

12.21-11 R-11 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

(a) Primary Purpose and Characteristics

The R-11 Multiple-Family Residential District is intended to provide for multiple-family residential development, at densities not to exceed 12.4 dwelling units per developable net acre, served by public sanitary sewage facilities. All new structures and uses and changes or additions to existing structures and uses shall be in compliance with the site plan review requirements of this ordinance (See Section 12.08-2). (8/6/02)

(b) Principal Uses

- 1 Community living arrangements having a capacity of 15 or fewer persons and which shall be in conformance with all state statutory requirements (2/18/92)
- 2 Essential services
- 3 Foster family homes having less than 4 foster children and not exceeding 8 total occupants and are in conformance with all state statutory requirements

(c) Accessory Uses

- 1 Accessory buildings, such as detached garages, sheds and gazebos, and boathouses (see also section 12.27-6) (8/6/02)
- 2 Small wind energy system
- 3 Solar energy system
- 4 Swimming pools and spas (see also section 12.17) (8/6/02)
- 5 Fences (see also section 12.15) (8/6/02)
- 6 Decks and Patios (see also section 12.18.3)

(d) Conditional Uses (see also section 12.29-8)

- 1 Community living arrangements for 16 or more persons and which are in conformance with all state statutory requirements (2/18/92)
- 2 Multiple-family dwellings (2/18/92)
- 3 Housing for the elderly
- 4 Model apartments and model condominiums and related temporary real estate sales office located within the model unit
- 5 Utility substations

(e) Lot Area and Width

- 1 Lots shall have a minimum area of 20,000 square feet or 3,000 square feet per unit, whichever is larger, and
- 2 Lots shall have a minimum width of 120 feet unless located on a cul-de-sac or curve in which case the lot frontage may be reduced to 60 feet of frontage provided there is at least 120 feet of width at the required building setback line.

(f) Building, Height, Area and Design Standards (9/5/06)

- 1 No building or parts of a building shall exceed 35 feet in height
- 2 The minimum total floor area of a multiple-family residential structure shall be 3,000 square feet, and in addition thereto:
 - a the minimum floor area per dwelling unit for an efficiency or one bedroom apartment shall be 300 square feet;
 - b the minimum floor area per dwelling unit of a two-bedroom apartment shall be 500 square feet;

- c and the minimum floor area per dwelling unit for a three or more bedroom apartment shall be 600 square feet.
 - 3 All residential dwellings shall be attached to a permanent foundation, be properly connected to all required utilities, have a building footprint of which the dwelling unit is not less than 24-feet in width for at least fifty (50) percent of the length, have a roof pitch of not less than 5/12, and an eave extension of at least twelve (12) inches, except residences with an architectural style defined as Colonial or Greek Revival. (9/5/06)
- (g) Yards
- 1 Street yard - not less than 65 feet from the right-of-way of all Federal, State, and County Trunk highways and not less than 40 feet from the right-of-way of all other roads. (8/6/02)
 - 2 Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water. (11/5/86)
 - 3 Side yard - not less than 15 feet in width on each side of all structures.
 - 4 Rear yard - not less than 25 feet.
- (h) Authorized Sanitary Sewer System
- 1 Public sanitary sewer