

# R5- High Density Single and Multi-Family Residential

§ 153.021 (B) Residential Districts. Six districts, RS, R1, R2, R3, R4, and R5, are established for residential use in conformity with the types of neighborhoods, which have occurred, and are likely to develop in the areas so designated on the Zone Maps. The Districts differ with respect to requirements of lot size, building ground floor area, and the number of families that may be housed in one building.

R5 is relatively high-density residential district with all types of residential development permitted. The minimum lot and ground floor requirements are the lowest of any residential district.

## § 153.065: SIGNAGE\*

\*All new, refaced, and temporary signs require a permit from the Advisory Plan Department.

- Name plates shall not exceed 2 square feet in area and display only the following:
  1. Name of the premises upon which it is displayed;
  2. Name of the owner or lessee of said premises;
  3. Address of said premises.
- Advertising structures (billboards) are not permitted.

## DISTRICT REQUIREMENTS: SINGLE FAMILY

### Minimum Lot Area in Sq Ft per Unit

With Sewers:	6,000
Without Sewers:	12,000

**Minimum Lot Width:** 50'

**Maximum Building Height:** 35'

### Minimum Front Yard

Arterial Highway:	15'
Local Highway or Local Street:	15'

**Minimum Side Yard in Percent of Lot Width** 10%  
(but not less than 5' nor more than 25')

### Minimum Rear Yard

Main Building:	20'
Accessory Building:	5'

**Minimum Building Front Line:** 20'

**Vision Clearance on Corner Lots:** yes

### Minimum Ground Floor Building Area in Sq Ft

One Story Dwelling:	720
Two Story Dwelling:	672

**Maximum Lot Coverage in % of Lot Area:** 35%

## DISTRICT REQUIREMENTS: MULTI-FAMILY

**Minimum Lot Size in Sq Ft:** 6,000

### Minimum Lot Area Per Dwelling Unit

Multifamily with sewers:	1,000
Multifamily without sewers:	43,560
Two-family with sewers:	2,000
Two-family without sewers:	4,000

**Minimum Lot Width:** 50'

**Maximum Building Height:** 60'

### Minimum Front Yard

Arterial Highway:	20'
Collector Highway or Local Street:	15'

**Minimum Side Yard in % of Lot Width:** 10% (5' min.)

**Minimum Rear Yard:** 15'

**Minimum distance between main and accessory buildings:** 20'

**Minimum distance between main buildings:** 25'

**Minimum Building Front Line for Two-Family (per unit):** 10'

**Vision clearance on corner lots:** yes

### Minimum Ground Floor Building Area in Square Feet

One-Story Dwelling:	672+400/DU
Multi-Story Dwelling:	672+400/DU

**Maximum Lot Coverage in % of Lot Area:** 50%

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## R5 USES: PERMITTED\*

\*All uses not found on either of these lists will require a Variance hearing in front of the Board of Zoning Appeals. Applications can be found in the Advisory Plan Dept.

Art/Music schools  
Bed & Breakfast  
Boarding or lodging house  
Charitable institutions  
Church or temple  
College & universities  
Contractors temp bldg.  
Convalescent homes  
Day care center & home day nursery  
Dwelling: multi family/single family/two family  
Elementary & secondary schools  
Farm general  
Fraternity, sorority or student cooperative SIC 83  
Golf & country clubs  
Guest house/caretaker  
Home for the aged  
Home professional office  
Home stay, host home  
Hospitals  
Junior colleges/technical institutes  
Libraries & information centers  
Nursing home  
Orphanage  
Police or fire station  
Private swimming pools  
Public golf courses  
Public park or recreational facilities  
Religious organizations  
Social Service Agency & other uses SIC 83/86  
Temporary mobile home, during construction Section A  
Transmission lines for gas, oil, electricity, other utilities  
**Other uses - SIC 82 & 88**

## R5 USES: SPECIAL EXCEPTIONS\*

\*Will require BZA hearing

Bed & Breakfast, Inn  
Customary Home Occupation  
Government office bldg.  
Government/maintenance/service bldg.  
Lake, artificial or 3+ acres  
Microwave towers  
Postal station  
Public or commercial sanitary landfill or garbage disposal plant  
Public water wells, water stations, filtration plants, reservoirs & storage tanks  
Radio-TV transmitting towers  
Railroads/R.O.W. & necessary uses  
Residential condos  
Temporary mobile home, Section B  
**Other uses - SIC DIV. E, H, J; SIC. 60-64, 67, 91-94 & 96-97**

## R5 PARKING SPACES REQUIRED: BY USE\*

\*All parking lots must be buffered from residential uses by 6' tall landscaping or fence.

**Agricultural Uses (SIC 01/02/07/08/09)** Not Applicable

**Amusement & Recreation Uses (SIC 78/79)**

1 per 2 of avg. #of employees/customers/users on site at one time

**Industrial Uses**

**(SIC 10/12/13-17/20-39/9050/51/59/61)** Not Applicable

**Institutional Uses (SIC 43/805/806/82)**

1 per 2 of avg. # of employees/customers/users on site at one time

**Large Product Retail & Services**

**(SIC 52/55/5712/5722)** Not Applicable

**Nonclassified Uses (SIC 99)** As determined by BZA

**Office & Business Services**

**(SIC 60-65/67/73/80/81/83/86/87)**

-1 space per 200 square feet gross floor area  
-Parking requirements for a standard site design for a chain, designed by a design professional, can be based on documentation (provided by the developer in writing) of parking needs of successful similar developments at the Plan Department's discretion.

**Residential Uses (SIC 99)**

-2 per single family dwelling unit  
-1.5 per multifamily dwelling unit  
-1 per bedroom for boarding house, cooperative, tourist home, and similar group uses  
-2 per home professional business or customary home occupation, in addition to dwelling unit requirement

**Retail & Service Uses**

**(SIC 53/54/56-59/70/72/75/76/89)** Not Applicable

**Transportation & Utility Uses (SIC 40-42/44-49)**

1 per 2 of avg. # of employees/customers/users on site at one time

**Multiple Purpose/ Multiple Unit leased commercial complexes with variable office, industrial, retail uses & space open to the public** Not Applicable

**Average Parking Space:** 9' x 18' OR 10' x 20'