

R-5 **MULTI - FAMILY**

DISTRICT INTENT: To provide for areas suitable for multi-family dwelling units.

PERMITTED USES AND STRUCTURES

- PRINCIPAL:**
1. Single family dwellings.
 2. Two, three, and four family dwelling units.
 3. Townhouses, condominiums and time-sharing units.

- ACCESSORY:**
1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
 2. Fire Stations.

PROHIBITED USES AND STRUCTURES:

1. All uses not specifically or provisionally permitted herein.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. Churches and community houses.
2. Buildings connected with the construction which must be removed after use is discontinued.
3. Group homes and public housing.
4. Foster care facilities.
5. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: One dwelling unit per 10,000 square feet; provided, however, that single family dwellings shall be developed in accordance with the development standards of the R-1 zoning district.

BUILDING SETBACK: For all residential structures or accessory structures there shall be provided:

- (A) A setback minimum of 25 feet from the boundary of property line bordering any private, local arterial or collector road.
- (B) Setback a minimum of 10 feet from any other property line except for attached dwelling units.

MAXIMUM BUILDING: ~~35 feet in height~~ **47 feet in height**. See Section 462 of zoning ordinance. The following minimum square footage of heated floor space for multi-family units will apply; one bedroom, 600 square feet, two bedroom, 800 square feet, three bedroom, 1,000 square feet.

MAXIMUM IMPERVIOUS LOT COVERAGE: 80%

SIGNS: See Section 450 of the zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

1. See Section 430 and 440 of the zoning ordinance.

NOTES: R-5 MULTI-FAMILY DISTRICT

1. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 88-2, Flood Hazard, are applicable to lands within this district.
2. Soils shall be suitable for urban development as shown by field inspection with reference to the standard of a detailed soil survey of DSP Soils Atlas.
3. Potable water must be available from a public system certified by DER as being safe for human use.
4. Wastewater treatment facilities must be available and certified as to safe operation prior to permit approval.
5. Alternative methods for wastewater treatment will be considered and can include (but not limited to) chemical or composting toilets and septic tanks. However, such methods shall be subject to review by the Planning and Zoning Commission and the approval of the Board.