

Section 13-308.4—Yards AND SETBACKS

(a) Each site shall have :

(1) A front building line not less than twenty feet (20') from and parallel to, the front lot line, or a proposed front street line.

(2) Two (2) side yards, and the width of each side yard shall be not less than fifteen feet (15'). The width of the street side yard of a corner site shall be not less than twenty feet (20') from and parallel to the side lot line, or a proposed side street line.

(3) A rear yard of not less than thirty feet (30') in depth.

(b) The distance between multi-family structures located on the same site shall be not less than fifty feet (50') between any facade with windows, and not less than twenty-five feet (25') between those facades that are windowless.

Section 13-308.5—Minimum Site Frontage at Building Line

Each site used for multiple group dwellings shall have a width of not less than one hundred thirty feet (130') at the front building line.

Section 13-308.6—Building Height Limits

Principal structures shall not exceed forty-five feet (45') nor more than four (4) stories in height; accessory structures shall not exceed twenty feet (20') in height.

Section 13-308.7—Number of Dwelling Units per Structure

Not less than five (5) nor more than eight (8) single family townhouses, nor more than ~~sixteen (16)~~ TWENTY (20) dwelling units may be included in any individual structure. NO SINGLE ELEVATION SHALL EXCEED TWO HUNDRED FIFTY FEET (250') IN LENGTH.

Section 13-308.8—Usable Floor Area

All dwelling units in R-15 Low Density Multi-Family Districts shall have a usable floor area as hereinafter set forth (except as to Federally subsidized units, which shall be governed by Federal standards) :

(1) Efficiency units—not less than four hundred (400) square feet.

(2) One (1) bedroom units—not less than six hundred (600) square feet.

(3) Two (2) bedroom units—not less than eight hundred (800) square feet.

(4) Three (3) bedroom units—not less than one thousand (1,000) square feet.

R-22 Medium Density Multi-Family Districts**Section 13-309—Uses Permitted**

All uses permitted in Section 13-308 (with the exception of semi-detached and duplex residences, single family residences and townhouse residences) shall be permitted in an R-22 Medium Density Multi-Family District.

Section 13-309.1—Special Exceptions

All uses set forth in Section 13-308.1 (with the exception of mobile home parks) shall be permitted as special exceptions in R-22 Medium Density Multi-Family Districts.