

**Proposed Changes to Subchapter 902
for Public Hearing
July 11, 2017 8:30 AM**

902.1.2 MULTI-FAMILY RESIDENTIAL DISTRICT (R-2)

902.1.2.1 Purpose: The Multi-Family Residential District is created to provide areas for **two family, multi family**, ~~apartments, townhouses~~ and condominiums, with the necessary supporting uses, but free from incompatible land uses.

902.1.2.2 Permitted Uses:

- (1) Essential Services
- (2) Group Lodging
- (3) Guesthouse Non-Rental
- (4) Home Occupations
- (5) Mobile Homes - Individual
- (6) Parks, Playgrounds & Golf Courses
- (7) Private Clubhouses—over 1000 sq. ft.
- (8) Residential Multi Family: **A building containing three or more single family dwelling units**
- (9) Residential ~~Two Multi Family~~—**A building containing two single family dwelling units** ~~Dwelling Units on 2nd Stories~~
- (10) Residential Single Family **dwelling unit**
- (11) Parks & Playgrounds

902.4.3. Residential Lots Without Water Frontage: Such lots created between May 9, 1959 and July 4, 1979, shall have a minimum of 100 feet of road frontage and be not less than 1½ acres in size (**65340 sq. ft.**), for single family dwellings. Such lots created between July 5, 1979 and March 25, 2001, shall have a minimum of 200 feet of road frontage and be not less than 2 acres in size (**87120 sq. ft.**), for single family **or two family dwellings**. All lots created after-March 25, 2001 shall not be less than 2 acres (87,120 square feet) in size for a single family **or two family dwellings**. Such lots shall have at least 50 feet of road frontage.

902.4.4. Commercial Lots Without Water Frontage

902.4.4.1. ~~Lots without water frontage~~ created between May 9, 1959 and July 4, 1979, located along public roads and to be used for commercial purposes shall have a minimum of 100 feet of road frontage and shall not be less than 1½ acres (**65340 sq. ft.**) in size plus ½ acre (**21780 sq. ft.**) for each additional building used commercially.

~~Lots without water frontage~~ created between July 5, 1979 and March 25, 2001, to be used for

commercial purposes shall have a minimum of 200 feet of road frontage and shall not be less than 2 acres (87120 sq. ft.) in size plus one acre (43560 sq. ft.) for each additional building used commercially. **New Commercial lots** 902.4.4.2. ~~Commercial (Non-Residential):~~ Such lots shall have at least 50 **200** feet of road frontage and shall not be less than two (2) acres (87120 sq. ft.) in size plus one (1) acre (43560 sq. ft.) for each additional building over one (1) to be used for commercial purposes. ~~Such lots shall have at least 50 feet of road frontage~~

902.4.4.3. ~~Commercial Residential~~ **Multi Family**: ~~Single residential units and multi-family developments with one residential unit per structure shall have the same minimum requirements as 902.4.2.~~ Developments with two **three (3)** or more residential units per structure shall each have at least 50 feet of road frontage and two (2) acres (87120 sq. ft.) of land for the first dwelling unit plus 20,000 square feet for each contiguous additional dwelling unit.

902.4.4.7. Commercial Mixed is a mixture of single, family, multi dwelling units and commercial establishments on the same lot. Requirements set forth in Section 902.4.3, 902.4.4.1 and 902.4.4.3 shall apply dependent the type of structures on the lot

902.5 GUESTHOUSES:

902.5.1 On Water: One guesthouse with a footprint no greater than eight hundred (800) square feet and a total living area no greater than one thousand six hundred (1600) square feet shall be permitted on residential lots with water frontage, provided such lots have at least two hundred (200 feet of frontage and are at least two (2) acres in size. A guesthouse with a footprint no greater than one thousand (1000) square feet and no greater than two thousand (2000) square feet of living space shall be permitted on lots with at least three hundred (300) feet of frontage and three acres of land. A guesthouse with a footprint no greater than one thousand two hundred fifty (1250) square feet and no greater than two thousand five hundred (2500) square feet of living space shall be permitted on lots with at least 400 feet of frontage and four (4) acres of land. **Guesthouses shall not be allowed on two-family or multi-family dwelling sites.**

902.5.2 Off Water: One guesthouse with a footprint no greater than eight hundred

(800) square feet and a total living area no greater than one thousand six hundred (1600) square feet shall be permitted on residential lots that are at least two (2) acres in size. A guesthouse with a footprint no greater than one thousand (1000) square feet and no greater than two thousand (2000) square feet of living space shall be permitted on lots that have three (3) acres of land. A guesthouse with a footprint no greater than one thousand two hundred fifty (1250) square feet and no greater than two thousand five hundred (2500) square feet of living space shall be permitted on lots that have four (4) acres of land. Guesthouses shall not be allowed on two-family or multi-family dwelling sites.

902.9.3.a. Lands under common ownership separated by a public road shall not constitute a single lot and if a nonconforming lot is created with no water frontage said lot may have a non-habitable private storage structure on it if the following requirements are met. The non-conforming lot shall have a minimum lot size of at least three thousand (3000) sq. feet and the private storage structure shall have a maximum foot print of nine hundred and fifty (950) sq. ft. with a roof consisting of a single gable without dormers and shall meet all other garage height and set back requirements of set forth in ordinance. In addition, no water or sanitary facilities are permitted within or in connection with the structure.