

**§ 14-16-2-10 R-G RESIDENTIAL GARDEN APARTMENT ZONE.**

This zone provides suitable sites for houses, townhouses, and low density apartments.

**(A) Permissive Uses.**

- (1) Uses permissive in the R-T zone.
- (2) Accessory living quarters.
- (3) Apartment.
- (4) Sign, on-premise, as provided in § 14-16-3-5 of this Zoning Code.

**(B) Conditional Uses.**

- (1) Uses conditional in the R-1 Zone.

**(C) Height.** Structures shall not exceed 26 feet in height, except as provided in § 14-16-3-3 of this Zoning Code.

**(D) Lot Size.**

- (1) Minimum lot area for lots developed with apartments other than townhouses shall be 6,000 square feet. Minimum lot width for lots developed with apartments other than townhouses shall be 60 feet.
- (2) Minimum lot area and width for lots developed only with houses and townhouses shall be as provided in the R-T zone.

**(E) Setback.**

- (1) There shall be a front-yard setback of not less than 15 feet except that the length of a driveway shall be not less than 20 feet.
- (2) For lots created after January 1, 2005 and for lots granted conditional use approval, if one of the following conditions is met, then there shall be a front yard setback of not less than 10 feet:
  - (a) Vehicle access is only to the rear yard from an alley, or
  - (b) The garage is set back not less than 25 feet and comprises no more than 50% of the width of the street-facing building facade and driveways and off-street parking areas cover no more than 60% of the area of the front yard.
- (3) There shall be a side-yard setback of not less than five feet, except:
  - (a) There shall be ten feet on the street side of corner lots; and
  - (b) There is no required side-yard setback from internal lot lines for townhouses.
- (4) (a) There shall be a rear-yard setback of not less than 15 feet.

(b) For lots created after January 1, 2005, if alleys are provided, either a second story heated space or the rear yard wall or fence shall provide a view of the alley.

(5) There shall be a distance of not less than ten feet between residential buildings.

**(F) Density.**

(1) For apartments other than townhouses, a floor area ratio of 0.5 is the maximum permitted; and

(2) Density of a lot may not exceed 20 dwelling units per acre.

**(G) Off-Street Parking.** Shall be as provided in § 14-16-3-1 of this Zoning Code.

**(H) Usable Open Space.** Usable open space shall be provided on-site in an amount equal to 400 square feet for each efficiency or one-bedroom dwelling unit, 500 square feet for each two-bedroom dwelling unit, and 600 square feet for each dwelling unit containing three or more bedrooms.

('74 Code, § 7-14-14) (Ord. 80-1975; Am. Ord. 92-1980; Am. Ord. 41-1987; Am. Ord. 12-1990; Am. Ord. 47-1990; Am. Ord. 44-2005; O-16-27)