

§ 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)