

SECTION 7

"R-MF1" MULTIPLE FAMILY 1 DISTRICT

7-010 PURPOSE

To be used as a transition area or buffer area between single-family residential uses and more intense uses such as those allowed in R-MF2 Multi-Family and the commercial districts. This is considered a low-density residential district.

7-011 ALLOWED USES

- a. Residential.
 1. Multi-Unit dwelling: (Amended by Ordinance # 1184 5/09/05)
Two-, three-, and four-family dwelling structures
 2. Single Family Dwelling
 3. Group Homes as defined in Section 32 Definitions;
 4. Group Living
 5. Accessory Uses I and III that are related, customary and subordinate to the existing use of the site.
- b. Institutional and Service uses that are incidental to and compatible with the general existing or planned uses in the area.
 1. Community or Social Services/Groups
 2. Religious Institution: Place of worship and other related religious uses
 3. Public utility buildings and services
 4. Municipal and Safety Services
 5. Early learning, elementary and preparatory schools
 6. Long-term health care facilities
- c. Recreational uses that are compatible with the uses in the surrounding area.
 1. Athletic Facilities, Outdoor
 2. Open Space or Areas including forest, wetland, historical marker or archeological site.
- d. Signs as regulated in Section 25.
- e. Special Uses as allowed in Section 22. (Education, Other; Personal Care Facility; Home Occupation)
- f. Temporary Uses as approved by the Governing Body. See Section 33.
- g. Please refer to Appendix A for a list of suggested, permitted uses.

7-012 DEVELOPMENT STANDARDS

- a. No temporary storage structures or moveable containers except for temporary dumpster rentals during construction process.

7-013 AREA AND HEIGHT REGULATIONS

- a. Area Regulations
 1. Minimum lot area: There shall be an area provided of not less than 3,000 square feet per dwelling unit or 7,500 square feet per lot.

2. Maximum 4 dwelling units per structure
 3. Minimum lot width is 75 feet measured at the setback line or a minimum 37 ½ feet per unit for two-, three-, and four-family dwelling structures.
(Amended by Ordinance 1230, 5/29/07)
- b. Height Regulations
1. No building shall exceed two and one-half (2½) stories or thirty-five (35) feet in height except as provided in Section 23 Supplemental Regulations
- c. Minimum finished floor area per dwelling unit is 750 square feet.

7-014 REQUIRED YARD

Front Yard. Minimum depth of 30 feet on all street rights-of-way

Side Yard. Minimum depth of 7 feet, or 0 feet for interior side yards of attached residential units (Amended by Ordinance 1230, 5/29/07)

Rear Yard. Minimum depth of 30 feet

7-015 PARKING

Please refer to Section 20, Off-Street Parking and Loading, of this Ordinance

7-016 SIGNS

Please refer to Section 25, Signs, of this Ordinance