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~~§ 335-21~~ Rm-21 Multiple-Family Residential District.

The Rm-21 Residential District is intended to provide for multiple-family residential development for Independent Senior Living facilities for those over the age of 55 years as defined by Section 2 of the Housing for Older Persons Act of 1995 (Pub. L. 104-76, 109 Stat.787, approved December 28, 1995). ~~at~~ District densities are not to exceed 168 dwelling units per net acre served by municipal sanitary sewer facilities and municipal water.

A. Permitted principal uses.

- (1) Two-family dwellings.
- (2) Multiple-family dwellings with densities not to exceed 168 dwelling units per net acre.
- (3) Essential services.

B. Permitted accessory uses.

- (1) Accessory structures and uses customarily incident to the above uses, including private garages when located on the same lot and not involving the conduct of a business; provided, however, that no principal structure shall be erected unless a garage with a minimum of one parking space per dwelling unit is erected simultaneously with the principal structure; and carports shall not be permitted in such district. Each required indoor parking space shall be a minimum of 240 square feet in area. Every garage so erected for a two-family dwelling shall be directly connected with the main structure, either by common wall, portico, porch or similar connection, roofed over, said roof to be connected to the roof or walls of the main structure. The Plan Commission may allow the required garage for a multifamily development (three or more dwelling units) to be a detached structure. In addition to garages, servants' quarters shall be considered accessory structures; provided, however, that such quarters shall be occupied only by servants employed on the premises and shall not be rented as a separate domicile, and such quarters shall be connected with the principal structures in the same manner as garages.

C. Conditional uses. **[Amended 9-10-2001]**

- (1) Utility substations.
- (2) Multiple-family residential units as part of a Mixed Compatible Residential Planned Development Overlay District project under §335-30. Densities of up to 32 Dwelling units per net acre may potentially be granted subject to the adjustments provided for in §335-30F(3) and (4). ~~dwellings at densities over 8 dwelling units per net acre.~~
- (3) Home occupations.
- (4) Professional home offices.
- (5) Driveways, patios, walkways or other hardscape constructed using a permeable surface to exceed the allowable percentage of maximum impervious surface area as defined within this chapter. **[Added 3-24-2014]**

D. Lot area and width.

- (1) Lots shall have the minimum of the larger of 20,000 square feet in area or 7,500 square feet per unit.
- (2) Lots shall not be less than 120 feet in width at the front building line.

E. Building height and area.

(1) Height. [**Amended 9-10-2001**]

- (a) The building height for principal structures (including any part thereof) shall not exceed 36 feet; provided, however, that the building height for a principal structure may be increased by one foot for every two feet added to all side yard and the rear setback requirements for the district in which the structure is located. A maximum of five feet of additional building height may be added under this subsection.
- (b) For principal structures having exposed foundations on the side or rear yards, the vertical height at that location shall not exceed 46 feet; provided, however, that the vertical height at that location may be increased by one foot for every two feet added to all side and rear setback requirements of the district up to a maximum of five feet of additional vertical height.
- (c) The building height of accessory structures, other than servants' quarters and garages, shall not exceed 10 feet.
- (d) The building height of servants' quarters and garages shall not exceed 36 feet.

- (2) No two-family structure shall be less than 2,200 square feet in area, excluding attached garage area.
- (3) No multiple-family structure shall be less than 3,500 square feet in area, excluding garage area.
- (4) No two-family or multifamily dwelling unit shall contain less than 1,000 square feet in living area per unit.

F. Yards.

- (1) There shall be a minimum building setback of 50 feet from the abutting street right-of-way.
- (2) There shall be a side yard setback on each side of any principal structure not less than 20 feet in width.
- (3) There shall be a rear yard setback of not less than 25 feet.

G. Maximum building footprint area: 30% of lot area.

H. Maximum impervious surface: 65% of lot area.