

SEC. 17.1.28 MULTIPLE FAMILY RESIDENTIAL DISTRICT

(a) **Purpose.** This district is intended to provide for multiple-family apartments, to include family or garden types, elevator and walk-up types, efficiency or studio types and apartment conversions in existing single-family dwellings, condominiums and mobile home parks, subject to other provisions of this Code of Ordinances.

(b) Requirements.

(1) Lot Size. Minimum area (in square feet)--one (1) and two (2) family: seven thousand two hundred (7,200); for multiple family dwellings: one thousand five hundred (1,500) additional square footage for each dwelling unit over two; minimum width (in feet): seventy (70).

(2) Setbacks. Minimum front yard (in feet): twenty-five (25); minimum either side yard (in feet): eight (8); minimum aggregate side yard (in feet): twenty (20); minimum rear yard (in feet): twenty-five (25).

(3) Height. Maximum permitted (in feet)-principal structure: forty-five (45) (a building may be erected to a height of seventy-five [75] feet if set back from all required yard lines a distance of one [1] foot for each foot of additional height above forty-five [45] feet); accessory structure: twenty-five (25).

(4) Building Size. The requirements shall be as prescribed for the R-3 Two-Family Residential District.

(c) **Permitted Uses.** A building or premise shall be used only for the following purposes

(1) Single-family dwellings.

(2) Two-family dwellings.

(3) Multiple-family dwellings.

(4) Boarding houses and lodging houses.

(5) Publicly owned or operated park, playground or community building, provided that any building shall be located not less than twenty-five (25) feet from any side lot line.

(6) Church or other place of worship or Sunday School, provided that any such building shall be located not less than twenty-five (25) feet from any side lot line.

(7) Public school, kindergarten, elementary and high, or a private school having a curriculum the same as ordinarily given in a public school, provided that any such building shall be located not less than twenty-five (25) feet from any side lot line.

(8) Truck gardening, nursery and/or horticulture.

(9) Home occupation and professional offices.

(10) Institution of a religious, education, eleemosynary or philanthropic nature, but not a penal or mental institution.

(11) Accessory building or use, including a private garage, carport and paved parking area customarily incident to the above uses, but not involving the conduct of a business.

(12) Multiple ownership of a single-residential structure is permitted under this Section.

(d) **Conditional Uses.** A building or premise shall be used only for the following purposes when approved as a conditional use:

(1) Private lodges and clubs.

(2) Nursing and rest homes and homes for the aged.

(3) Public utility offices and installations, including transmission lines and substations.

(4) Funeral homes.

(5) Dental and medical clinics.