

## ARTICLE 13

### "R-5" TWO FAMILY RESIDENTIAL DISTRICT

#### PREAMBLE

This district has been established to provide for two family dwelling units with a lot area minimum of four thousand (4,000) square feet per dwelling unit for two family dwellings.

#### SECTION 1301 PRINCIPAL PERMITTED USES

- A. Single family dwellings as governed by Section 1204.
- B. Two family dwellings.
- C. Conversions of single family dwelling into two family dwelling, provided these conform with the development standards prescribed for such two family dwellings in this Article and with all other applicable requirements under this Zoning Regulation.
- D. Publicly owned and operated buildings and facilities.
- E. Public parks, playgrounds, and community centers.
- F. Adult Family Homes as defined in Section 201.03.
- G. Licensed Residential Facility with at least six but not more than eight persons.
- H. Adult Group Home as defined in Section 201.04.

#### SECTION 1302 ACCESSORY USES

- A. Accessory uses, buildings or other structures customarily incidental to any aforesaid permitted use, including private garages, provided that such accessory uses shall not involve the conduct of any business, trade or industry, or any private way or walk giving access to such activity.
- B. Home Occupation as defined in Article 2, Subsection 208.02.
- C. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

#### SECTION 1303 CONDITIONAL USE

The following Conditional Uses subject to approval in accordance with Article 4, Section 406.

- A. Private noncommercial golf courses (not including driving ranges, miniature golf course, and

pitch and putt courses), swimming pools and tennis courts, and accessory uses, subject to the requirements of Article 46.

- B. Telecommunications towers as defined in Article 2, Subsection 220.01, and subject to the conditions in Article 52.
- C. Churches, chapels, temples, synagogues or other buildings for religious worship, not including a rescue mission or temporary revival activity, subject to the provisions of Article 8, Section 803 (O).
- D. Schools, primary, intermediate and secondary, both public and private subject to the provisions of Article 8, Section 803 (P).

#### SECTION 1304 DEVELOPMENT STANDARDS

In addition to the provisions of Chapters VIII and IX, General Regulations and Special Regulations, the following standard for arrangement and development of land and building are required in the "R-5" Two Family Residential District.

##### 1304.01 HEIGHT REGULATIONS

No structure shall exceed forty (40) feet in height.

##### 1304.02 LOT AREA, FRONTAGE AND YARD REQUIREMENTS

The following minimum requirements shall be observed.

<u>USES</u>	<u>TWO FAMILY DWELLING</u>	<u>OTHER PERMITTED</u>
Lot Area	8,000 sq ft	10,000 sq ft
Lot Frontage	70 ft	80 ft
Area Per Family	4,000 sq ft	
Front Yard Depth*	30 ft	25 ft
Side Yard Least Width	8 ft	8 ft
Yards Total Width	20 ft	20 ft
Rear Yard Depth	40 ft	40 ft

\*The front yard depth shall be measured from the established right-of-way lines as shown on the Official Thoroughfare Plan for Montgomery County.