

R5—Residential Districts

Section 13-306—In General

No land ~~may~~ SHALL be developed as R5—Residential Districts unless, ~~at the time of subdivision, both public water and public sewer are extended to the site~~ PROVIDED in sufficient quantities for fire and domestic use.

Section 13-306.1—Uses Permitted

(a) The following uses shall be permitted in R5—Residential Districts:

- (1) Accessory buildings and uses
- (2) Cluster Development, in accordance with the provisions of Sections 13-307 through 13-307.7, inclusive.
- (3) Dwellings, single family detached, duplex, semi-detached, town house units (only in Cluster Developments).
- (4) Public parks, playgrounds and other recreational areas.
- (5) Signs, in accordance with the provisions of Article IX.
- (6) Swimming pools (private), in accordance with the provisions of Section 13-301.10 (11).

(b) The following uses shall be permitted in R5—Residential Districts only in accordance with the conditions hereinafter set forth (in addition to the other provisions of this Heading):

- (1) Bona fide, non-profit eleemosynary and philanthropic institutions, in accordance with the provisions of Section 13-303.1(b)(1)(i), (ii) and (iii).
- (2) Country clubs, private clubs and service organizations, in accordance with the provisions of Section 13-303.1(b)(1).
- (3) Medical and dental clinics.
 - (i) Principal vehicular access shall be located only on a collector or arterial street.
 - (ii) Principal and accessory structures shall be located not less than forty feet (40') from any lot line.
 - (iii) No structure shall be more than forty-five feet (45') high.
 - (iv) Site illumination shall be shielded, limited to parking areas and landscaping areas.
 - (v) Parking shall be screened from adjoining lots in accordance with the provisions of Section 13-301.11.
- (4) Planned unit development, in accordance with the provisions of Article XI.
- (5) Private residential piers and boathouses, in accordance with the provisions of Section 13-301.17.
- (6) Swimming pool (community), provided the pool and any accessory facilities affixed to the land shall be located not less than one hundred feet (100') from any lot line, and shall be screened in accordance with the provisions of Section 13-301.11.