

**ARTICLE VIII R5 - RESIDENTIAL DISTRICT**

**Section 800 PURPOSE**

The R5 Residential District is intended to provide high density single and two-family dwelling units and to preserve the character of the traditional neighborhood development pattern found in this district through standards that correspond to the existing small lot sizes and structures.

**Section 801 USE REGULATIONS**

A building may be erected or used, and a lot may be used or occupied for any one (1) of the following principal uses, and no other:

A. **Uses By Right.** The following uses are permitted by right in this district:

1. Single-Family Detached Dwelling.
2. Two-Family Semi-Detached Dwelling.
3. Two-Family Duplex.
4. Minor Home Occupation Residential Accessory Use, as per Section 2401.A.10.
5. Forestry, as per Section 2204.
6. Residential Accessory Use, as per Section 2401.A with the exception of Section 2401.A.9 and 2401.A.11.
7. Temporary Structure, Building, or Use, as per Section 2401.C.

**Section 802 AREA AND BULK REGULATIONS**

A. **Minimum Lot Area And Width.** Each dwelling unit or other use shall have a lot area, and lot width at the building line of not less than the requirements set forth below:

Type of Use	Minimum Lot Area	Minimum Lot Width*
Single-Family Dwelling	4,250 sq. ft.	35 feet
Two-Family Semi-Detached Dwelling	4,250 sq. ft. per dwelling unit	20 feet per dwelling unit
Two-Family Duplex	4,250 sq. ft. per dwelling unit	35 feet
Other Uses	10,000 sq. ft.	50 feet

\*Each lot shall have a width at the street line of not less than sixty-five (65) percent of the required lot width at the building line.

B. **Minimum Front Yard.** Shall be no less than the building(s) on the two (2) adjacent lots to either side on the same side of the street, and no greater than the average of the building(s) on the two (2) adjacent lots on either side on the same side of the street, in order to provide a

variety of setbacks to preserve the character and visual interest of the streetscape.

- C. **Minimum Side Yards.** Side yards shall be provided on every lot, as follows:
1. For every single-family dwelling or two-family duplex dwelling and its accessory buildings, there shall be two (2) side yards, each having a width of not less than five (5) feet.
  2. For every two-family semi-detached dwelling and its accessory buildings, there shall be one (1) side yard, which shall not be less than five (5) feet in width.
- D. **Minimum Rear Yard.** Twenty-five (25) feet.
- E. **Maximum Building Coverage.** Thirty-five (35) percent.
- F. **Maximum Lot Coverage.** Forty-five (45) percent.
- G. **Maximum Building Height.** Three (3) stories, or thirty-five (35) feet, whichever is less.

### **Section 803 DESIGN STANDARDS**

The following design standards shall apply to all uses, as applicable, in this zoning district:

- A. Lighting, Storage, Buffering and Screening shall be in accordance with Article XXIII.
- B. Signage regulations shall be in accordance with Article XXVI.
- C. Parking and Loading shall be in accordance with Article XXV.
- D. Nonconforming Uses shall be in accordance with Article XXVII.
- E. Natural Resource Protection Standards shall be in accordance with Article XXII.