Intense Multiple-family Residential (M2) District

2.17 M2 District Intent, Permitted Uses, and Special Exception Uses

District Intent

The M2 (Intense Multiple-family Residential) District is intended to be used as follows:

Use Type and Intensity
- Medium to high density two and three-family homes on varying sized lots

Application of M2 District
- Existing and new development
- Small area zoning

Development Standards
- Enact stringent development standards to protect the quality of life for tenants and surrounding zoning districts

Appropriate Adjacent Zoning Districts
- PR, R3, UR, M1, M2, MP, UV, IS, NC, LC, GC, and HC

Plan Commission
- Use the M2 District for existing developments and carefully for new multiple-family residential development

Board of Zoning Appeals
- Allow a special exception use only when it is compatible with the surrounding residential areas

Permitted Uses

Accessory Permitted Uses
- home business (type 1)
- small wind turbine system

Residential Permitted Uses
- assisted living facility
- dwelling, multiple-family (2 or 3 units)
- dwelling, multiple-family (4 to 6 units)
- dwelling, multiple-family (7 to 15 units)
- dwelling, single-family attached
- fair housing facility (small)
- nursing home
- retirement community

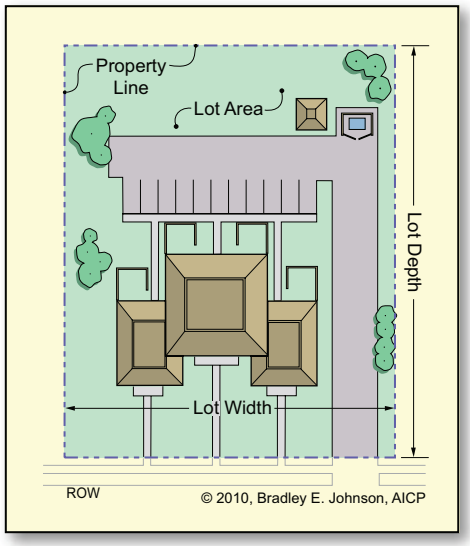
Special Exception Uses

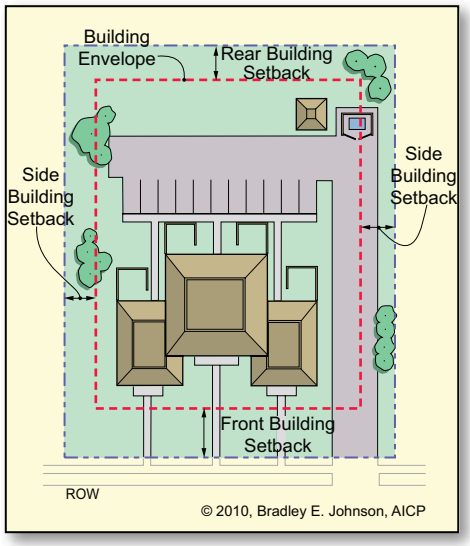
Accessory Special Exception Uses
- large wind turbine system

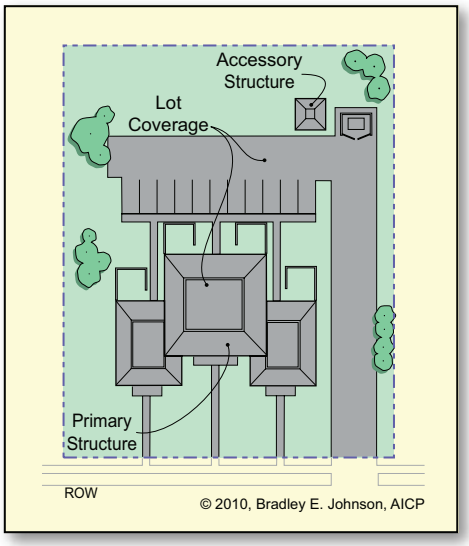
Residential Special Exception Uses
- dwelling, multiple-family (16+ units)
- dwelling, single-family detached

Intense Multiple-family Residential (M2) District

2.18 M2 District Development Standards







Minimum Lot Area
- 14,000 square feet

Minimum Lot Width
- 100 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
- 16 feet for primary and accessory structures

Minimum Rear Yard Setback
- 40 feet for primary structure
- 15 feet for accessory structure

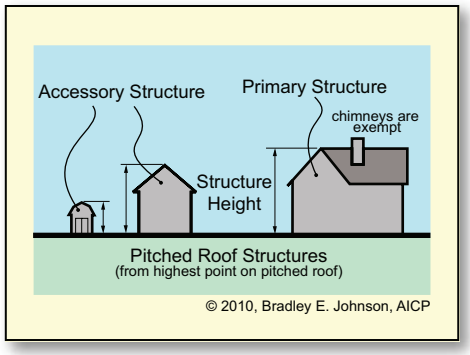
Maximum Lot Coverage
- 70% of lot area

Minimum Main Floor Area
- n/a

Minimum Dwelling Unit Size
- 700 square feet with an average of 900 square feet

Maximum Density
- 12 units per acre

Maximum Primary Structures
- 10 per lot



Maximum Structure Height
- 60 feet for primary structure
- 20 feet for accessory structure
- 4 stories

Additional Development Standards that Apply

Accessory Structures
- AS-01 5-6
- AS-04 5-9

Density and Intensity
- DI-01 5-16

Driveway
- DW-01 5-17
- DW-04 5-20

Environmental
- EN-01 5-21

Fence and Wall
- FW-01 5-22
- FW-04 5-23

Floodplain
- FP-01 5-26

Floor Area
- FA-01 5-35

Height
- HT-01 5-36

Home Business
- HB-01 5-37

Keeping of Animals
- KA-02 5-41

Landscaping
- LA-01 5-45
- LA-02 5-46
- LA-04 5-47
- LA-07 5-48
- LA-08 5-49

Lighting
- LT-01 5-51

Lot
- LO-01 5-53

Outdoor Storage
- OS-01 5-58

Parking
- PK-01 5-60
- PK-04 5-61

Performance
- PF-01 5-68

Public Improvement
- PI-01 5-69

Setback
- SB-01 5-71

Sewer and Water
- SW-01 5-73

Signs
- SI-01 5-75
- SI-04 5-81

Special Exception
- SE-01 5-105

Storage
- SR-01 5-106

Structure
- ST-01 5-107

Temporary Use
- TU-01 5-110

Trash Receptacle
- TR-01 5-112

Vision Clearance
- VC-01 5-113

Wind Turbine Systems
- WT-01 5-114
- WT-02 5-116