

Section 7. R-5 Multiple Dwelling District.

Subsection 1. Generally

The regulations set forth in this Section or set forth elsewhere in this Ordinance, when referred to in this Section are the regulations in the R-5 Multiple Dwelling District.

Subsection 2. Use regulations.

A building or premises shall be used only for the following purposes:

1. Any use permitted in the E-1 Estate District.
2. Two-family dwelling.
3. Multiple dwelling.
4. Attached and semi-attached single family dwellings.
5. Condominiums (residential).
6. Religious, educational, charitable or public institution or building, except a penal or mental institution or a communal living facility. Permitted uses are schools, churches, and residential accessory uses limited to rectories, parsonages and dwellings for resident administrators, watchmen, custodians or caretakers. Other similar institutional uses not within 1,000 feet of such uses are permitted on appeal, subject to approval of the Zoning Board of Adjustment.
7. Private club or lodge, excepting one, the chief activity of which is a service customarily carried on as a business.
8. Family Group Day / Night Care Facility.
9. Accessory structures and uses, not including Accessory Use Child Care Centers.
10. One name plate, to be lighted with only indirect non-intermittent light, not exceeding six square feet in area attached to the wall at an entrance.

Subsection 3. Area and dimensional regulations.

Except as provided in Articles VI and VIII, the area and dimensional regulations set forth in the following table shall be observed:

Maximum Height of Structure Feet	Minimum Yards		Minimum Side Yards		Minimum Lot Area Per Family	Minimum Lot Width
	Front	Rear	One side	Total on both Sides		
35 feet	25 feet	25 feet	5 feet	14 feet	5,000 square feet for single-family dwellings.	50 feet except that in attached and semi-attached dwellings the minimum lot width shall not be less than 16 feet with an average of 18 feet in an attached row.
			In attached and semi-attached dwellings, none required for interior walls; exterior side yards same as listed above.		2,500 square feet for two family dwellings.	
					2,000 square feet per lot area for semi-attached dwellings.	
					2,000 square feet per lot area for multiple dwellings.	

Subsection 4. Site Plan.

1. The site plan, when required, must show:
 - a. The direction of north, appropriate scale and topography in not greater than two foot contour intervals.
 - b. The proposed location and heights of all structures.
 - c. The use of all structures and premises.
 - d. The areas and proportionate amount of parking to be developed.
 - e. The location of streets, driveways and walks.
 - f. All service and loading spaces.
 - g. Location and areas of illumination of all exterior lighting.
 - h. The location, size, number and character of all exterior signs.
 - i. The location, character and extent of landscaping, retaining and screen walls and other treatment for the protection of adjoining property.
 - j. The facilities for surface drainage of the premises.
 - k. The proposed resubdivision of the subject property.
2. The deed restrictions and covenants must show the treatment of all land held in undivided common interest.

Subsection 5. Parking regulations.

Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Article V.

Subsection 6. Other regulations.

Attached and semi-attached dwellings must comply with the requirements set forth in Article VI, Section 15.

*When any lot having a width of less than one hundred feet is used for a multiple family dwelling, such multiple family dwelling shall be constructed in a manner that the front of the structure and all front doors shall face and open toward a dedicated street and all rear doors shall face and open toward the rear yard, as defined in Article II, Section 56, Chapter 57, General City Code 1944, as amended.