

1 *The following Code does not display images or complicated formatting. Codes should be viewed online.*  
2 *This tool is only meant for editing.*

3 § 335-21.1 **Rm-2 Multiple-Family Residential District.**

4 The Rm-2 Residential District is intended to provide for multiple-family residential development for  
5 Independent Senior Living facilities in which all residents are over the age of 55 years as defined by  
6 Section 2 of the Housing for Older Persons Act of 1995 (Pub. L. 104-76, 109 Stat.787, approved  
7 December 28, 1995). District densities are not to exceed 16 dwelling units per net acre served by  
8 municipal sanitary sewer facilities and municipal water.

9 A. Permitted principal uses.

10 (1) Multiple-family dwellings with densities not to exceed 16 dwelling units per net acre.

11 (2) Essential services.

12 B. Permitted accessory uses.

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

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

27 (1) Utility substations.

28 (2) Multiple-family residential units as part of a Residential Planned Development Overlay District  
29 project under §335-30. Densities of up to 32 dwelling units per net acre may potentially be granted  
30 subject to the adjustments provided for in §335-30F(3) and (4).

31 (3) Home Occupations.

32 (4) Driveways, patios, walkways or other hardscape constructed using a permeable surface to exceed the  
33 allowable percentage of maximum impervious surface area as defined within this chapter. **[Added 3-**  
34 **24-2014]**

35 D. Lot area and width.

36 (1) Lots shall not be less than one acre (43,560 square feet) in area.

37 (2) Lots shall not be less than 120 feet in width at the front building line.

38 E. Building height and area.

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

40 (a) The building height for principal structures (including any part thereof) shall not exceed 36 feet;  
41 provided, however, that the building height for a principal structure may be increased by one foot for  
42 every two feet added to all side yard and the rear setback requirements for the district in which the  
43 structure is located. A maximum of five feet of additional building height may be added under this  
44 subsection.

45 (b) For principal structures having exposed foundations on the side or rear yards, the vertical height at  
46 that location shall not exceed 46 feet; provided, however, that the vertical height at that location may  
47 be increased by one foot for every two feet added to all side and rear setback requirements of the  
48 district up to a maximum of five feet of additional vertical height.

49 (c) The building height of accessory structures, other than servants' quarters and garages, shall not  
50 exceed 10 feet.

51 (2) No multiple-family structure shall be less than 3,500 square feet in area, excluding garage area.

52 (3) No two-family or multifamily dwelling unit shall contain less than 1,000 square feet in living area  
53 per unit.

54 F. Yards.

55 (1) There shall be a minimum building setback of 25 feet from the abutting street right-of-way.

56 (2) There shall be a side yard setback on each side of any principal structure not less than 20 feet in  
57 width.

58 (3) There shall be a rear yard setback of not less than 25 feet.

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

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