

**SECTION 10. "R-5" ONE-FAMILY, RESTRICTED TWO-FAMILY DWELLING DISTRICTS**

The purpose of this district is to provide for one-family dwellings on relatively small lots and to provide, under certain circumstances, for two-family dwellings on lots of such size as follows the progression in residential density established in this ordinance giving consideration to architectural compatibility with one-family detached dwellings in the existing neighborhood. An existing one-family dwelling shall not be converted into a two-family dwelling. Two-family units should have as many of the one-family amenities as possible.

The following regulations shall apply in all "R-5" Districts\*

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\*Note--For supplemental regulations, see Section 31.

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**A. Uses Permitted.**

1. All uses permitted in "R-6" Districts.
2. Transitional uses: Same as specified for "R-6" Districts.
3. Conditional uses: The following uses may also be permitted subject to securing a use permit secured as provided for in Section 36, "Use Permits":
  - a. Two-family dwellings, on sites that share a lot line with "RA", "C", or "M" Districts, provided that the dwellings are located no more than one hundred (100) feet from the shared lot line, or on sites that are located on arterial streets as designated in the Master Transportation Plan provided that the dwellings front on the arterial street, except on corner lots where no more than one (1) unit may front on the local street, provided:
    - (1) Every lot shall have a minimum average width of seventy (70) feet and a minimum area of eight thousand seven hundred (8,700) square feet. In the case of semidetached dwellings, the minimum average width of lot per dwelling unit shall be thirty-five (35) feet and the minimum lot area per dwelling unit shall be four thousand three hundred fifty (4,350) square feet.
    - (2) Each dwelling unit shall have a minimum gross floor area of seven hundred fifty (750) square feet, exclusive of basement or attic.
    - (3) By site plan approval two-family dwellings on lots with a minimum average width of fifty-six (56) feet and a minimum area of eight thousand seven hundred (8,700) square feet. In the case of semidetached dwellings, the minimum average lot width per dwelling unit shall be twenty-eight (28) feet and the minimum lot area per dwelling unit shall be four thousand three hundred fifty (4,350) square feet.
4. There shall be two (2) parking spaces per dwelling unit.
5. No conforming duplex dwelling, under construction or existing at the time of the adoption of this amendment, shall be deemed nonconforming by virtue of the adoption or effect of this amendment.

**B. Height Limit.**

Same as required for "R-20" Districts.

**C. Area Requirements.**

1. *Lot Area.* Except as hereinbefore specified for two-family dwellings, every lot shall have a minimum average width of fifty (50) feet and a minimum area of five thousand (5,000) square feet; provided, that where a lot has less width and less area than required in this subsection and was recorded under one (1) ownership at the time of the adoption of this ordinance, such lot may be occupied by any use permitted in the "R-6" District.