

## **Section 4-5 TWO FAMILY RESIDENTIAL DISTRICT - MR-3**

### **4-5.1 INTENT**

The Two-Family Residential District is intended to establish and preserve residential neighborhoods with single and two-family residences. These regulations are intended to encourage the development of two-family dwellings (duplexes) and the various uses that are compatible with such developments.

### **4-5.2 PERMITTED USES**

DETACHED, SINGLE-FAMILY DWELLINGS

LIBRARY

TWO-FAMILY DWELLINGS - DUPLEXES

### **4-5.3 SPECIAL USES**

CHURCHES and other places of formal worship

COMMERCIAL ESTABLISHMENT: Bed and Breakfast Inn

DAY CARE CENTERS: Day Family Care Home; Day Group Care Center, Class A

GROUP HOMES: Family Group Home; Group Home Center, Class A

SCHOOLS: Pre-school, Kindergarten, Elementary, Junior and Senior High

### **4-5.4 LOT & STRUCTURE REQUIREMENTS**

In districts zoned MR-3, only one principal building shall be erected on any lot. Every principal building erected in the MR-3 district shall conform to the following requirements:

A) Minimum Lot Area	7,000 Sq. Ft.
1) Minimum Lot Area per Dwelling Unit	3,500 Sq. Ft.
B) Minimum Lot Width	
1) At the established building line	50 Feet
C) Minimum Lot Depth	None
D) Minimum Set Backs	
1) From front lot line	25 Feet
2) From any side lot line	5 Feet
3) From rear lot line	25 Feet
4) From principal structure on adjacent lot	10 Feet
5) From corner lot line on both street frontages	25 Feet
6) Accessory Buildings	
a) From principal building	10 Feet
b) From rear lot line	8 Feet
c) From side lot line	5 Feet
d) Maximum structure height	15 Feet

e) Maximum percentage of rear yard coverage	30%
f) Limit two (2) per lot	
g) Distance between structures	5 Feet (14-06)
E) Maximum Structure Height	35 Feet
F) Maximum Floor Area Ratio	0.6
G) Maximum Percentage of Lot Coverage	
- Including accessory buildings	30%
H) Minimum Floor Area per Dwelling Unit - First Level	600 Sq. Ft.

**4-5.5 OFF-STREET PARKING & LOADING SPACE REQUIREMENTS**

**4-5.5(A) Location:**

A) Parking spaces accessory to dwellings located in this district shall be located on the same lot as the dwelling. Such parking spaces shall not be located in any required front yard except in a driveway, but may be located in the side or rear yards. Each parking space shall be unobstructed so that no vehicle need be moved in order to allow another vehicle to enter/exit the parking area.

B) All parking spaces accessory to permitted non-dwelling uses located in this district generally shall be located on the same lot as the use serviced. However, such parking facilities may be located on another parcel within two-hundred feet of the use served if the “same lot” requirement is not feasible.

C) No commercial vehicle exceeding one ton cargo capacity shall be parked anywhere in this district except for normal loading, unloading, and service calls.

**4-5.5(B) Minimum Required Number of Spaces:**

All dwellings located within this district shall have a minimum of two parking spaces per dwelling unit. No loading space is required.

Any uses developed within this district are required to provide parking spaces and loading space as outlined in Article 6.