

Residential- High Density District (RH)

A. Purpose

This district is established to provide for apartment buildings, condominiums, nursing homes, and other permanent multi-family dwellings in a way that enhances the surrounding development, but will not create hazards of nuisances due to the increased density.

B. Uses not requiring a Special Permit:

1. Multi-family dwellings
2. Churches
3. Parks
4. Hospitals and health care facilities
5. Other uses which conform to the purpose of the district.

C. Uses requiring a Special Permit are those uses which the Building Inspector declares not in conformance to the purpose of the district due to peculiar circumstances, and must be filed with the Planning Office in conformance to Procedures for Permit Applications.

D. Accessory uses allowed are those clearly incidental to the use of the principal buildings within the district.

E. Development Requirements:

1. Public access to the development.
2. Maximum height subject to fire protection capabilities.
3. Setback requirements on perimeter of development:
 - A. Front yard- 40 feet (12.2M) if fronting on arterial roadways. 25 feet (7.6M) otherwise.
 - B. Side yard- 10 feet (3.05M)
 - C. Rear yard- 25 feet (7.6M)
4. Maximum length of continuous townhouse development 150 feet with 12 feet firebreak between next buildings.
5. Development must conform to uniform codes detailed in Engineering Design Standard.

A Site Plan shall be required by the Planning Commission for review and approval at the time of application for building permit.