

§ 5.6 R-8MF, MULTI-FAMILY RESIDENTIAL DISTRICT.

(A) *Permitted and special uses.* See Ch. 6, Table of Permitted and Special Uses.

(B) *Dimension requirements.*

(1) Minimum required lot area for the first townhome dwelling unit: 8,000 square feet; for each additional dwelling unit: 3,000 square feet. Minimum required lot area for single family homes: 8,000 square feet.

(2) Minimum required lot width: Parent lots shall be a minimum of 80 feet wide with required setbacks for single family homes. Townhome lots shall be a minimum of 80 feet wide for the parent parcel, but each townhome lot can be a minimum of 20 feet wide.

(3) Minimum required front yard: 35 feet. (Required for single family homes)

(4) Minimum required side yards: 25 feet. (Required for single family homes)

(5) Minimum required rear yard: 25 feet. (Required for single family homes)

(6) Maximum lot coverage: ~~40% of total lot area.~~ 100% of total lot area, subject to watershed regulations.

(7) Maximum building height: 35 feet unless the minimum required front and side yards are increased one foot for each additional two feet in height.

(8) Residential building separation: 20 feet. (Required for townhomes)

(9) Location of accessory buildings and structures: accessory buildings and structures shall be placed in accordance with the provisions of § 3.11 of this ordinance.

(C) *Off-street parking and loading.* Off-street parking and loading shall be provided in accordance with the provisions of Ch. 8 of this ordinance.

(D) *Signs.* Signs shall be regulated by the provisions of Ch. 9 of this ordinance.

(E) *Landscape requirements.* Landscaping shall be provided in accordance with the provisions of Ch. 10 of this ordinance.

(Ord. passed 5-13-1996)