
5.17 5.8 R-5 Single-family traditional neighborhood design residential district.

5.8.1 Intent. The R-5 District represents a balanced trade-off—allowing for increased residential density in exchange for thoughtfully designed and accessible open space, ensuring that growth is compact yet livable, and community-oriented. This district encourages walkable, interconnected communities, smaller lot sizes, and pedestrian-oriented streetscapes. The R-5 District is designed to accommodate single-family detached dwellings in a pattern that fosters a strong sense of community and efficient land use. Key features may include reduced setbacks, alley access, front porches, and integrated open spaces contributing to neighborhood character and livability. This district supports long-term planning goals related to housing diversity, affordability, and sustainable growth by offering an alternative to conventional suburban development patterns, while still preserving the identity of single-family neighborhoods in a higher-density format.

Refer to Article V, Table of Permitted Uses TPU) (link to be added)

Any use that is not explicitly addressed in the TPU is prohibited; however, the applicant may request a text amendment and follow the process for getting approval of the use.

~~5.17.1 Where applicable.~~ This zoning district will only be allowed if municipal or county water and sewer service is adjacent to the parcel and capacity is available or a state permitted, privately owned community water and sewer system is constructed or available and can provide assurance of capacity.

~~5.17.2 Required utilities.~~ All properties in the R-5 zoning district shall be connected to water and sewer systems. No individual septic systems shall be permitted.

~~5.17.3 Maximum density.~~ Minimum zero point one five acre lot, with no more than five dwelling units per net usable acre.

~~5.17.4 Permitted uses.~~

~~5.17.4.1 Site built and class A single family detached dwellings.~~

~~5.17.4.2 Home occupations, as provided in article III, section 3.15.~~

~~5.17.4.3 Customary accessory buildings incidental to the above permitted uses.~~

~~5.17.4.4 Government owned utilities, except publicly owned treatment plants permitted by the state and water storage facilities in excess of 1,000,000 gallon capacity, provided that wells, pump stations, meter stations, and water storage facilities shall be enclosed by a painted or chain link fence or wall at least six feet in height above the finished grade and provided there is neither office nor commercial operation nor storage of vehicles or equipment on the premises.~~

~~5.17.4.5 Parks, recreational areas, playgrounds, public or private swimming pools.~~

~~5.17.4.6 Planned single family home communities with the following requirements:~~

~~(a) A homeowners' association shall be established, or management company identified. Said association or company shall operate pursuant to subdivision covenants, which are submitted to county with the final plat. It is the intent that said association or company will provide oversight of the development standards and maintenance of common areas and amenities.~~

~~1. Covenants shall include a provision that no more than 20 percent of homes in the community may be rented until at least 12 months has elapsed since issuance of the certificate of occupancy.~~

- (b) ~~The management company overseeing rentals shall pay an occupation tax and register with the county annually, pursuant to article II, business and occupation tax, for a license to operate a planned single family home community.~~
- (c) ~~Walls in excess of 20 feet in length facing a street shall be broken up with entry elements, windows or wall offsets at least two feet deep.~~
- (d) ~~A minimum of two decorative elements shall be added to the front façade including but not limited to decorative shutters, decorative lighting, trellises, cornices, or similar architectural elements.~~
- (e) ~~Maximum lot coverage of 45 percent shall be applied per lot on which each individual single-family residence sits.~~

~~5.17.5 Reserved.~~

~~5.17.6 Lot and building requirements.~~

Lot size:	
Area	6,600 sq. ft. (0.15 acres)
Width	Minimum 50 feet
Principle buildings:	
Maximum height	35 feet
Minimum front setback	15 feet
— Stairs (but not porches) may encroach up to five feet into front yard setback	
Minimum side setback (interior)	7.5 feet (or 3 feet provided minimum building separation of 15 feet is maintained)
Minimum side setback (street)	15 feet
Minimum rear setback	25 feet
Maximum lot coverage	45%

Minimum lot area	6,600 sq. feet (0.15 acres)
Maximum number of principle residences	1
Maximum number of accessory dwelling units	1
Minimum Road Frontage	N/A
Minimum lot width at building line	50 feet
Minimum front yard setback	15 feet
Minimum rear yard setback	25 feet
Minimum side yard (street) (interior) setback	7.5 feet (or 3 feet provided minimum building separation of 15 feet is maintained)
Minimum side yard (street/road easement) setback	15 feet
Minimum side yard (secondary street) setback	15 feet
Maximum building height	35 feet
Maximum lot coverage	45%

****All building setbacks shall be shown on final subdivision plat****

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5.17.2 *Required utilities.* All properties in the R-5 zoning district shall be connected to water and sewer systems. No individual septic systems shall be permitted.

