

ARTICLE 13

“R-5” TWO FAMILY RESIDENTIAL DISTRICT

PREAMBLE This district has been established to provide for two family dwelling units with a minimum of six thousand two hundred and fifty (6,250) square feet of lot area per dwelling unit for two family dwellings.

SECTION 1301 PRINCIPAL PERMITTED USES

- A. Single Family dwellings as governed by Section 1204.
- B. Two family dwellings.
- C. Conversions of single family dwelling into two family dwelling, provided these conform with the development standards prescribed for such two family dwellings in this Article and with all other applicable requirements under this Zoning Resolution.
- D. School, primary, intermediate, and secondary, both public and private.
- E. Publicly owned and operated buildings and facilities.
- F. Public parks, playgrounds and community centers.

SECTION 1302 ACCESSORY USES

- A. Accessory uses, buildings, or other structures customarily incidental to any aforesaid permitted use, including private garages; provided that such accessory uses shall not involved the conduct of any business, trade or industry, or any private way or walk giving access to such activity.
- B. Home Occupation as defined in Article 2, Subsection 208.01.
- C. Temporary buildings for uses incidental to any construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

SECTION 1303 CONDITIONAL USE

The following Conditional Uses subject to approval in accordance with Article 4, Section 406.

- A. Private noncommercial golf courses (not including driving ranges, miniature golf courses, and pitch and putt courses), swimming pools, tennis courts and playfields, and accessory uses subject to the requirements of Article 46.
- B. Foster Homes for Children and Foster homes for Adults as defined in Article 2, Subsection 203.04 and pursuant to the standards listed in Article 47 Community Oriented Residential Social Service Facilities.
- C. Churches, Chapels, temples and Synagogues.
- D. Colleges and Universities.
- E. Shared Housing and Congregate housing as defined in Article 2, Subsection 209.01 and subject to the conditions in Article 49.

SECTION 1304

DEVELOPMENT STANDARDS

In addition to the provisions of Chapters VIII and IX, General Regulations and Special Regulations, the following standards for arrangement and development of land and building are required in the “R-5” Two Family Residential District.

1304.01

HEIGHT REGULATIONS

No structure shall exceed forty (40) feet in height.

1304.02

ACCESSORY BUILDING

- A. No detached accessory building shall exceed eight (8) feet in height and must be located in the rear yard.
- B. No accessory building shall exceed 100 square feet in area per dwelling.

1304.03

LOT AREA, FRONTAGE AND YARD REQUIREMENTS

The following minimum requirements shall be observed.

<u>Use</u>	<u>Area</u>	<u>Lot</u> <u>Frontage</u>	<u>Lot</u> <u>Area</u> <u>Per</u> <u>Family</u>	<u>Front</u> <u>Yard</u> <u>Depth*</u>	<u>Side</u> <u>Yard</u> <u>Least</u> <u>Width</u>	<u>Rear</u> <u>Yard</u> <u>Depth</u>
Two Family Dwelling	12,500 sq. ft.	80 ft.	6,250	30 ft.	10 ft.	40 ft.

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Other Permitted Uses	12,500 sq. ft.	80 ft.		25 ft.	10 ft.	40 ft.

*The front yard depth shall be measured from the established right-of-way lines as shown on the Official Thoroughfare Plan for Montgomery County.

