

## Sec. 54-246. - R-10 Residential District.

- (a) The R-10 Residential District is intended to be a quiet medium density residential district in which the principal use of the land is for residential purposes, with provisions for limited group residential areas and limited private and public community uses. It is expected that public water and sewer facilities will be available to each lot.
- (b) Within the R-10 Residential District, as shown on the zoning map, the following dimensional requirements per dwelling unit shall be complied with:
- (1) The minimum square footage shall be computed as follows:
    - a. 10,000 square feet minimum lot area for the first dwelling unit;
    - b. 6,000 square feet minimum lot area for the second dwelling unit; and
    - c. 4,500 square feet lot area for each additional dwelling unit to a maximum of eight dwelling units per acre.
  - (2) The minimum lot width shall be computed as follows:
    - a. 70 feet minimum lot width at the building line for the first unit.
    - b. 90 feet minimum lot width at the building line for a duplex.
    - c. 100 feet minimum mean lot width at the building line for a structure having three or more dwelling units.
  - (3) 25 feet minimum required front yard.
  - (4) The minimum side yards shall be computed as follows:
    - a. Ten feet for one unit, except that a side yard abutting a street or highway shall be at least 15 feet;
    - b. 20 feet for a duplex; and
    - c. 25 feet for three or more units.
  - (5) The minimum required rear yard shall be computed as 20 percent of the average lot depth, or 30 feet, whichever is less.

(Code 1995, § 150.131; Ord. of 9-16-1973)