

(7) ~~Townhouses~~ COOPERATIVE, CONDOMINIUM, OR RENTAL TOWNHOUSES provided:

(i) Each townhouse shall be situated on a lot having an area of not less than three thousand (3,000) square feet; and no townhouses may be located on a site having less than twenty thousand (20,000) square feet.

(ii) In each grouping of townhouses, individual units shall have a variation of setbacks measuring not less than four feet (4') from the adjoining unit, except that two (2) adjoining units may have the same setback to a maximum of forty feet (40'). Not more than three (3) units in any townhouses group shall have the same setback.

(iii) The setbacks for any individual unit shall measure not more than sixteen feet (16') beyond the setbacks set forth in Section 13-306.4; and front and rear yards shall also be in accordance with said section.

(iv) Side yards measuring not less than fifteen feet (15') in width shall be situate at each end of every row of townhouses except on corner sites, where side yards shall measure the same as the required front yards.

(v) The width of each zoning lot used for a townhouse group shall measure not less than one hundred thirty feet (130').

(vi) Each townhouse shall measure not less than eighteen feet (18') in width; but the average width in any continuous attached development shall be not less than twenty feet (20').

(vii) Not less than five (5) nor more than eight (8) single family townhouse units may be included in an individual structure.

Section 13-306.2—Special Exceptions

The following uses shall be permitted in R5—Residential Districts as special exceptions:

- (1) Child care homes.
- (2) Conversions of single family dwellings to duplex and multi-family dwellings.
- (3) Heliports and helipads.
- (4) Home occupations.
- (5) Mobile home parks.
- (6) Nursing and care centers.
- (7) Public utilities and uses ~~(except for essential services)~~.

Section 13-306.3—Area Requirements

(a) Each principal structure and its accessory structure and uses shall be located on a lot having a net area of not less than ~~twenty seven thousand (\$27,000)~~ SEVEN THOUSAND (7,000) square feet. Duplex and semi-detached dwellings shall be situate on a lot having not less than nine thousand (9,000) square feet (whether in single or common ownership).

(b) Not more than forty percent (40%) of the net area of the lot may be covered by structures (including accessory structures).

Section 13-306.4—Yards AND SETBACKS

(a) Each lot shall have a front building line of not less than twenty-five feet (25') from and parallel to the front lot line. Minimum front yards