

R-7

MULTI-FAMILY HIGH DENSITY

DISTRICT INTENT: To provide for areas suitable for multi-family dwelling units not to exceed 15 units per acre.

PERMITTED USES AND STRUCTURES

PRINCIPAL:

1. Single family dwellings.
2. Multi-family dwellings.

ACCESSORY:

1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
2. Fire stations.

PROHIBITED USES AND STRUCTURES:

1. All uses not specifically or provisionally permitted herein.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. Community houses and churches.
2. Buildings connected with the construction which be removed after use is discontinued.
3. Group homes and public facilities.
4. Foster care facilities.
5. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE:

One dwelling unit per 2900 square feet; provided however that single family dwellings shall be developed in accordance with development standards of the R-1 zoning district.

BUILDING SETBACK:

For all residential structures or accessory structures there shall be provided:

- (A) A setback minimum of 25 feet from the boundary of property line bordering any private, local arterial or collector road.

- (B) Setback a minimum of 10 feet from any other property line.

MAXIMUM BUILDING: 35 feet in height. See Section 462 for details. The following minimum square footage of heated floor space for multi-family units will apply; one bedroom, 600 square feet; two bedroom, 800 square feet; three bedroom, 1000 square feet.

MAXIMUM IMPERVIOUS LOT COVERAGE: 80%

SIGNS: See Section 450.

OFF STREET PARKING AND LOADING REQUIREMENTS:

- 1. See Section 430 and 440.

NOTES: R-7 MULTI-FAMILY HIGH DENSITY

- 1. Potable water must be available from a public system certified by DER.
- 2. A central sewage system must be available from a public system certified by DER.
- 3. Access to a development must be provided by a paved road.
- 4. This district shall only be established in an urban service area.