

Zone District: R-5 (Multiple-residential and Office District)

Purpose. The standards of this district (R-5) are designed to retain and provide areas of high-density multifamily dwelling unit structures with limited commingling of professional offices and studios.

Setbacks:	Front	25'	Side	5'	Rear	15'
Coverage:	50%					
Floor Area Ratio	2		Floor Area / Land Area			
Max. Height	Unlimited (See Section 17-4-6 for additional setbacks required for structures over 35' in height)					

Minimum Lot Width: 50'

Minimum Lot Size: 3,000 Square Feet (*1)

(*1) Three (3) to five (5) family dwelling unit structures shall have one thousand five hundred (1,500) square feet of lot area per dwelling unit.

(*1) Six (6) or more family dwelling unit structures and other permitted uses shall have a minimum of eight thousand (8,000) square feet of lot area or one thousand (1,000) square feet per dwelling unit, whichever is greater and, if one (1) to three (3) habitable stories, shall provide at least twenty percent (20%) of the parcel in landscaped open space; if over four (4) habitable stories, shall provide at least fifty percent (50%) of the parcel in landscaped open space. Up to one-half (1/2) of the required open space may be in the form of balconies of at least four (4) feet wide on roofs developed and maintained as garden or recreation areas, but in no case shall space provided for off-street parking, loading or road access ways be counted as open space; and provided that the other permitted uses shall provide a parcel of land at least five thousand (5,000) square feet.

Single Family Homes: § 17-4-11 Single family home placement standards

Performance standards: § 17-4-4(b)

Outdoor Lighting § 17-4-52 Outdoor Lighting Performance Standards.

Off Street Parking § 17-4-43 Off-street parking non-residential.

Landscape: Required. § 17-4-7

Public Sidewalks: § 17-4-44

Permitted Uses § 17-4-51(c)

Uses by right.

- | | | |
|--|-----------------------------------|--|
| 1. Accessory community garden | 11. Civic club | 22. Parking lot |
| 2. Accessory dwelling unit, established | 12. Home, Children | 23. Photography studio |
| 3. Accessory heliport, emergency medical | 13. Home, Disabled | 24. Religious institution |
| 4. Art gallery | 14. Home, elderly | 25. Residence, accessory dwelling unit (ADU) |
| 5. Assisted living facility | 15. Hospital | 26. Residence, condominium |
| 6. Beauty salon or barbershop | 16. Manufactured home, one-family | 27. Residence, multifamily |
| 7. Bed and breakfast home | 17. Mixed Use | 28. Residence, one-family |
| 8. Bed and breakfast inn | 18. Museum | 29. Residence, townhouse |
| 9. Boarding-house | 19. Office, general | 30. Residence, two-family (duplex) |
| 10. Child care center | 20. Office, medical | 31. Urgent care facility |
| | 21. Office, professional | 32. Wedding facility |

Uses by review.

- | | | |
|--------------------------------------|---------------------------------|-----------------------------------|
| 1. Accessory commissary | 11. Crematory | 22. Nursing home |
| 2. Accessory drive-thru | 12. Financial institution | 23. Parks, trails and open space |
| 3. Accessory emergency generator | 13. Funeral home | 24. Public utilities |
| 4. Accessory pigeon and dove keeping | 14. General service | 25. Recreation facilities, indoor |
| 5. Adult day service center | 15. Group care facility | 26. Restaurant |
| 6. Broadcasting studio | 16. Halfway house | 27. Restaurant, carry-out |
| 7. Catering service | 17. Heliport, emergency medical | 28. School, trade |
| 8. Charitable institution | 18. Hospice care facility | 29. Student Housing |
| 9. Commercial, established | 19. Instructional studio | 30. Theater, general |
| 10. Community center | 20. Massage establishment | |
| | 21. Mortuary | |

Conditional uses:

- | | | |
|---|------------------------------|---|
| 1. Accessory antenna | 5. Artist studio | 10. Legal non-conforming uses |
| 2. Accessory commercial patio | 6. Child care home | 11. Live-work unit |
| 3. Accessory medical marijuana home cultivation | 7. Community garden | 12. Temporary construction yard |
| 4. Accessory solar array | 8. Development in floodplain | 13. Mobile food unit |
| | 9. Home based business | 14. Temporary model home (sales office) |