

### **RI-U Residential Intermediate-Urban District**

**Purpose:** The RI-U Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments, to provide a range of housing types compatible in scale with single-family homes and to encourage a diversity of housing types to meet demand for walkable urban living.

#### **Permitted Uses:**

Single –family detached

Single – family attached

Duplex, triplex,

Accessory dwellings

Cluster housing development

Utility, minor

#### **Conditional Uses:**

Emergency housing unit

Manufacture housing, residential design

Cemetery

Church

Communication tower

Government Service

Safety Services

Utility, major

**Density:** None

#### **Lot, yard, and height regulations:**

Lot width minimum 25 feet, lot area None, Maximum height 30/45 feet, \*A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of 30 feet. Buildings or portions of the building setback greater than 10 feet from the master street plan right-of-way shall have a maximum height of 45 feet.

#### **Setback Requirements:**

A build-to zone that is located between the front property line and a line 25 feet from the front property line. Side setback 5 feet, Rear setback 5 feet or 12 feet from the centerline of an alley.

**Building Area:** The area occupied by all buildings shall not exceed 60% of the total lot area.

**Minimum Buildable Street Frontage: 50% of the lot width.**