

Sec. 27-412 R-5 High Density Residential District.

A. Intent.

The intent of the R-5 High Density Residential District is to provide for medium to high density multiple family dwellings in areas with good transportation access and close to commercial corridors and centers of employment. This district serves as a transitional zone between medium density residential neighborhoods and administrative and professional offices.

In the R-5 District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the use types permitted in the R-5 District by right, permitted pursuant to meeting design standards, permitted by conditional use permit or by special use permit, according to Sec. 27-406 of these regulations, and all uses shall be subject to the development and performance standards set forth in these regulations.

B. Height and Lot Requirements.

The height and lot requirements shall be as follows:

Use/Structures	Min. Lot Area (Sq. Ft)	Minimum Frontage (feet)	Minimum Lot Depth (feet)	Minimum Setbacks			Max. Height (feet)	Max. Lot Coverage (%)
				Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
Single family detached dwelling	5,000	30	100	(1)	15	5	35	45
Single family attached dwelling, per DU	2,500	25	100	(1)	15	5(3)	35	60
Two family dwelling/duplex	8,000	60	100	(1)	15	5(3)	35	50
Multiple family dwellings	10,000	100	100	(1)	15	10	45	50
Other principal uses	10,000	100	100	(1)	15	10	35	40
Accessory uses	-	-	-	(2)	5	5	35	-

- (1) Refer to the Front Yard Setback Table below. Front yard setbacks are based upon the zoning of the lot and the classification of the street or road adjacent to the lot.
- (2) Accessory uses are not permitted in the front yard.
- (3) No side yard setback shall be required along the common party wall.

Front Yard Setback Table						
Rural Street (feet)	State Highway (feet)	Arterial Street (feet)	Collector Street		Residential Street (feet)	30 th Avenue Corridor (feet)
			Non-Residential (feet)	Residential (feet)		
30 ¹	30	25	25	25	25	25

¹ The minimum setback shall be 25 feet from the property line.

Sec. 27-413 R-6 Infill Residential District.

A. Intent.

The intent of the R-6 Infill Residential District is to provide for a mixture of medium to high density single family and multiple family dwellings in neighborhoods identified as part of the Neighborhood Revitalization Plan area or those areas that were developed with smaller, denser lots. This district responds to the needs of older neighborhoods which pre-date modern suburban residential zoning regulations.

In the R-6 District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the use types permitted in the R-6 District by right, permitted pursuant to meeting design standards, permitted by conditional use permit or by special use permit, according to Sec. 27-406 of these regulations, and all uses shall be subject to the development and performance standards set forth in these regulations.

B. Height and Lot Requirements.

The height and lot requirements shall be as follows:

Use/Structures	Min. Lot Area (Sq. Ft)	Minimum Frontage (feet)	Minimum Setbacks			Max. Height (feet)	Max. Lot Coverage (%)
			Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
Single family detached dwelling	3,500	30	(1)	10	3	35	60
Single family attached dwelling, per development	2,500	25	(1)	10	3(3)	35	60
Two family dwelling/duplex	4,000	40	(1)	10	3(3)	35	60
Multiple family dwellings	8,000	60	(1)	10	3	35	60
Other principal uses	8,000	60	(1)	10	3	35	40
Accessory uses	-	-	(2)	3	3	-	-

- i. Refer to the Front Yard Setback Table below. Front yard setbacks are based upon the zoning of the lot and the classification of the street or road adjacent to the lot.
- ii. Accessory uses are not permitted in the front yard.
- iii. No side yard setback shall be required along the common party wall.

Front Yard Setback Table						
Rural Street (feet)	State Highway (feet)	Arterial Street (feet)	Collector Street		Residential Street (feet)	30 th Avenue Corridor (feet)
			Non-Residential (feet)	Residential (feet)		
30 ¹	30	25	15	15	15	25

¹ The minimum setback shall be 25 feet from the property line.

C. Miscellaneous Provisions

1. Access and Utilities. Adequate space for access and utilities must be provided on lots with more than one unit by creating easements when pertinent.
2. Paving Requirements. No more than 60 percent of the front yard on any residential lot shall be paved in the R-6 Infill District.
3. Alleyway Driveway Access. Driveways accessing alleyways in the R-6 Infill District must maintain a minimum of 10 feet unobstructed clearance within the residential lot.
4. Neighborhood Design Requirement.
 - a. Accessory garages, carports and storage buildings shall be constructed of materials customarily used in residential construction, including new metal.
 - b. New residential infill construction in the R-6 Infill District shall replace or install sidewalks when existing sidewalks abut the new development on at least one side.