

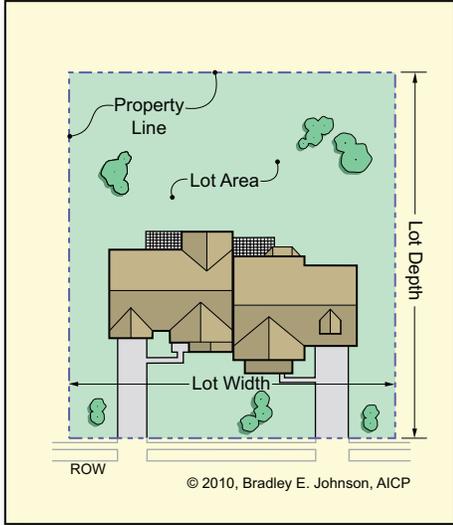
Multiple-family Residential (M1) District

2.15 M1 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The M1 (Multiple-family Residential) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • Medium density two-family homes on small to medium sized lots <p>Application of M1 District</p> <ul style="list-style-type: none"> • Existing and new development • Small area zoning <p>Development Standards</p> <ul style="list-style-type: none"> • Enact stringent development standards to protect the quality of life for tenants and surrounding zoning districts <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> • PR, AG, R3, UR, M1, M2, MP, UV, IS, NC, and LC <p>Plan Commission</p> <ul style="list-style-type: none"> • Use the M1 district for existing developments and carefully for new multiple-family residential development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a special exception use only when it is compatible with the surrounding residential areas 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • home business (type 1) • small wind turbine system <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> • dwelling, multiple-family (2 or 3 units) • dwelling, single-family attached • dwelling, single-family detached • fair housing facility (small) 	<p>Residential Special Exception Uses</p> <ul style="list-style-type: none"> • dwelling, multiple-family (4 to 6 units)

Multiple-family Residential (M1) District

2.16 M1 District Development Standards



Minimum Lot Area

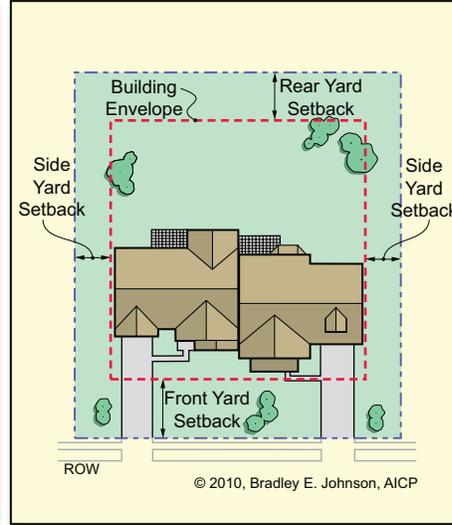
- 6,000 square feet

Minimum Lot Width

- 50 feet

Sewer and Water

- Sanitary sewer and water utility required



Minimum Front Yard Setback

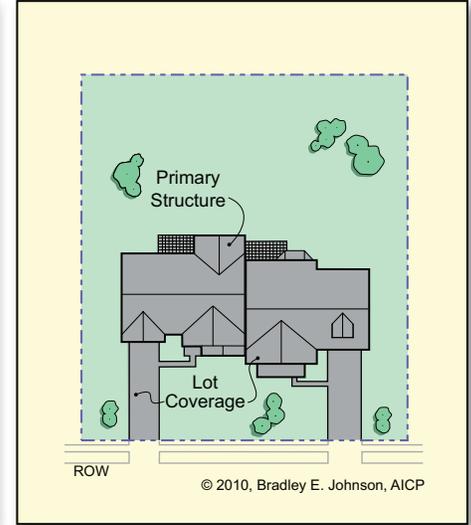
- 25 feet for primary and accessory structures

Minimum Side Yard Setback

- 20 feet aggregate setback for primary structures, with 8 feet minimum setback for any one side yard or 0 feet for attached dwellings with a common wall on the property line
- Accessory structures 5 feet

Minimum Rear Yard Setback

- 30 feet for primary structure
- 15 feet for accessory structure



Maximum Lot Coverage

- 50% of lot area

Minimum Main Floor Area

- n/a

Minimum Dwelling Unit Size

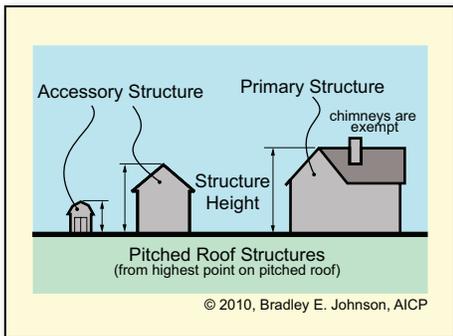
- 1,000 square feet

Maximum Density

- 6 units per acre

Maximum Primary Structures

- 1 per lot



Maximum Structure Height

- 40 feet for primary structure
- 20 feet for accessory structure
- 2 stories

Additional Development Standards that Apply

Accessory Structures	Landscaping	Special Exception
• AS-01 5-6	• LA-01 5-45	• SE-01 5-105
• AS-04 5-9	• LA-02 5-46	Storage
Density and Intensity	• LA-03 5-46	• SR-01 5-106
• DI-01 5-16	• LA-07 5-48	Structure
Driveway	• LA-08 5-49	• ST-01 5-107
• DW-01 5-17	Lighting	Temporary Use
• DW-04 5-20	• LT-01 5-51	• TU-01 5-110
Environmental	Lot	• TU-03 5-111
• EN-01 5-21	• LO-01 5-53	Trash Receptacle
Fence and Wall	Outdoor Storage	• TR-01 5-112
• FW-01 5-22	• OS-01 5-58	Vision Clearance
• FW-04 5-23	Parking	• VC-01 5-113
Floodplain	• PK-01 5-60	Wind Turbine Systems
• FP-01 5-26	• PK-04 5-61	• WT-01 5-114
Floor Area	Performance	
• FA-01 5-35	• PF-01 5-68	
Height	Public Improvement	
• HT-01 5-36	• PI-01 5-69	
Home Business	Setback	
• HB-01 5-37	• SB-01 5-71	
Keeping of Animals	Sewer and Water	
• KA-01 5-41	• SW-01 5-73	
	Signs	
	• SI-01 5-75	
	• SI-04 5-81	