

ARTICLE 6

R-12 Residential - Multi-Family District

6.1. Conformity

Subject to Article 10 of this Ordinance (Non-conforming Situations), no person may use, occupy, or sell any land or building or authorize or permit the use, occupancy, or sale of land or buildings under his control except in accordance with all of the applicable provisions of this Ordinance.

6.2. Purpose

To maintain the residential character of the district and to promote and encourage a suitable neighborhood environment for low density apartment living with sufficient open space and facilities.

6.3. Permitted Uses

The following uses and structures are permitted in the R-12 district:

- a. Multi-family dwellings
- b. Public Parks
- c. Residential Care Home, in accordance with Article 25, Section 25.3.5

6.4. Accessory Uses

The following uses and structures are permitted in the R-12 District when accessory to and constructed or commenced concurrently with or subsequent to uses permitted under Article 25, Sections 6.2 and 6.4:

- a. Other accessory uses and structures customarily appurtenant to a permitted use; provided however, that no accessory structure's footprint exceeds 600 square feet.
- b. Home Occupation, in accordance with Article 25, Section 25.3.4.
- c. Family Day Home, in accordance with Article 25, Section 25.3.3.

6.5. Special Exception Uses

The following uses and structures are permitted in the R-12 District subject to securing a conditional use permit:

- a. Public and Private School
- b. Golf Courses
- c. Bed and Breakfast, in accordance with Article 25, Section 25.3.2

- d. Public Utility Facility, except corporation yards, storage or repair yards and warehouses.
- e. Places of Worship
- f. Library
- g. Cemetery
- h. Colleges and Universities
- i. Nursing Homes

6.6. Density

Maximum density shall not exceed twelve dwelling units per acres.

6.7. Lot Area

The minimum lot area shall be one acre.

6.8. Minimum Lot Width

The minimum lot width at the front property line shall be 80 feet and at the required front yard 100 feet.

6.9. Building Height

- a. The maximum building height shall be three stories but in no event shall exceed 35 feet.
- b. The maximum height of an accessory structure shall not exceed 16 feet.

6.10. Yard Requirements

The following minimum yard requirements shall apply in the R-12 District:

- a. Front Yard: 30 feet
- b. Side Yard: 30 feet
- c. Rear Yard: 30 feet.
- d. Accessory Structure: 5 feet from any property line

6.11. Open Space and Recreation Requirements

The following open space and recreational requirements shall apply in the R-12 District:

- a. Twenty-five (25) percent of the site area shall be kept in permanent open space.
- b. A minimum of 100 square feet of active recreational open space shall be provided for each unit.

6.12. Architectural Quality

Multi-family buildings shall avoid massive, monolithic and repetitive building types, facades and setbacks and shall be compatible with surrounding areas. Building elevations and architectural details shall be submitted to the Planning Commission to demonstrate compliance with this Article 25, Section.

[This Article Amended July 20, 2017.]