~~5.17.3 *Maximum density.* Minimum zero point one five acre lot, with no more than five dwelling units per net usable acre.~~

~~5.17.4 *Permitted uses.*~~

~~5.17.4.1 *Site built and class A single family detached dwellings.*~~

~~5.17.4.2 *Home occupations, as provided in article III, section 3.15.*~~

~~5.17.4.3 *Customary accessory buildings incidental to the above permitted uses.*~~

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~~5.17.4.5 *Parks, recreational areas, playgrounds, public or private swimming pools.*~~

5.17.4.6 Planned single-family home communities with the following requirements:

- (a) A homeowners' association shall be established, or management company identified. Said association or company shall operate pursuant to subdivision covenants, which are submitted to county with the final plat. It is the intent that said association or company will provide oversight of the development standards and maintenance of common areas and amenities.
 - 1. Covenants shall include a provision that no more than 20 percent of homes in the community may be rented until at least 12 months has elapsed since issuance of the certificate of occupancy.
- (b) The management company overseeing rentals shall pay an occupation tax and register with the county annually, pursuant to article II, business and occupation tax, for a license to operate a planned single-family home community.
- (c) Walls in excess of 20 feet in length facing a street shall be broken up with entry elements, windows or wall offsets at least two feet deep.
- (d) A minimum of two decorative elements shall be added to the front façade including but not limited to decorative shutters, decorative lighting, trellises, cornices, or similar architectural elements.
- (e) Maximum lot coverage of 45 percent shall be applied per lot on which each individual single-family residence sits.
- (f) Up to 35 percent of the total number of dwelling units within a development in the R-5 zoning district may be constructed as townhomes. Townhome lots shall have a minimum lot width of 30 feet and shall comply with the design and development standards established for the R-2 and R-3 zoning district. The percentage of townhomes shall be calculated based on the total number of residential units proposed within the development, and must be clearly identified on the preliminary plat and all subsequent development plans.

5.17.7 Open space requirements.

All developments in the R-5 zoning district shall provide 15 percent of net usable area as common outdoor open space. Open space calculations shall be shown on the sketch plan and subdivision plat. Common outdoor open space shall mean areas accessible to all residents of the development. Common outdoor open space can include passive or active recreation areas, pathways, swimming pools, and open areas for congregating, per article II, definitions. **Refer to Appendix C – Zoning Ordinance, Article III – General Provisions for Open Space requirements. All developments in the R-5 zoning district shall provide 25 percent net usable area as common outdoor open space. (link to be added)**

5.17.8 Subdivision design requirements.

5.17.8.1 Roads and rights-of-way.

- (a) Roads in R-5 developments shall have a minimum of 60-foot right-of-way, with a minimum paved area as follows:
 - 1. Twenty-two-foot road pavement width is only permitted if homes have rear alley access. Signage is required indicating that on-street parking is prohibited.
 - 2. Twenty-eight-foot road pavement width, with parking on one side, is permitted if parking side is clearly delineated. Signage indicating parking side is required. **This configuration is permitted without the inclusion of bulb-out parking.**
 - 3. Thirty-six-foot road pavement width, with parking permitted on both sides.
- (b) **A deceleration lane shall be provided if the development is over 50 units.**
- (c) R-5 developments shall have **high back curbing** and ~~curb~~ and gutter throughout.
- (d) Streets in the R-5 developments shall have ~~four~~ **five-foot-wide** sidewalks on any side of any street that contains houses. A tree no less than two inches dbh shall be planted at a rate of one for every **one** home in the two-foot section of grass between the sidewalk and the curb. **Corner lots shall have one (1) tree on each side of the lot with road frontage.**
- (e) If lots are platted parallel to arterial, collector, or local (if outside of existing platted subdivision) road right-of-way, the following is required:
 - 1. Provide minimum 20-foot landscaped strip and a residential street, with residential lot facing arterial, collector, or local road right-of-way.
 - 2. ~~Provide minimum 30-foot vegetative buffer and residential lot may have rear yard facing arterial, collector, or local road right-of-way.~~ **Either provide a minimum 30-foot vegetative buffer when a residential lot has a rear yard facing an arterial, collector, or local road right-of-way, or, install a six (6) foot tall landscaped berm with approved landscaping material at the apex, with a minimum base width of fifteen (15) feet.**

