



ORDINANCE NO. 894

AN ORDINANCE AMENDING ORDINANCE NOS. 725 & 886 ALLOWING FOR UP TO 24 DWELLING UNITS PER STRUCTURE AS A MATTER OF RIGHT AND UP TO 24 UNITS PER NET ACRE AS A MATTER OF RIGHT WITHIN THE MEDIUM DENSITY TWO "MDR2" ZONE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

SECTION I: Ordinance No. 725 is hereby amended as follows:

Section 3.61 is hereby amended to read as follows:

Section 3.61 Medium Density Residential 2 (MDR2):

The Medium Density Residential 2 is established to protect stable neighborhoods of detached single family dwellings on smaller lots and to act as a buffer between single family dwellings and non single family zones. Restoration or rehabilitation of older homes in this district shall be encouraged. Up to 24 units per net acre shall be allowed, with an atmosphere consistent with low building heights, low traffic volumes, ample off-street parking, and low nuisances associated with higher density zoning. Structures within this zone shall have no more than 24 Dwelling Units in any one structure, with maximum lot coverage of no more than 80%. Setback and minimum lot size requirements in MDR2 shall be the same as in MDR1.

DISTRICT RIGHT	USES	STANDARDS FOR USES BY						
		Minimum Minimum	Lot Lot	Minimum Front	Minimum Rear	Minimum Side	Minimum Lot	Maximum
Building By Right Coverage	Conditional Height	Lot Area	Width	Yard	Yard	Yard	Yard	
MDR2 Same as LDR1	Same as LDR1 plus up to 24 dwelling units per structure	4,500 sq.ft. Plus 1,500 sq. ft. for each additional dwelling unit	60 ft. 25 ft.	20 ft.	4" for every 1' of building 6' minimum	80%	30 ft. height:	
Limited home occupations	Boarding house Nursing homes							
Child care centers and nurseries	Mobile home courts and subdivisions							
	Dormitory housing, fraternity, sorority							
	Separate Parking Lots							

SECTION II: This ordinance shall take effect and be in force from and after its passage and publication as required by law.

