

ZONING INTERPRETATION RECORD

Subject of Interpretation:

Lot sizes in the Multi-Family Residential District (R-5)

Zoning Ordinance Section Number:

5.1004.A.1.

Title of Section:

Property Development Standards

Cause for Interpretation:

There is interest to develop town houses in the R-5 District, however Section 5.1004.A.1 states that "Each parcel of land within a development shall be a minimum net lot size of thirty-five thousand (35,000) square feet."

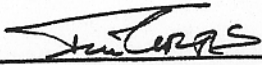
Interpretation:

Town houses are permitted in the R-5 District.

The purpose of the R-5 District is to provide multiple-family residential development. Town houses are higher density housing products that include a row of single-family dwellings connected by common side walls (party walls). When constructed together as a larger complex, town houses become a multi-family residential development similar to condominiums. There is no real land use distinction between town houses and condominiums except that the units are sold in different ways.

The purpose and intent of Section 5.1004.A.1 is to require multi-family residential developments to have a sufficient overall size (35,000 sq.ft. minimum) to meet the density provisions and open space development standards. Section 5.1004.A.1 is not intended to limit unit sizes or to control ownership interests of single units.

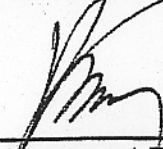
Also, the R-5 District allows the highest density of multiple-family residential development of all of the residential districts (it is the highest level of a graduated hierarchy). Because town houses are specifically allowed in the R-4 District, it is reasonable to allow town house multi-family developments in the R-5 District.


Interpretation By

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2/6/2004
Date

Feb 6, 2004


Approved By

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