

**ARTICLE 8:
R-5 MULTIPLE FAMILY DISTRICT**

Section 8.01 Intent

It is the intent of the R-5 Multiple Family District to provide for residential development densities within the City with mostly multi-family dwellings as presented in the Tri-Community Comprehensive Plan. It is the intent of this District to protect and encourage the multiple family residential character of the property in the District, to prohibit activities not compatible with the current and future intended character of the District, and to protect abutting districts from any unintended negative impacts from the development of this District.

Section 8.02 District Summary

<u>A. Permitted Uses</u>	<u>C. Site and Building Placement Standards</u>																																																																		
<ul style="list-style-type: none"> ◆ Accessory Use, when accessory to permitted use ◆ Dwelling, Multi-Family (Subject to City of Douglas Design Guidelines for Multi-Family Development) ◆ Dwelling, One Family ◆ Dwelling, Two Family ◆ Essential Public Services ◆ Child Family Day Care Home ◆ Neighborhood Parks ◆ Outdoor Public Recreation 	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Minimum Lot Area:</td> <td style="padding: 2px;">One family</td> <td style="padding: 2px; text-align: right;">7,920</td> </tr> <tr> <td style="padding: 2px;">(square feet)</td> <td style="padding: 2px;">Two family</td> <td style="padding: 2px; text-align: right;">15,000</td> </tr> <tr> <td></td> <td style="padding: 2px;">Multi-Family</td> <td style="padding: 2px; text-align: right;">20,000</td> </tr> <tr> <td colspan="3" style="padding: 5px 0 0 20px;">Minimum Lot Frontage:</td> </tr> <tr> <td></td> <td style="padding: 2px;">One family</td> <td style="padding: 2px; text-align: right;">66 ft.</td> </tr> <tr> <td></td> <td style="padding: 2px;">Two family</td> <td style="padding: 2px; text-align: right;">80 ft.</td> </tr> <tr> <td></td> <td style="padding: 2px;">Multi-Family</td> <td style="padding: 2px; text-align: right;">100 ft</td> </tr> <tr> <td colspan="2" style="padding: 2px;">Maximum Lot Coverage:</td> <td style="padding: 2px; text-align: right;">35%</td> </tr> <tr> <td colspan="3" style="padding: 5px 0 0 20px;">Minimum Setbacks:</td> </tr> <tr> <td></td> <td style="padding: 2px;">Front:</td> <td style="padding: 2px; text-align: right;">25 ft</td> </tr> <tr> <td></td> <td style="padding: 2px;">Side:</td> <td style="padding: 2px; text-align: right;">7 ft min/15 ft total</td> </tr> <tr> <td></td> <td style="padding: 2px;">Side: Multi-Family</td> <td style="padding: 2px; text-align: right;">20 ft each</td> </tr> <tr> <td></td> <td style="padding: 2px;">Rear:</td> <td style="padding: 2px; text-align: right;">35 ft.</td> </tr> <tr> <td colspan="3" style="padding: 5px 0 0 20px;">Minimum Floor Area:</td> </tr> <tr> <td></td> <td style="padding: 2px;">One Family</td> <td style="padding: 2px; text-align: right;">1,000 sq. ft.</td> </tr> <tr> <td></td> <td colspan="2" style="padding: 2px;">Two Family</td> </tr> <tr> <td></td> <td style="padding: 2px;">One Bedroom</td> <td style="padding: 2px; text-align: right;">650 sq. ft.</td> </tr> <tr> <td></td> <td style="padding: 2px;">Two Bedroom</td> <td style="padding: 2px; text-align: right;">750 sq. ft.</td> </tr> <tr> <td></td> <td style="padding: 2px;">Three Bedroom</td> <td style="padding: 2px; text-align: right;">900 sq. ft.</td> </tr> <tr> <td></td> <td style="padding: 2px;">Each additional</td> <td style="padding: 2px; text-align: right;">+100 sq. ft.</td> </tr> <tr> <td colspan="2" style="padding: 2px;">Maximum Principal Building Height:</td> <td style="padding: 2px; text-align: right;">28 ft.</td> </tr> <tr> <td colspan="3" style="padding: 10px 0 0 20px;">(See Schedule of Regulations)</td> </tr> </table>	Minimum Lot Area:	One family	7,920	(square feet)	Two family	15,000		Multi-Family	20,000	Minimum Lot Frontage:				One family	66 ft.		Two family	80 ft.		Multi-Family	100 ft	Maximum Lot Coverage:		35%	Minimum Setbacks:				Front:	25 ft		Side:	7 ft min/15 ft total		Side: Multi-Family	20 ft each		Rear:	35 ft.	Minimum Floor Area:				One Family	1,000 sq. ft.		Two Family			One Bedroom	650 sq. ft.		Two Bedroom	750 sq. ft.		Three Bedroom	900 sq. ft.		Each additional	+100 sq. ft.	Maximum Principal Building Height:		28 ft.	(See Schedule of Regulations)		
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<p style="text-align: center;"><u>B. Special Land Uses</u></p> <ul style="list-style-type: none"> ◆ Adult Foster Care/Child Foster Family Facility , subject to Section 26.01 ◆ Bed & Breakfast, subject to Section 26.05 ◆ Buildings associated w/ Public Facilities, subject to Section 26.29 ◆ Cemeteries/Mausoleum, subject to Section 26.07 ◆ Child Care Center/Adult Day Care Facility, subject to Section 26.08 ◆ Convalescent or Nursing Home, subject to Section 26.11 ◆ Place of Public Assembly Large, subject to Section 26.26 ◆ Residential use of an Accessory Building, subject to Section 26.30 ◆ Schools subject to Section 26.31 																																																																			