

Sec. 55. R-T Townhouse and Patio Home District.

(a) *R-T District intent.* This district consists of areas suitable for a mix of single family attached and detached dwellings. The district permits a wide range of single family housing alternatives - single family residences, patio homes, and townhouses - at a controlled density. These permitted housing developments are most appropriate in the suburban fringe of the city or on large undeveloped tracts within the older city core. Further, the district provides for residential accessory uses and institutional uses which are integrally related to residential neighborhoods.

(b) *R-T District use regulations.* Accessory and combined uses and structures may be permitted subject to § 25 *Combined principal and accessory uses*, and similar uses to those listed below may also be permitted subject to § 26 *Interpretation of uses*. All uses listed in this district are defined by § 350 *Uses defined*.

(1) *Permitted uses.* The following uses shall be permitted subject to appropriate permits being issued in accordance with this ordinance:

a. *Residential uses.*

- combination dwelling
- patio home, subject to § 108
- residential cluster subdivision, subject to § 109
- single family residence
- townhouse, subject to § 110

b. *Institutional uses.*

- day care home
- park
- public utility service

c. *Commercial uses.*

- home occupation, subject to § 112

d. *Temporary uses.*

- garage or yard sales
- special event

(2) *Conditional uses.* The following uses shall be permitted subject to a conditional use permit being granted by the Planning and Zoning Commission and further subject to appropriate permits being issued in accordance with this ordinance.

a. *Residential uses.*

- group care residence, subject to § 103

b. *Institutional uses.*

- cemetery

- community facility
- place of worship
- public utility facility
- school

(c) *R-T District dimensional regulations.* Except as provided in Art. III. *Supplemental District Regulations*, the following dimensional standards shall be required:

Minimum lot area:	7,200 square feet
Minimum lot width:	60 feet
Minimum front yard:	25 feet
Minimum side yard:	10 feet
Minimum rear yard:	20 feet
Maximum building height:	35 feet

(d) *R-T District site development regulations.* The following additional regulations shall be required:

- (1) Off-Street Parking and Loading Regulations, in accordance with §§ 170-189.
- (2) Screening and Buffer Yard Regulations, in accordance with §§ 190-209.
- (3) Sign Regulations, in accordance with §§ 210-299.

(d) *AG District site development regulations.* The following additional regulations shall be required:

- (1) Off-Street Parking and Loading Regulations, in accordance with §§ 170-189.
- (2) Screening and Buffer Yard Regulations, in accordance with §§ 190-209.
- (3) Sign Regulations, in accordance with §§ 210-299.

Secs. 41-49. Reserved.