

Residential-10 (R-10) (§10-2021)

- **Density:** 10 dwelling units per acre (§10-2073)
- **Minimum Lot Requirements:** (§10-3032)
 - Area: 5,000 square feet
 - Lot width: 45 feet
 - Corner lot width: 60 feet
 - Lot depth: 70 feet
- **Minimum Setback Requirements:** (§10-2075)
 - Front Yard: 20 feet*
 - Side Yard: 5 feet (aggregate side yards: 15 feet)
 - Corner Lot Side Yard: 20 feet*
 - Rear Yard: 20 feet
 - * 10 feet for lots fronting on residential streets platted after 3/3/89.
- **Maximum Height:** 40 feet at the minimum setback line, plus one foot of additional height for every one foot of additional setback (§10-2076)
- **Allowable ground sign (freestanding sign):** Tract ID Sign (§10-2083)

- **Common Uses:** (§10-2071)
 - Single-family detached residences on individual lots
 - Apartments, Townhomes
 - Residential institutions (church, school, day care, fire station)
 - Civic Clubs

- **Other Allowable Uses:** (§10-2071)
 - Cluster Unit Development (For tracts greater than 10 acres in size, minimum lot size may be reduced by 40%, multifamily housing is permitted and setbacks reduced in exchange for setting aside permanent open space elsewhere on the site. However, overall density may not be increased)
 - Condominiums
 - Congregate Care Facilities and Rest Homes (elder care housing)
 - Governmental Park
 - Governmental Water and Sewage Treatment Plant
 - Utility Services and Substation
 - Cemetery
 - Supportive Housing Residence (Americans with Disabilities Act)

- **Allowable Uses Requiring a Special Use Permit:** (§§10-2144 & 10-2145)
 - Rooming house, bed & breakfast inn, day care/special care facility (child or adult), private schools, private golf course, outdoor theater w/ more than 250 seats, telecommunication tower.

