Section 10-6.639. R-5 Manufactured Home and Single-Family Detached District.

1. District Intent

The R-5 district is intended to be located in areas designated Bradfordville Mixed Use, Urban Residential-2, Suburban or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan which exhibit a predominant existing development pattern of single-family detached housing and manufactured homes on individual, standard sized lots. The maximum gross density allowed for new residential development in the R-5 district is 8 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted.

PERMITTED USES

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2. Principal Uses

(1) Community facilities related to residential uses, including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools. Libraries and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations.

(2) Golf courses.

(3) Manufactured homes.

(4) Passive and active recreational facilities.

(5) Single-family detached dwellings.

3. Accessory Uses

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DEVELOPMENT STANDARDS

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Minimum Lot or Site Size</th>
<th>Minimum Building Setbacks</th>
<th>Maximum Building Restrictions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>a. Lot or Site Area</td>
<td>b. Lot Width</td>
<td>c. Lot Depth</td>
</tr>
<tr>
<td>Single-Family Detached and Mobile Homes Dwellings</td>
<td>5,000 square feet</td>
<td>50 feet</td>
<td>100 feet</td>
</tr>
<tr>
<td>Any Permitted Principal Non-Residential Use</td>
<td>12,000 square feet</td>
<td>80 feet</td>
<td>100 feet</td>
</tr>
</tbody>
</table>

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community services facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.

2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.

3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).