

CHAPTER 1151—"R-5" MULTI-FAMILY APARTMENT COMPLEX DISTRICT

1151.01 PURPOSE

The purpose of the R-5 Multi-Family Apartment Complex District is to provide for existing high-density multi-family residential developments. These uses may include large apartment buildings and/or a series of apartment buildings that are part of a larger complex.

1149.02 PERMITTED USES

Permitted uses in this district shall be as follows:

- A. Multi-Family Dwellings;
- B. Public Recreational Areas;
- C. Type B Family Day Care Homes.

1151.03 CONDITIONAL USES

The following conditional uses shall be permitted only if expressly authorized by the Planning Commission in accordance with Chapter 1195, Conditional Uses.

- A. Agricultural Uses;
- B. Bed and Breakfast Lodging Establishments;
- C. Child Day Care Centers;
- D. Educational Facilities;
- E. Government Buildings;
- F. Group Homes;
- G. Religious Places of Worship;
- H. Type A Family Day Care Homes.

1151.04 ACCESSORY USES

The following accessory uses shall be permitted in accordance with Chapter 1181, Supplementary District Regulations, except for signs which shall be regulated by Chapter 1191, Signs.

- A. Accessory Buildings and Uses customarily incidental to the principal use of the lot;
- B. Home Occupations;
- C. Residential Garages;
- D. Signs.

1151.05 MAXIMUM HEIGHT

The maximum height for all structures within this district shall be 35 feet.

1151.06 MINIMUM LOT AREA

- A. Multi-Family Dwellings within this district, shall have a minimum lot area of 2 acres, and shall not include the right-of-way of a street or road.
- B. All other permitted uses within this district shall have a minimum lot area of 16,000 square feet.

1151.07 MINIMUM LOT WIDTH

For each permitted use within this district, there shall be a minimum lot width of 50 feet at the public road right-of-way.

1151.08 MINIMUM FRONT YARD SETBACK

The minimum front yard setback for properties in this district shall be forty (40) feet from the right-of-way line.

1151.09 MINIMUM REAR YARD SETBACK

No building shall be constructed closer than forty (40) feet to any property line where the adjacent property is zoned “R-1”, “R-2”, “R-3” or “I” nor closer than thirty (30) feet to any other property lines.

1151.10 MINIMUM SIDE YARD SETBACK

No building shall be constructed closer than forty (40) feet to any property line where the adjacent property is zoned “R-1”, “R-2”, “R-3” or “I” nor closer than thirty (30) feet to any other property lines.

1151.11 OTHER REQUIREMENTS

- A. There shall be no more than eight apartment units in any one building.
- B. There shall be no more than eight units per acre with a minimum distance between all buildings of at least thirty feet.
- C. A community house, or building, may be constructed upon any lot, or group of lots comprising a single complex, where the project contains thirty-six units or more. Such building shall contain a minimum of 1500 square feet and shall be for the purpose of servicing the project for the benefit of all residents with a manager's office, laundry and kitchen facilities and/or a common party room, entertainment room or meeting room.

- D. Sidewalks, with a minimum width of four feet, shall service each unit and provide access to a street or road, either public or private, and a four foot walk to provide access to a dedicated City street or State or Federal highway.
- E. The lot, or group of lots comprising the project, shall have vehicular access to a dedicated City street or State or Federal highway and shall have a minimum of fifty feet frontage upon such street or highway. All such streets or roads shall meet with the City's current specifications.

This page intentionally left blank.