

CHAPTER 1255
R-5 MULTI-FAMILY RESIDENTIAL DISTRICT

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1255.01 PURPOSE

This district is established to accommodate buildings housing multiple families at densities consistent with those existing in the area. The objective is to allow for a diversity of dwelling unit types and environments within a single area.

1255.02 PERMITTED USES

- A. Two-family dwellings.
- B. Multiple family dwellings.
- C. Public parks and playgrounds.
- D. Home occupations, as regulated by Section 1271.08
- E. Essential services.
- F. Churches, synagogues and other places of worship, provided the building is located on and has direct access to a through street.

1255.03 ACCESSORY USES

- A. Detached garages and carports.
- B. Swimming pools, for primary use by occupants of the property on which it is located.
- C. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- D. Dishes and other devices for reception of television signals, provided such device is for the sole use by the occupants of the property and such device is not located in a front or side yard.

1255.04 CONDITIONAL USES

- A. Private parks or playgrounds.
- B. Public and Private schools, located on a through street.
- C. Group residential facility Class 1.
- D. Day Care Facility.
- E. Other facilities related to multiple family residences.
- F. Single family dwellings with R-4 standards

1255.05 DEVELOPMENT STANDARDS

In addition to the provisions of Chapter 1271, the following standards for arrangement and development of land and buildings are required in the R-5 Multi-Family Residential District.

1249.05.01 Minimum Lot Area

- A. 9,000 square feet per dwelling unit for single-family dwellings. 4,500 square feet per dwelling unit for two-family dwellings. 3,600 square feet per dwelling unit for three or more family dwellings.
- B. Only one principal use shall be permitted on a lot, and such lot shall not be covered no more than thirty (30) percent by the structure.

1249.05.02	Minimum Lot Width	70 feet
1249.05.03	Minimum Front Yard Depth	25 feet
1249.05.04	Minimum Side Yard Width	10 feet
1249.05.06	Minimum Rear Yard Depth	35 feet
1249.05.07	Maximum Building Height	35 feet
1249.05.08	Minimum habitable gross square footage	650 square feet per unit.