

Section 13-307.6—Setbacks

(a) (1) In RA—Agricultural Residential Districts, no dwelling shall be located less than fifteen feet (15') of any lot line.

(2) In R1, R2 and R5—Residential Districts, no detached or semi-detached dwelling shall be located less than ten feet (10') from side and rear lot lines at the closest projecting edge of any dwelling.

(b) In R1, R2 and R5—Residential Districts, no front setbacks shall be required for lots without roadway frontage or lots fronting on parking court areas and parking access ways, provided there is a five foot (5') planting and walkway area between any such parking court, parking access way, and the respective property.

(c) Each dwelling shall be located not less than fifteen feet (15') from any local access way (excluding parking courts and parking access ways).

(d)(1) No rear yard adjoining a boundary line of a subdivision shall be less than fifty feet (50') in depth, except where the adjoining land:

- (i) Is also subdivided by the cluster method, or
- (ii) Is not classified in an RA, R1, R2 or R5 Residential District
- (iii) The lot line adjoins communal open space.

(2) In R5—Residential Districts, no townhouse shall be located within thirty feet (30') of any boundary line of a subdivision unless it adjoins open space; nor shall any rear yard of a one (1) family detached dwelling be less than thirty feet (30') in depth (except as provided in subsections (d) (1) (i) and (ii) of this section):

(e) The side yard of a one (1) family detached dwelling adjoining a boundary line of a subdivision shall not be less than required in the adjoining zone.

Section 13-307.7—Communal Open Spaces

In addition to the provisions of Subtitle 1, "Subdivisions" of this Title:

(1) The final plat of the Cluster Development filed with the Office of Planning and Zoning shall be accompanied by a detailed statement or proposal including covenants, agreements, or other specific documents showing ownership, method of maintenance, and utilization of those areas within the subdivision reserved as open spaces for common use by property owners within the development; and

(2) The covenants and agreements creating the reservation set forth in Subsection (1) of this Section shall be recorded prior to the plat.

Multi-Family Districts
R-15 Low Density Multi-Family Districts

Section 13-308—Uses Permitted

(a) The following uses shall be permitted in R-15 Low Density Multi-Family Districts:

- (1) Accessory buildings and uses.
- (2) Apartment hotels.