

CHAPTER 3
HIGH DENSITY RESIDENTIAL - (R-5)

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3-3-1: PURPOSE: This district is intended to comprise both single family and two family residential dwellings, where such development is desirable. It is further intended for multi-family residential dwellings through the "conditional use permit" process; and the accommodation of public or quasi-public institutional uses either outright or through the "special use permit" process.

3-3-2: PERMITTED USES:

1. Single family residence, including a mobile home, subject to Section 3-15-1 of this Title.
2. Two family dwelling (duplex).
3. Government administration building, police, or fire station.
4. Recreation, social and service clubs.
5. Teaching of creative arts.

3-3-3: CONDITIONAL USE PERMITTED: In an R-5 zone, the following uses and their accessory uses are permitted when authorized in accordance with the provisions of Chapter 15 of this Title.

1. Multi-family dwellings.
2. Churches and church facility complexes.
3. Convalescent or nursing home.
4. Electric power substations, sewer lift stations and water pump stations wherein service to district residents requires location within the district.
5. Publicly owned and operated parks and recreation areas and centers.
6. Healing arts, health care facilities, but not including animal hospitals.

7. Home occupations.
8. Nursery school, agency for day care children or childcare centers.

3-3-4: ACCESSORY USES: In an R-5 zone, there shall be the following limitations on accessory use:

1. Private garage or carport.
2. Storage parking for recreational vehicles owned by the occupant provided that such equipment is located in a garage, carport, rear or side yard and is not used for living purposes.
3. Guesthouse or servant quarters provided lot coverage and setbacks are met.

3-3-5: LOT SIZE: In an R-5 zone, the minimum lot size shall be as follows where both public water and sewer services are provided:

1. For a single family dwelling, the lot area shall be a minimum of 5,000 square feet.
2. For a two-family dwelling, the lot area shall be a minimum of 7,500 square feet.
3. Minimum lot frontage shall be fifty feet (50').
4. Minimum lot depth shall be one hundred feet (100').

3-3-6: YARDS: In an R-5 zone, the minimum yard requirements shall be as follows:

1. A front yard shall be a minimum of twelve feet (12').
2. A side yard shall be a minimum of five feet (5').
3. A rear yard shall be a minimum of five feet (5').

3-3-7: LOT COVERAGE: In an R-5 zone, buildings shall not cover more than 40% of the lot area.

3-3-8: HEIGHT OF BUILDINGS: In an R-5 zone, buildings shall not exceed a height of thirty-five feet (35').

3-3-9: SIGNS: In an R-5 zone, signs shall be in conformance with Chapter 17 of this Title.

3-3-10: OFF STREET PARKING AND LOADING: In an R-5 zone, off street parking and loading shall be provided in accordance with the provisions of Chapter 14 of this Title.