

(9) Retail sales and consumer service establishments incidental to and located within a multiple-family structure or apartment hotel primarily for service to the residents of such structure or projects, provided:

(i) Such facilities in addition to other permitted non-residential uses shall not exceed two percent (2%) of the total floor area of the structure in which they are housed; and

(ii) Such facilities shall not be located on the same floor as the dwelling unit; and

(iii) Such facilities shall have access from areas which do not serve as common residential recreational or access ways; and such facilities shall be located adjacent to other non-residential uses permitted within the complex.

(10) Swimming pools—community, in accordance with the provisions of Section 13-301.11.

(11) ~~Townhouses~~ COOPERATIVES, CONDOMINIUM, OR RENTAL TOWNHOUSES, in accordance with the provisions of Section 13-306.1(b)(7)(i), (ii) and (iv) through (vii), inclusive. In addition, the setbacks for any individual unit shall measure not more than sixteen feet (16') from the setbacks set forth in Section 13-308.4; and front and rear yards shall also be in accordance with said section.

SECTION 13-308.1—SPECIAL EXCEPTIONS

SUBJECT TO THE PROVISIONS OF ARTICLE X, THE FOLLOWING SPECIAL EXCEPTIONS SHALL BE PERMITTED IN AN R-15 LOW DENSITY MULTI-FAMILY DISTRICT:

(1) ALL USES IN CONJUNCTION WITH ALCOHOLIC BEVERAGE LICENSES.

(2) HELIPORTS.

(3) MOBILE HOME PARKS.

(4) PUBLIC UTILITIES.

Section 13-308.2—Maximum Density

R-15—Low Density Multi-Family Districts shall have a maximum permitted density of fifteen (15) dwelling units per acre.

Section 13-308.3—Area Requirements

(a) There shall be two thousand nine hundred (2,900) square feet of site area for each dwelling unit; and no multi-family structure shall be located on a site having less than twelve thousand (12,000) square feet. Duplex and semi-detached dwellings shall be ~~situate~~ SITUATED on a lot having not less than nine thousand (9,000) square feet (whether in single or common ownership).

(b) Not more than twenty-five percent (25%) of the gross area of the site shall be occupied by multi-family dwellings.

(c) Not less than fifty percent (50%) of the gross area of the site (~~including recreational areas~~) shall be DEVOTED TO RECREATIONAL AREAS, lawns, trees, or other green cover. Such areas shall be maintained in good condition at all times.