

SECTION 8

"R-MF2" MULTIPLE FAMILY 2 DISTRICTS

8-010 PURPOSE

Provide the convenience of multi-family living with the amenities available to residential development. This is considered moderate density residential housing. All higher density housing shall require Planned Unit Development (PUD) zoning.

8-011 ALLOWED USES

a. Residential:

1. Multi-Unit dwelling: Two-,three-, and four-family dwelling structures and structures containing two(2) to sixteen (16) dwelling units or more. (Amended by Ordinance # 1184 5/9/05).
2. Assisted Living
3. Group Home
4. Group Living
5. Accessory uses 1, 4 and 5 that are related, customary and subordinate to the existing use of the site.

b. Institutional and Services: Uses that are incidental to and compatible with the general existing or planned uses in the area.

1. Community or Social Services/Groups
2. Short- and Long-Term Health Care Facilities
3. Religious Institutions: Place of worship and other related religious uses
4. Local public utility uses
5. Safety Services
6. Public and private schools, institutions of higher learning; and related facilities

c. Recreational uses that are compatible with the uses in the surrounding area.

1. Outdoor athletic facilities
2. Open Space or Areas such as forests, orchards, and wetlands, fishing lakes, historic or archeological areas.

d. Commercial

1. Lodging Facilities I

e. Signs as regulated in Section 25.

f. Special Uses as allowed in Section 22. (Education, Other; Personal Care Facility; Lodging Facilities II, Home Occupation)

g. Temporary Uses as approved by the Governing Body. See Section 33.

h. Please refer to Appendix A for a list of suggested, permitted uses.

8-012 DEVELOPMENT STANDARDS

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

8-013 AREA AND HEIGHT REGULATIONS

a. Area Regulations

1. Minimum 10,000 square feet per lot or 1,500 square feet per dwelling unit, whichever is larger.
2. Minimum lot width is 100 feet measured at the setback line or a minimum 35 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 (3) stories or forty-five (45) feet in height except as provided in Section 23 Supplemental Regulations

c. Minimum finished floor area per dwelling unit shall be 500 square feet.

8-014 REQUIRED YARDS

- a. Front Yard. Minimum depth of 30 feet on all street rights-of-way
- a. Side Yard. Minimum depth of 10 feet, or 0 feet for interior side yards of attached residential units (Amended by Ordinance 1230, 5/29/07)
- b. Rear Yard. Minimum depth of 30 feet

8-015 PARKING

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

8-016 SIGNS

Please refer to Section 25, Signs, of this Ordinance