

CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

ORDINANCE 1115 MULTI-FAMILY DISTRICT

Section 1115.01: PURPOSE.....	1115-1
Section 1115.02: PERMITTED USES	1115-1
Section 1115.03: ACCESSORY USES	1115-1
Section 1115.04: CONDITIONAL USES	1115-1
Section 1115.05: PERFORMANCE STANDARDS.....	1115-1

CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

ORDINANCE 1115 MULTI-FAMILY DISTRICT

Section 1115.01: PURPOSE. The major purpose of this district is to allow multi-family dwelling including apartments and townhouses adjacent to commercial areas or highways.

Section 1115.02: PERMITTED USES. The following uses shall be permitted in this district:

1. Duplexes
2. Townhouses
3. Apartments
4. Public Recreation including parks and playgrounds
5. Churches
6. Schools
7. City Buildings, including maintenance police and fire stations
8. Signs
9. Essential services, including telephone, telegraph, and power lines and necessary appurtenant equipment and structures.
10. Licensed residential facilities/group homes serving 16 or fewer persons.
11. Licensed in-home daycare serving 16 or fewer persons.

Section 1115.03: ACCESSORY USES. The following uses shall be permitted as accessory uses and shall not require a conditional use permit or variance:

1. Any incidental structure or buildings necessary to the conduct of permitted use including private garages, carports, screen houses, swimming pools and storage buildings for use of principal structures.

Section 1115.04: CONDITIONAL USES. The following uses shall not be permitted without a conditional use permit:

1. Junior and Senior High Schools
2. Lodging and rooming houses
2. Cemeteries
3. Manufactured home parks
4. Other uses which in the opinion of the City Council are of the same general character as the permitted uses and which will not have a detrimental effect on this District.

Section 1115.05: PERFORMANCE STANDARDS

1. Height Regulations

The maximum height of all buildings shall not exceed 3 stories or 40 feet.

2. Front Yard Regulations

CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

a. Required Setback Distances

<u>Required Right-of-Way</u>	<u>Road Classification</u>
70	State Highway
50	County Road
50	City Street

3. Side and Rear Yard Regulations

Side Yard - 50 feet
Rear Yard - 50 feet

4. Lot Width and Depth Regulations

5. Lot Area and Density Standards

- a. The minimum lot area for each multi-family dwelling shall be 13,500 square feet.
- b. The minimum lot area for each townhouse project shall be 5 acres.
- c. The maximum density shall be 8 units per acres.

6. Minimum Floor Area

- a. Multi-family dwellings of three or more families shall have the following minimum floor area:

Efficiency	500 square feet
1 bedroom	600 square feet
2 bedroom	750 square feet
3 bedroom	1,000 square feet

- b. Townhouses

(1) Two Story	
1 bedroom	1,344 square feet
2 bedroom	1,344 square feet
3 bedroom	1,440 square feet
(2) One story with basement	800 square feet
(3) One story without basement	1,000 square feet
(4) Split level	960 square feet
(5) Split entry	816 square feet

7. Other Specific Requirements

Other specific requirements for multi-family dwelling units are set forth in this Code.

CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

8. General Requirements

Additional requirements for parking, signs, sewage systems and other items as set forth in this Code.