

SECTION 9

R-2 MULTI-FAMILY RESIDENTIAL DISTRICT

- 9.1 General Description: This is a residential district to provide for medium and high population density. The principle use of land can range from single-family, garden apartments, to higher density multi-family uses. Certain uses which are functionally more compatible with intensive residential, religious, and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities.
- 9.2 Uses Permitted: The following uses are permitted in any R-2 Multi-Family District, and are subject to all the general provisions and regulations of this ordinance:
- a) Any use permitted in Section 8.2 R-1 Family District.
 - b) Multi-family dwelling including townhouses, garden apartments, and other dwelling combinations.
 - c) Rooming or boarding houses.
 - d) Accessory buildings and uses customary to the district.
- 9.3 Uses Permitted Subject to Additional Requirements: The following uses are permitted, provided they meet the requirements noted for each use in addition to applicable area regulations.
- a) Convalescent home, rest home, nursing home and hospitals, public or private -- provided they have frontage on a major street as shown on the Circulation Plan.
 - b) Lodges and other service institutions - provided they are located on a lot of not less than one (1) acre and have frontage on a major street.
 - c) Child care centers or day nurseries - provided it is located on a lot not less than ten thousand (10,000) square feet in area and having its principle access on a major street as shown on the Circulation Plan.
 - d) Any use permitted subject to additional requirements in Section 8, R-1, Single-Family Residence District.
- 9.4 Use Permitted on Review: The following uses may be permitted on review by the Planning Commission after a public hearing:
- a) Doctor's or Dentist's office or clinic.
 - b) Hospital
 - c) Mobile Home Park

d) Mobile Home

e) Sanitorium

9.5 Area and Height Regulations: All buildings shall comply with the following regulations:

a) Front Yard

1. The minimum depth of the front yard shall be twenty-five (25) feet.
2. If twenty-five percent (25%) or more of the lots on one side of the street between two intersecting streets are improved with buildings, all of which have observed an average setback line of greater than twenty-five (25) feet, and no building varies more than five (5) feet from this average setback line, then no building shall be erected closer to the street line than the minimum setback so established by the existing building; but this regulation shall not require a front yard of greater depth than forty (40) feet.
3. When a yard has double frontage, the front yard requirements shall be provided on both streets.

b) Side Yard

1. For dwellings and accessory buildings located on corner lots, there shall be a minimum side yard from the intersecting street of not less than fifteen (15) feet when such lot is back to back with another corner lot, and twenty-five (25) feet in all other cases.
2. For interior lots there shall be a one (1) foot setback for each one (1) foot in height but in no case shall a side yard be required greater than twenty-five (25) feet.

c) Rear Yard - for main buildings there shall be a rear yard of not less than thirty (30) feet. Garage apartments and accessory uses may be located within ten (10) feet of the rear lot line.

d) Lot Width

1. The minimum lot width for single-family and duplex uses will be 50' as required in previous sections concerning lot width.
2. For multiple-family dwellings, there shall be a minimum lot width of one-hundred (100) feet at the front building

line and the width shall be increased by ten (10) feet for each additional dwelling unit exceeding four (4). The lot width shall not be required to exceed one-hundred and fifty (150) feet.

e) Lot Size Requirements

1. For a single-family dwelling, there shall be a lot area of not less than seven thousand (7,000) square feet.
2. For a two-family dwelling, there shall be a lot area of nine thousand (9,000) square feet.
3. For multi-family dwellings there shall be provided a lot area of not less than ten thousand (10,000) square feet and an additional two thousand (2,000) square feet shall be added for each unit over three. There shall be a minimum of one-thousand (1,000) square feet of usable open space available for each unit over three.
4. Lot Coverage - Main and accessory buildings shall not cover more than thirty-five percent (35%) of the lot area.

f) Height Regulations - No buildings shall exceed thirty-five (35) feet in height.

9.6 Off-Street Parking: Except as provided for elsewhere in this Ordinance, all permitted uses in the R-2 Multi-Family Residence District shall comply with the following minimum requirements for off-street parking:

- a) Single-family Dwellings: One (1) off-street parking space for each dwelling unit.
- b) Multi-Family Dwellings: The number of spaces provided shall not be less than one and one-half (1 1/2) times the number of units in the dwelling.
- c) Boarding or rooming house or hotel: One (1) parking space for each two (2) guests provided overnight accommodations.
- d) Convalescent or Nursing Homes: One (1) space for each six (6) patient beds, plus one (1) space for each staff or visiting doctor, plus one (1) space for each two (2) employees, including nurses.
- e) Schools, elementary schools, junior and senior high schools, including public, private and parochial schools: One (1) off-street parking space for each employee plus one (1) for each classroom, plus one for each fifty (50) square feet of assembly area with stationary or movable seats.

- f) Other uses permitted: One (1) off-street parking space for each five (5) seats provided for patron use, or one (1) space for each four hundred (400) square feet of gross floor area used or intended to be used for service to the public as customers, patrons, or clients, which ever requires the greatest number of parking spaces. The open space required by front-yard requirements shall not be used for parking.
- 9.7 Sewer Service: No dwelling unit in a multi-family residential district shall be constructed which is not provided with effective connection to a public sewer system unless and until the Public County Health Officer certifies that a septic tank or any substitute disposal system can be satisfactorily installed on the lot. As a basis for making his decision, the Health Officer may require such percolation tests as he deems to be necessary. Such tests are to be made at the expense of the homeowner.
- 9.8 Signs and Billboards: The control of signs and billboards in the multi-family residential district is the same as that in Section 8.7 of the R-1, Single-Family Residential District.
- 9.9 Mobile Home Park or Court: Upon compliance with the provisions as set forth herein, a mobile home trailer park will be allowed within a multi-family residential district, R-2.
- a) The applicant upon making application for a zoning permit must submit a detailed site plan locating all mobile home stands, screening or fencing and plans and specifications for the proposed park in a form suitable for making the determinations required herein.
 - b) The proposed site shall be a minimum of two and one half (2 1/2) acres in size and shall contain no more than fifteen (15) mobile home stands per acre. The proposed site shall have a minimum frontage of two hundred (200) feet on a street designated as a major street or collector street. All access or egress by automobiles will be on such streets. The proposed site shall be a minimum of two hundred (200) feet in depth.
 - c) It shall be the intention of the proposed plan for the Mobile Home Park to accommodate primarily permanent occupants with no more than ten percent (10%) of the mobile home stands devoted to purely transient purposes. These purely transient stands are to be located in one area of the park so they will in no way interfere with the permanent residents.
 - d) The proposed site shall have a front yard of not less than twenty (20) feet from the corner or line of any mobile home stand to the street boundary of the park. The site shall have side and rear yards of ten (10) feet from any solid fencing, screen planting a wall of six (6) feet in height.

- e) The proposed site shall be screened or buffered on all sides with a solid wall fence six (6) feet in height or a screen planting which will attain at least six (6) feet in height.
- f) The proposed site shall provide one (1) off-street parking space for each mobile home stand, plus one additional off-street parking space for each four mobile home stands.
- g) The proposed site shall provide a connection for each mobile home stand to all public utilities considered necessary for the health, safety and general welfare of the public.