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### RC-5 and RC-8 Residential Compound Districts

The RC-5 and RC-8 *residential* *compound* districts are intended to be medium-*density* *residential* areas allowing the *development* of new *dwelling units* in harmony with the existing character of the city's *compound* areas.

**Dimensional Standards**

**Max density** RC-5 = 5 dwelling units per acre; RC-8 = 8 dwelling units per acre

The maximum gross density in districts that permit residential use is 0.4 dwelling units per acre if neither public sewer nor water is provided, and one dwelling unit per acre if either public sewer or water is provided.

Buffer for Nonresidential Development Abutting Residential

(a) *Nonresidential* *development* that abuts a *residential development* or an undeveloped *parcel* in a *residential* zoning district shall provide a continuous *landscaped* buffer strip not less than fifteen (15) feet wide.

(b) Plant material in the *landscaped* buffer shall, at a minimum, conform to the requirements for *open space* provided in Subsection 14-8.4(H).

(c) The *landscaped* buffer may be considered part of any required *open space* so long as all other conditions of the *open space* requirement are satisfied.

**Calculating Density:**

Total units allowed for the individual parcel = Number units allowed per code (i.e. R21=21) \* Acres for the property. I.E. R-21 with 0.19 acres is 21\*0.19=3.99 units.

Per: 14-7.2(B)(6) if the result is other than a whole number, the number shall be rounded down to the nearest whole number except as set forth in Subsections 14-7.2(B)(7) or (8). This is the allowable number of dwelling units for the site. This means for our example the allowed units would be 3.

**Minimum lot**: Area: 4,000 square feet

It is intended that the *common open space* required in single-*family* subdivisions where the *lot* size has been reduced from that of a conventional subdivision be a compensation to occupants for reduced *lot* size. It is further intended that *common open space* be usable and be provided for occupants outside of the *lot* but within the subdivision.

Where the *lot* size is between two thousand (2,000) and four thousand (4,000) square feet, *common open space* is required in an amount such that the sum of the square footage of the *lots* in the *development* plus the sum of the square footage for *common open space*, all divided by the number of single-*family* *lots*, equals no less than four thousand (4,000) square feet.

**Max height**: 24’

Gross floor area of all stories above ground level shall not exceed 50% of the ground floor area; provided that in calculating the allowable second floor area of attached buildings, the total gross heated area of the attached buildings shall be used regardless of ownership status.

**Setbacks**: Street: None required if wall between 6 & 8 feet high is built between building & street; otherwise, 15-foot setback required.

Side: 5-foot setback required;

Rear: if wall between 6 and 8 feet high built then 5-foot rear setback required; otherwise, without a wall then 15-foot required. No portion of any story above ground level story shall be closer than 15 feet from property line.

A garage or carport with vehicle entrance facing the street must be set back 20 feet from the street property line.

**Max lot cover:** Without compound dwelling units: 40%. With compound dwelling units with private open space 14-7.5(C)(1)(c) applies:

**Private Open Space**

The intent of private open space is to ensure easily available access to the outdoors in medium- to high-density developments, and to provide for a sufficient sense of privacy.

Requirements are as follows:

1. the maximum lot coverage may be increased in accordance with Table 14-7.2-1 if open space for each dwelling unit is provided as follows:
   1. for lots in R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-7I, R-8, R-9, RC-5 and RC-8 districts, an amount not less than fifty percent of the total gross floor area of that dwelling unit; and
   2. for lots in R-10, R-12, R-21 and R-29 districts, an amount not less than thirty percent of the total gross floor area of that dwelling unit.
   3. The open space provided to meet the requirements of Subsections (1)(a) and (1)(b) above may be counted toward meeting the open space requirement in Table 14-7.2-1 for multi-family dwelling units.
2. balconies, roof decks or roofed areas such as porches or portals may be included as all or part of the required private open space;
3. private open space does not include stormwater ponding areas;
4. the minimum dimension for required private open space located on the ground shall not be less than twelve (12) feet, and not less than four (4) feet and forty (40) square feet for balconies, roof decks or other private open space that is not located on the ground;
5. finished grade for required private open space shall have a slope no greater than one (1) vertical foot in ten (10) horizontal feet; and
6. accessory dwelling units shall also be required to meet the private open space criteria in this Subsection 14-7.5(C); provided, however, that private open space for the accessory dwelling unit does not have to be physically separated from the private open space for the principal dwelling unit, and up to fifty percent of the private open space required for the accessory dwelling unit may be the same private open space provided for the dwelling unit; and
7. there are no planting requirements for private open space.
8. Private open space must be adjacent to and directly accessible from the unit for which it is provided.

**Minimum** **Qualifying** **Open** **Space**

Detached single family dwellings – 14-7.2(C) – None except as provided for lot size averaging. It is intended that the *common open space* required in single-*family* subdivisions where the *lot* size has been reduced from that of a conventional subdivision be a compensation to occupants for reduced *lot* size. It is further intended that *common open space* be usable and be provided for occupants outside of the *lot* but within the subdivision.

Where the *lot* size is between two thousand (2,000) and four thousand (4,000) square feet, *common open space* is required in an amount such that the sum of the square footage of the *lots* in the *development* plus the sum of the square footage for *common open space*, all divided by the number of single-*family* *lots*, equals no less than four thousand (4,000) square feet.

**Multiple family dwellings**: common open space = 50% total gross floor area of all buildings, plus private open space = 25% of gross floor area of each unit.