

Chapter 425. Residential Districts

Section 425.150. "MR-1" Two-Family Residential Districts.

[Ord. No. 228 §704.15, 5-10-1990; Ord. No. 310 §I, 3-14-1996; Ord. No. 499 §I, 11-11-2004; Ord. No. 766 §II, 7-26-2012]

A. Every lot, tract, parcel or building site in this district type shall be subject to the following regulations and to all general provisions contained herein:

1. Intent. To provide a high-density area transitioning from single-family to multi-family land-use.
2. Additional permitted uses and developments.
 - a. Two-family dwellings.
3. Additional conditional land uses and developments, by permit.
 - a. Three-family dwellings.
 - b. Four-family dwellings.
 - c. Collegiate schools and affiliated on-campus dormitories.
 - d. Golf courses, including practice driving tees on the same premises, not including miniature courses.
 - e. Nursing, senior citizen and retirement homes.
4. Height limitations.
 - a. No dwelling structure shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height.
 - b. No structure shall exceed thirty-five (35) feet in height above the average finished ground elevation at the perimeter of such structure.
5. Lot dimension, lot area and yard requirements.
 - a. Two-family dwellings shall be situated on tracts providing at least seven thousand (7,000) square feet of lot area for each dwelling unit.
 - b. Three-family dwellings shall be situated on tracts providing at least five thousand (5,000) square feet of lot area for each dwelling unit.
 - c. Four-family dwellings shall be situated on tracts providing at least four thousand (4,000) square feet of lot area for each dwelling unit.
 - d. Schools, churches and libraries shall be situated on tracts providing areas not less than set in the following table.

| Type of Facility | Minimum Tract |
|------------------|---------------|
| Church | 1 acre |
| Library | 1 acre |

Kindergarten (separate)

1 acre

Nursery or day nursery

15,000 square feet

- e. Nursing, senior citizen and retirement homes shall be situated on tracts providing areas not less than two (2) acres.
- f. Except as otherwise provided, all other permitted and conditional land uses in this district shall be situated or conducted on tracts at least three (3) acres in area.
- g. No structure more than six (6) feet in height shall be erected within twenty-five (25) feet of any public roadway right of way line.
- h. No structure shall be erected within ten (10) feet of any side property line.
- i. No structure shall be erected within fifteen (15) feet of any rear property line.
- j. The minimum lot width in this district shall be sixty (60) feet.
- k. Any non-dwelling structure exceeding thirty-five (35) feet in height shall be set back at least one (1) additional foot from all property lines for every foot of height above thirty-five (35) feet.
- l. Principal and accessory buildings shall not cover more than thirty percent (30%) of the lot area.

6. (Reserved)^[1]

[1] Editor's Note: Former Subsection (A)(6), off-street parking, was repealed 4-23-2015 by §V of Ord. No. 852.

Section 425.160. "MR-2" Multiple-Family Residential Districts.

[Ord. No. 228 §704.16, 5-10-1990; Ord. No. 310 §I, 3-14-1996; Ord. No. 500 §§I — II, 11-11-2004; Ord. No. 766 §II, 7-26-2012]

A. Every lot, tract, parcel or building site in this district type shall be subject to the following regulations and to all general provisions contained herein:

1. Intent. To provide a high-density area for multi-family land-use.
2. Additional permitted uses and developments.
 - a. Multi-family dwellings;
 - b. Collegiate schools and affiliated dormitories for educational purposes.
3. Additional conditional land uses and developments, by permit.
 - a. Single-family dwellings.
 - b. Hospitals.
 - c. Group living facilities for educational, religious or charitable purposes.
 - d. Golf courses, including practice driving tees on the same premises, not including miniature courses.
 - e. Nursing, senior citizen and retirement homes.
 - f. Retreats owned and operated by religious, educational or other not-for-profit establishments.
4. Height limitations. No structure shall exceed fifty (50) feet in height above the average finished ground elevation at the perimeter of such structure.
5. Lot dimension, lot area and yard requirements.
 - a. Two-family dwellings shall be situated on tracts providing at least seven thousand (7,000) square feet of lot area for each dwelling unit.
 - b. Three-family dwellings shall be situated on tracts providing at least five thousand (5,000) square feet of lot area for each dwelling unit.
 - c. Four-family dwellings shall be situated on tracts providing at least four thousand (4,000) square feet of lot area for each dwelling unit.
 - d. Schools, churches and libraries shall be situated on tracts providing areas not less than set in the following table:

| Type of Facility | Minimum Tract |
|-------------------------|--------------------|
| Church | 1 acre |
| Library | 1 acre |
| Kindergarten (separate) | 1 acre |
| Nursery or day nursery | 15,000 square feet |

- e. Nursing, senior citizen and retirement homes shall be situated on tracts providing areas not less than two (2) acres.
- f. Hospitals shall be situated on tracts at least five (5) acres in area.
- g. Except as otherwise provided, all other permitted and conditional land uses in this district shall be situated or conducted on tracts at least three (3) acres in area.
- h. No structure more than six (6) feet in height shall be erected within twenty-five (25) feet of any public roadway right of way line.
- i. No structure shall be erected within ten (10) feet of any side property line.
- j. No structure shall be erected within fifteen (15) feet of any rear property line.
- k. The minimum lot width in this district shall be sixty (60) feet.
- l. Any non-dwelling structure exceeding fifty (50) feet in height shall be set back at least one (1) additional foot from all property lines for every foot of height above fifty (50) feet.
- m. No wall of any separate (detached) structure shall be located closer to any wall of another separate structure than as set in the following table.

| Walls | Front | Side | Rear | Accessory Building |
|-------|---|--|--------|--------------------|
| Front | 50 ft plus addl. 10 ft for each bldg over 2 stories | 30 ft except 20 ft if side wall has no windows | 100 ft | 30 ft |
| Side | 30 ft except 20 ft If side wall has no windows | 20 ft | 30 ft | 10 ft |
| Rear | 100 ft | 30 ft | 30 ft | 20 ft |

Except any dimension given in the preceding table shall include the side yard required for a single-family dwelling, stated above, when any described wall faces the side lot of any separately-owned property, whether or not any structure is located on said property.

- n. Main and accessory buildings shall not cover more than forty percent (40%) of the lot area.

6. (Reserved)^[1]

[1] Editor's Note: Former Subsection (A)(6), off-street parking, was repealed 4-23-2015 by §VI of Ord. No. 852.