

Off-street parking shall be provided as required in Article XI, Section 100 of this Ordinance.

Section 80.21 R-12 Middle Residential Density District

The R-12 Middle Residential Density District is established as a district in which the principal use of land is for single-family, two-family and multi-family residences. The regulations of this district are intended to provide areas in the community for those persons desiring small residences and multi-family structures within a mixed density district. The regulations are intended to prohibit any use, which because of its character, would interfere with the residential nature of this district. It is expected that municipal water and sewer facilities be used in this district.

I. Permitted Uses:

- a. All uses permitted in the R-15 Residential District
- b. Modular Homes
- c. Two Family Dwellings
- d. Multi-family Dwellings

II. Conditional Uses: The following uses are permitted when allowed by the Board of Adjustment

- a. Rooming and Boarding houses and tourist homes
- b. Family Care Homes
- c. Planned Unit Developments, subject to conditions under Article X, Section 105 of this Ordinance.

III. Dimensional Requirements: Within the R-12 Middle Residential Density District(s), as shown on the Zoning Map, the following dimensional requirements shall be complied with:

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|---------------------|--------------------------------|----------------|
| a. Minimum Lot Area | 1 st Dwelling Unit: | 12,000 Sq. Ft. |
| | 2 nd Dwelling Unit: | 9,000 Sq. Ft. |
| | Further Units: | 5,650 Sq. Ft. |

NOTE: Density shall not exceed six (6) units per acre.

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|--------------------------------|--------|
| b. Minimum Lot width: | 85 ft. |
| Lots with (2) or more units: | 95 ft. |
| c. Minimum front yard setback: | 30 ft. |

- d. Minimum side yard setback: 10 ft.
facing a street 12 ft.
- e. Minimum rear yard setback: 30 ft.
- f. Maximum height of buildings: 35 ft.

g. Maximum lot coverage by principal building and all accessory buildings shall not exceed thirty percent or Watershed District Requirements; whichever is more stringent.

IV. Location of Accessory Structures:

Accessory buildings shall not be erected in any front or side yard or within 20 feet of any street or highway line or within 10 feet of any lot line not a street or highway line. An accessory building or use shall be located in the rear yard provided it is located not less than 10 feet from the property line. In the case of a corner lot with reversed frontage or a lot with double frontage, no accessory building shall extend beyond the front yard line of the lots in the rear yard.

V. Corner Visibility:

On a corner lot, within the area formed by the centerlines of the intersecting streets and a line joining points of such centerlines, at a distance of eighty (80) feet from their intersection, there shall be no obstruction to vision between a height of two (2) feet and a height of ten (10) feet above the average centerline grade of each street

VI. Off Street Parking

Off street parking shall be provided, as required in Article XI, Section 110, of this Ordinance.

Section 80.3 RA-15 Residential-Agricultural District. This district is composed of medium density residential development and of open areas which are used as farmland and woodland. The regulations of this district are intended: (1) to insure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at sufficiently medium densities to insure a healthful environment and (2) to protect agricultural and residential areas from an influx of incompatible uses which would render such areas undesirable for farms and future development.

I. Permitted Uses:

- a. Single-family dwellings.
- b. Modular Homes.