

### 13-3 R-10 MULTI-FAMILY HOUSING DISTRICTS.

#### 13-3.1 Permitted Principal Uses and Densities.

a. In the R-10A District, properties may be developed only for townhouses and/or apartments limited entirely to occupancy by low and moderate income households at a maximum density of ten (10) units per acre.

b. In the R-10B District, property may be developed for seventy-six (76) townhouses, fifteen (15) of which shall be designated for moderate and low income households; of these fifteen (15) units, eight (8) units shall be designated for moderate income households and seven (7) units shall be designated for low income households. The units designated for low and moderate income households may be either townhouses or apartments.

c. In the R-10B District, as an alternative, property may be developed for fifty (50) residential units, thirty-five (35) of which may be single family detached and fifteen (15) of which shall be designated for moderate and low income households. Of the lower income units, eight (8) shall be designated for moderate income households and seven (7) units shall be designated for low income households. The units designated for low and moderate income households may be either townhouses or apartments.

(Ord. No. 581 § 12A-3.1; Ord. No. 801 § 6; Ord. No. 92-911 § 1)

#### 13-3.2 Permitted Accessory Uses.

The following accessory uses are permitted in all R-10 Districts:

- a. Private garages.
- b. Buildings for storage of maintenance equipment.
- c. Off-street parking as regulated in Section 9-10.
- d. Signs in accordance with Section 12-23.15c.
- e. Private recreation buildings and facilities.

(Ord. No. 581 § 12A-3.2; Ord. No. 801 § 6)

#### 13-3.3 Required Conditions.

##### a. *R-10A District.*

1. Minimum setback from streets and tract boundary - thirty-five (35) feet.
2. Maximum building coverage - thirty-five (35%) percent of site.
3. Maximum height of building - No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.
4. Maximum number of dwelling units per building - eight (8).
5. Parking: Adequate provision shall be made for off-street parking in accordance with all applicable provisions of Section 9-10 of this chapter.
6. Minimum distances between buildings. There shall be a minimum distance between dwelling structures as may be provided in the Uniform Construction Code, but in no event less than provided in the following schedule:

#### Minimum At Any Point

Front Facing Front	30
Front Facing Rear	30
Front Facing Side	30*
Rear Facing Rear	30
Rear Facing Side	20*

Side Facing Side

20\*

\*Not less than fifty (50) if driveway located between buildings is a two way road and not less than forty (40) if driveway located between buildings is a one way road.

7. Accessory Buildings.

(a) *Setbacks.* Accessory buildings shall meet the street and property line setbacks of the principal building.

(b) *Height.* The maximum height of an accessory building shall be sixteen (16) feet. Clubhouses shall be governed by height limitations for principal buildings.

(c) *Design.* Architectural design and materials used in the construction of accessory buildings shall conform to those used in the construction of principal buildings.

8. Open space and recreation. Exclusive of internal roadways and parking areas, there shall be provided a minimum of thirty (30%) percent of the entire tract for common open space and facilities.

b. *R-10B District.* Where property is being developed for seventy-six (76) townhouses, the following shall apply:

1. Minimum setbacks: Thirty-five (35) feet from streets and residential zone boundary; fifteen (15) feet from property line abutting commercial zone, railroad right-of-way and stream.

2. Maximum building coverage: Thirty-five (35%) percent of site.

3. Maximum height of building: No building shall exceed a height of two and one-half (2 1/2) stories or thirty five (35) feet.

4. Maximum number of dwelling units per building: eight (8).

5. Parking: Adequate provision shall be made for off-street parking in accordance with all applicable provisions of Section 9-10 of this chapter.

6. Minimum distances between buildings: The requirements of Section 13-3.3a,6. shall be complied with.

7. Accessory buildings: The requirements of Section 13-3.3a,7. shall be complied with.

c. *R-10B District.* Where property is being developed for fifty (50) residential units, thirty-five (35) of which are single family detached and fifteen (15) of which are lower income, the detached and fifteen (15) of which are lower income, the provisions of subsection 13-3.3b shall apply to the lower income units and the provisions of subsection 12-10.3, Required Conditions in the R-5 Residence District, shall apply to the single family detached units, except that the aggregate width of the two (2) side yards combined must equal at least twenty-two (22%) percent of the lot width at the building line rather than twenty-five (25%) percent.

(Ord. No. 581 § 12A-3.3; Ord. No. 801 § 6; Ord. No. 92-911 §§ 2, 3)