

## **Residential-15 (R-15)** (§10-2022)

- Density: 15 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)
  - Apartments, Townhomes, Condominiums
  - 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)
  - Single-family detached residences on individual lots
  - 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.