

**ARTICLE 12      R-5 RESIDENTIAL**

**1200 PURPOSE**

The purpose of R-5 Residential District is to provide areas for higher density residential development served by public water and sanitary sewer facilities.

**1201 PERMITTED USES**

The following uses are permitted in R-5 Residential District:

Accessory use	Dwelling, multi-family	Public use
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**1202 CONDITIONAL USES**

The following may be approved by the BZA pursuant to Article 25-Conditional Use:

Bed and Breakfast	Hospital, Clinic	Self serve storage facility
Day Care Facility	Professional activity	Semi-public use
Funeral Home	Public Service Facility	Telecommunication tower
Golf course	Residential Care Facility	Non-commercial recreational facility

**1203 DEVELOPMENT STANDARDS**

All buildings, structures, lots, and land uses within the R-5 District must meet the requirements of Article 22-Supplemental Regulations, Section 2224-Setbacks for Major Roadways, and the following minimum lot and main building setback requirements and standards:

Front:	30 feet	
Rear:	30 feet	
Side:	10 feet	
Lot area:	1,400 square feet	Per dwelling unit with garage
	1,600 square feet	Per dwelling unit without garage
Maximum dwelling height:	60 feet	
Maximum accessory height:	30 feet	

Corner lots shall have the required front setback on both street frontages.

**1204 TRIP GENERATION**

All uses generating 100 or more peak hour trips, consistent with the Institute of Transportation Engineers (ITE) Generation Manual shall submit a Traffic Impact Study. See Article 28-Access Management.