5.17.8.2 Parking requirements. Two off street parking spaces shall be provided for each single-family dwelling. These spaces can be in a garage, carport, or driveway accessed from the front or rear of the parcel. One additional space per every five units shall be provided for overflow off-street parking.

5.17.9 Development standards. The following design elements shall be included:

- (a) Exterior finished material shall be constructed with a combination of clay masonry brick, natural stone including granite, marble, sandstone, field stone or other similar natural stone; manufactured stone including imitation field stone, marble terrazzo, and other similar manufactured finish stone; and wood, cement plank, fiber plank, traditional three coat stucco, or other materials of like appearance.
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- (b) Buildings shall utilize design features from the following list, totaling at least four points, to provide visual relief along the front of the dwelling unit. Unless otherwise specified, features are worth one point:
1. Dormers (functional or false);
 2. Gables;
 3. Recessed entries;
 4. Covered front porches, at least six feet in depth (two points);
 5. Pillars or posts;
 6. Two or more brick masonry pattern bond treatments;
 7. ~~Side or rear loaded garage or carport (three points);~~
 8. Bay windows (minimum 24-inch projection);
 9. ~~Multi season porch or sunroom on rear of house (three points);~~
- (c) ~~The garage shall not occupy more than 40 percent of the total building façade.~~ If a garage occupies more than 40 percent of the total front façade of the principal building, an architectural garage door and an eyebrow roof or architectural overhang shall be required to enhance visual interest and reduce the prominence of the garage on the streetscape.
- (d) At least 20 percent of the wall space of the front façade shall be windows and doors. Windows shall be provided with trim.
- (e) The minimum roof overhang shall be 12 inches, exclusive of porches and patios.
- (f) The following amenity requirements shall apply:
1. The mail kiosk and/or bus stop shall be covered.
 2. All amenities in current phases shall be completed prior to the approval of any subsequent phases.
- (g) Entrance features. Designed entrance features shall be permitted where they contribute to the overall aesthetic and identity of the development. Such features must be thoughtfully integrated into the site and complement the surrounding area's character and the proposed development. Minimal clearing within required buffers shall be allowed only to the extent necessary to accommodate the entrance feature, and this disturbance shall be limited to the smallest area practicable. At the discretion of staff, additional landscaping or buffering may be required to ensure visual cohesion and to mitigate potential impacts on adjacent properties or public rights-of-way.
- (h) The minimum landscaping shall be as follows:
1. Two large trees (one in the front yard, one in the rear yard).
~~Mature size = 40 inches to 60 inches;~~
~~Planted size = Two inches cal.~~
 2. ~~Two~~ one small trees (one in the front yard, one in the rear yard).
~~Mature size = 15 inches to 40 inches;~~
~~Planted size = Two inches cal.~~
 3. Four large shrubs (near foundation; 25 percent in rear yard).
~~Mature size = Five inches to eight inches;~~
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~~Planted size = 30 inches.~~

4. Eight small shrubs (near foundation; 25 percent in rear yard).

~~Mature size = Two inches to four inches;~~

~~Planted size = 20 inches.~~

~~5.17.10 R-5 Rezoning application requirements.~~ Applicant shall submit the following documentation in addition to the rezoning application:

- ~~(a) A completed R-5 development standards submittal form and checklist.~~
- ~~(b) A subdivision concept plan showing the lots, road configuration, and all calculations (open space, etc.).~~
- ~~(c) A timeline delineating when the development will begin and estimated time of completion.~~
- ~~(d) Exhibits and descriptions of materials that clearly demonstrate the intent of the developer to meet the requirements of section 5.8.10, development standards.~~

~~(Ord. of 11-15-22(1))~~
