§ 150.07 R2 - MEDIUM DENSITY RESIDENTIAL DISTRICT.

(A) Purpose. To provide a greater variety in housing types by allowing medium density residential development at an overall density ranging up to seven units per acre.

(B) Permitted uses.

(1) Single-family detached dwellings;
(2) Residential facilities serving six or fewer persons;
(3) Day care facilities serving ten or fewer persons;
(4) Essential services;
(5) Residential and temporary signs;
(6) Home occupations, level 1;
(7) Two detached private garages per dwelling not over 1,200 square feet in floor area;
(8) Accessory uses except private garages over 1,200 square feet in floor area;
(9) Public parks but no buildings other than toilets and storage sheds;
(10) Multi-family dwellings with four or less dwelling units.

(C) Conditional uses.

(1) Public buildings in connection with parks or neighborhood centers but not offices;
(2) Schools (K-12) and churches;
(3) One efficiency apartment per dwelling;
(4) Residential facilities, day care facilities and assisted living facilities;
(5) Residential Planned Unit Developments, but no attached unit structures over four units;
(6) Home occupations, level 2 (including identification sign);
(7) Private garage over 1,200 square feet in floor area;
(8) Public and semi-public buildings;
(9) Medical facilities and nursing homes;
(10) Funeral homes;
(11) Directional and identifications;
(12) Land alterations of 400 cubic yards or more;
(13) Bed and breakfast facilities;
(14) Rental cabins.

(D) Dimensional standards.

(1) Lot area.
   (a) Single-family dwelling: not less than 10,000 square feet;
   (b) Two-family dwelling: not less than 12,000 square feet;
   (c) Three- and four-family dwelling: not less than 15,000 square feet.

(2) Lot width.
   (a) Single-family dwelling: not less than 75 feet;
   (b) Duplex dwelling: not less than 90 feet;
   (c) Triplex and quad dwelling: not less than 100 feet.

(3) Lot depth. Not less than 130 feet.

(4) Front yard setback. Not less than 30 feet.

(5) Side yard setback. Not less than 10 feet.

(6) Rear yard setback. Not less than 25 feet.

(7) Building height. Not more 35 feet.

(8) Private garage height. Sidewalls shall not be more than ten feet and the roof pitch shall be no greater than that of the principal dwelling structure.

(9) Maximum sign sizes.
   (a) Residential signs: two square feet;
   (b) Identification signs: four square feet;
   (c) Directional signs: four square feet.

(Ord. passed 6-3-1997)