

Section 5.605 Residential Zone 'R-5'

- a. Principle permitted uses are:
 - 1. Single-family dwellings
- b. Accessory uses and structures permitted are:
 - 1. The same as regulated in R-1 zone.
- c. The following area requirements shall apply:
 - 1. Every single-family dwelling shall be located on a single lot of not less than six thousand (6,000) square feet in area. The minimum lot width at the building line shall not be less than fifty (50) feet.
- d. The following setback and yard requirements shall apply:
 - 1. Front yards: The minimum front yard setback line shall be twenty-five (25) feet from the right-of-way line.
 - 2. Side Yards: There shall be a minimum side yard on each side of any principal structure of five (5) feet as measured from the property line to the nearest such building.
 - 3. Rear Yards: There shall be a minimum rear yard building line of not less than twenty-five (25) feet as measured from the rear property line to the nearest building or structure. Accessory building or use may be located within (5) feet of the rear property line.
 - 4. Corner Lot Yards: The minimum side yard line on any street not having lots fronting upon it shall be fifteen (15) feet from the right-of-way line. Where the street on the side of a corner lot has lots fronting upon it within the same block and on the same side of the street, the side yard on the corner lot shall be equal to the front yard requirements for lots fronting on the street.
- e. No building or structure shall exceed two and one half (2 ½) stories or thirty five (35) feet in height.
- f. Open Space Provision:
 - 1. Minimum of 20% of the property shall be dedicated to open space.
 - 2. All storm water will be addressed to be compliant with the applicable storm water ordinance in effect at the time of submission and approval.
 - 3. A Conceptual Subdivision Plan showing a minimum of 20% of the site area to be dedicated as open space shall be submitted as part of the zone change application. The subdivision plan and open space areas may be revised after zoning approval as long as the open space provided on the Final Subdivision Plan meets the requirements of this section.