

DIVISION 6. - SINGLE-FAMILY PRIVATE DWELLING DISTRICT (R-5)

Sec. 78-606. - Purpose.

The single-family private dwelling district (R-5) is established as a zoning district where the primary use of the land is for single-family detached residences.

(Ord. of 9-18-2001, § 6.5)

Sec. 78-607. - Permitted uses.

The following categories of use are permitted in the single-family private dwelling district (R-5):

- (1) Single-family dwellings detached.
 - (2) Accessory buildings, structures, or uses.
 - (3) Municipal uses.
 - (4) Community living arrangements.
 - (5) Temporary anemometer tower
- (Ord. of 9-18-2001, § 6.5.1; Ord. of 12-15-2009(3))

Sec. 78-608. - Conditional uses.

The planning board may authorize the following conditional uses in the single-family private dwelling district (R-5) provided that the conditions and requirements of article VII of this chapter are met:

- (1) Accessory dwelling units.
- (2) Public and private utility facility.
- (3) Home occupation.
- (4) Child care facilities.
- (5) Wireless telecommunication facilities: architectural siting only. (Ord. of 9-18-2001, § 6.5.2)

Sec. 78-609. - Space and bulk requirements.

Space and bulk requirements in the single-family private dwelling district (R-5) are as follows:

Zoning District	Residential Uses
Minimum lot area	20,000 sq. ft./NDD*
Minimum net lot area per family unit	20,000 sq. ft.
Net lot area	5,000 sq. ft.
Minimum buildable area	5,000 sq. ft.

Minimum lot frontage	160 ft.
Minimum lot width	160 ft.
Maximum building coverage	35%
Maximum principal building height	35 ft.
Maximum accessory building height	20 ft.
Minimum front yard setback: all structures	20 ft.
Minimum side yard setback: principal structures and detached garages	15 ft.
Minimum side yard setback: accessory structures, excluding garages	10 ft.
Minimum rear yard setback: principal structures and detached garages	20 ft.
Minimum rear yard setback: accessory structures, excluding garages	10 ft.
Maximum height of temporary anemometer tower	125 feet

NDD = Net development density

(Ord. of 9-18-2001, § 6.5.3; Ord. of 12-6-2005; Ord. of 12-15-2009(3))

Sec. 78-610. - Performance standards.

All permitted activities in the single-family private dwelling district (R-5) shall conform to applicable performance standards specified in article VIII of this chapter.

(Ord. of 9-18-2001, § 6.5.4)

Secs. 78-611—78-660. - Reserved.