

Special Residential-30 (R-30) (§10-2024)

- **Density:** 30 dwelling units per acre (§10-2073) [3 or more units or densities greater than 20 units per acre require conditional design approval (§10-2072)]
- **Minimum Lot Requirements:** (§10-3032)
 - Area: 5,000 square feet
 - Lot width: 45 feet
 - Corner lot width: 60 feet
 - Lot depth: 70 feet
- **Setback Requirements:** (§10-2075)
 - Front Yard: within 10% of the median setback of the block face*
 - Side Yard: 5 feet (aggregate side yards: 10 feet)
 - Corner Lot Side Yard: 20 feet
 - Rear Yard: 20 feet
 - *15-foot maximum
- **Maximum Height:** 12 feet higher than tallest house within 30 feet of the lot line (§10-2076)
- **Allowable ground sign (freestanding sign):** Tract ID Sign (§10-2083)
- **Common Uses:** (§10-2071)
 - Single-family detached residences on individual lots
 - Duplexes, Apartments
 - Residential institutions (church, school, day care)
- **Other Allowable Uses:** (§10-2071)
 - Cluster Unit Development (For tracts greater than 10 acres in size)
 - Multifamily and Group Housing
 - Civic Clubs
 - Fraternities / Sororities
 - Congregate Care Facilities and Rest Homes (elder care housing)
 - Governmental Parks
 - 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.