

## Chapter LD. Land Development Regulations Chapter

### Article 13. AFFORDABLE HOUSING

#### § 13-2. R-10 MULTI-FAMILY HOUSING DISTRICTS.

##### § 13-2.1. Permitted Principal Uses and Densities.

[Ord. No. 2018-1772 § 1]

- 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 10 units per acre.
- b. In the R-10B District, property may be developed for 76 townhouses, 15 of which shall be designated for moderate and low income households; of these 15 units, eight units shall be designated for moderate income households and seven 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 50 residential units, 35 of which may be single family detached and 15 of which shall be designated for moderate and low income households. Of the lower income units, eight shall be designated for moderate income households and seven units shall be designated for low income households. The units designated for low and moderate income households may be either townhouses or apartments.

##### § 13-2.2. Permitted Accessory Uses.

[Ord. No. 2018-1772 § 1]

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 § 9-10.
- d. Signs in accordance with § 12-23.15c.
- e. Private recreation buildings and facilities.

##### § 13-2.3. Required Conditions.

[Ord. No. 2018-1772 § 1]

a. R-10A District.

1. Minimum setback from streets and tract boundary - 35 feet.
2. Maximum building coverage - 35% of site.
3. Maximum height of building - No building shall exceed a height of 2 1/2 stories or 35 feet, whichever is lesser.
4. Maximum number of dwelling units per building - eight.
5. Parking: Adequate provision shall be made for off-street parking in accordance with all applicable provisions of § 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 50 if driveway located between buildings is a two way road and not less than 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 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 30% of the entire tract for common open space and facilities.

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

1. Minimum setbacks: 35 feet from streets and residential zone boundary; 15 feet from property line abutting commercial zone, railroad right-of-way and stream.
2. Maximum building coverage: 35% of site.
3. Maximum height of building: No building shall exceed a height of 2 1/2 stories or 35 feet.
4. Maximum number of dwelling units per building: eight.
5. Parking: Adequate provision shall be made for off-street parking in accordance with all applicable provisions of § 9-10 of this chapter.

- 6. Minimum distances between buildings: The requirements of Subsection a6 above shall be complied with.
- 7. Accessory buildings: The requirements of Subsection a7 above shall be complied with.
- c. R-10B District. Where property is being developed for 50 residential units, 35 of which are single family detached and 15 of which are lower income, the detached and 15 of which are lower income, the provisions of Subsection **b** above 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 side yards combined must equal at least 22% of the lot width at the building line rather than 25%.

### § 13-3. MINIMUM FLOOR AREA REQUIREMENTS FOR LOW AND MODERATE INCOME HOUSING UNITS.

[Ord. No. 2018-1772 § 1]

The minimum floor area requirements for low and moderate income housing units shall be as follows:

Unit Type	Minimum Floor Area
0 Bedroom (studio) Unit	500 square feet
1 Bedroom Unit	675 square feet
2 Bedroom Unit	900 square feet
3 Bedroom Unit	1000 square feet

Housing units with more than three bedrooms are not permitted in areas zoned for affordable housing.