

§ 141-80. R-5 Residential Districts.

In R-5 Residential Districts, the following regulations shall apply:

- A. Use regulations. A building or group of buildings may be erected, altered or used and a lot may be used or occupied for any of the following purposes, and no other:
 - (1) High-rise and garden-type multifamily dwellings and townhouse dwellings as are designated on a development plan submitted to and approved by the Planning Board, as prescribed in § 141-89J herein, when arranged on the land in conformity with such approved plan. **[Amended 1-14-1981 by Ord. No. 80-38]**
 - (2) Such commercial uses as restaurant, barbershop, beauty salon, newsstand, sale of tobacco products, periodicals and confections, when made an integral part of the ground floor of a high-rise multifamily dwelling, primarily as a service and convenience to the tenants of such dwelling or group thereof.
 - (3) Passenger station for public transportation.
 - (4) Signs in accordance with the provisions of § 141-86 herein.
 - (5) Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses.
- B. Height regulations. The maximum height of high-rise multifamily dwellings shall be 13 stories or 130 feet; the maximum height of all other permitted uses shall be two stories and not to exceed 25 feet. **[Amended 1-14-1981 by Ord. No. 80-38]**
- C. Area, width and yard regulations.
 - (1) Minimum lot area and width. A lot area of not less than five acres shall be provided all multifamily dwellings; for townhouse dwellings the minimum lot area shall be three acres; the minimum lot width shall be established by the yard regulations of Subsection C(2) hereinbelow. **[Amended 1-14-1981 by Ord. No. 80-38]**
 - (2) Yard regulations.

Minimum Required Yard	Commercial Uses (feet)	Type of Dwelling				
		Detached (feet)	Single-Family Semi-detached (feet)	Town-house (feet)	Garden-Type (feet)	Multifamily High-Rise (feet)
Front	55	25	25	20	50	75
Rear	60	30	30	30	50	75
Side:						
Minimum for 1	12**	6	15*	6**	50	75
Aggregate of 2	25	18	—	—	100	200

NOTES:

*On a corner lot, the side yard abutting the street shall have a width of not less than the depth of the front yard.

**Where the lot has no party wall in common with an abutting lot; on a corner lot, the side yard abutting the street shall have a width of not less than the depth of the front yard.

- D. Off-street parking restriction. No off-street parking or loading space shall be permitted in a front yard.
- E. Screen planting requirement. All off-street parking and loading space within a yard abutting another residential district or a public street shall be provided with a screen planting the ultimate height and width of which shall be not less than 10 feet; provided, however, that a masonry wall not less than four feet in height may be used in lieu of such planting screen.
- F. Planning Board approval. For any permitted use, the Planning Board shall approve the development plan prior to issuance of a building permit. **[Amended 1-14-1981 by Ord. No. 80-38]**
- G. Building coverage and net density. The maximum building coverage and net densities permitted in this district shall be as follows: **[Amended 1-14-1981 by Ord. No. 80-38]**

Types of Use	Lot Coverage (percent)	Maximum Building Coverage (percent)	Dwelling Units Per Acre
Single-family detached dwelling	70	35	*
Single-family semi-detached dwelling	75	35	*
Townhouse dwelling	85	50	10
Multifamily dwelling (garden-type)	75	20	15
Multifamily dwelling (high-rise), for 3 stories**	80	20	25**

NOTES:

*Determined by permitted lot size.

**For each story over three, the net density may be increased five families per acre, to a maximum of 50.

- H. Senior citizens housing. Multifamily high-rise senior citizens housing may be developed within this use provided that: **[Added 7-9-1979 by Ord. No. 79-24]**
 - (1) The parcel of land contains not less than two acres.
 - (2) Dwelling units per acre shall not exceed 50 per acre.
 - (3) Minimum yard regulations shall be:
 - (a) Front yard: 70 feet.
 - (b) Rear yard: 70 feet.
 - (c) Side yard: 70 feet, with a side yard aggregate (of two) of at least 150 feet.
 - (4) Off-street parking and/or loading space shall be permitted in a front yard.
 - (5) At least one all-weather parking space per two dwelling units shall be provided, notwithstanding other provisions of the development ordinances.