

---

## 12-2-15 Regulations for Multiple Family Residential District—High Density—MHD.

The regulations set forth in this Section, or set forth elsewhere in this Article, when referred to in this Section, are the District Regulations in the RMH—Multiple Family Residential District—High Density.

(A) *Uses Permitted by Right.*

1. Single Family Dwelling Units, Multiple family dwelling units and timeshares and interval ownership estate units where no more than sixteen (16) shares per unit are allowed. A central reservation facility on site must be included in the project.
2. Home occupations.
3. Domestic animals, provided such animals are household pets and that kennels are not maintained.
4. Fences, hedges, and walls, provided such uses are located where they will not obstruct motorists' vision at street intersections.
5. Accessory buildings and uses customarily incident to the uses permitted in this district. A central reservation facility on the same site as timeshare multiple family development is an accessory use.
6. Nightly Rentals in the Single Family Residence only. Nightly Rentals will not be permitted in Accessory Dwelling Units (ADUs).
7. Historic structures.

(B) *Conditional Uses.*

1. Public Utilities.
2. Fire stations, police stations and telephone exchanges.
3. Water reservoirs, water storage tanks, water pumping stations, sewer lift stations and wireless towers.
4. The Commission may in addition prescribe any additional conditions regarding intensity or limitation of use, appearance, hours of operation, setbacks or required open space, or other such conditions which may be deemed necessary by the Planning Commission.
5. Nightly Rentals will be treated as a conditional use when an objection has been raised as to the use by right. See Section 12-2-31(B)4 Nightly Rental Conditional Use Permits.

(C) *Zoning Standards.* Except as provided in Section 12-2-27, the area regulations are as follows:

Standard Type	Measurement		
Minimum Lot Area	5,000 sq. ft. per dwelling*	5,000 sq. ft. for all conditional uses**	
Minimum Lot Frontage	50'*		
Minimum Floor Area	500 sq. ft. per single dwelling unit		
Maximum Floor Area	N/A		
Minimum Setback	Front 25'	Side 10'	Rear 10'
Maximum Height	35'		
Density	20 dwelling units per acre		

<b>Open Space</b>	50% minimum of total land area	45% maximum for improvements not included in open space definition	
*No minimum lot area or frontage required for townhomes			
**Unless otherwise specified by planning commission			

## 12-2-17 Regulations for Commercial Transitional District—CT.

The Regulations set forth in this Section, or set forth elsewhere in this Article, when referred to in this Section, are the District Regulations in the CT—Commercial Transitional District.

### (A) *Uses Permitted by Right.*

1. Single Family Dwelling Units.
2. Neighborhood Businesses.
3. Day Nurseries or Child-Care Centers.
4. Private and Publicly-owned Parking Lots.
5. Not-for-Profit Clubs and Service Organizations.
6. Hotels, Motels, Condo/Hotels and Lodges.
7. Group homes for the elderly and indigent, limited to not more than eight (8) persons per home.
8. Multi-family attached rental units.
9. Bed and breakfast establishments.
10. Condominiums and Townhouses—Timeshare and interval estate units of more than sixteen (16) shares per unit are required to have a central reservation facility on site.
11. Mixed Residential with permitted Commercial Use within the same building or buildings on the lot.
12. Rental, repair, wholesaling, and storage in conjunction with any of the above non-residential uses, provided all such activity is clearly incidental and accessory to said uses, and further provided all such activity is conducted within a building.
13. Accessory buildings and uses normal and customary to the uses listed above.
14. Nightly Rentals. See Section 12-2-31(B)4 Nightly Rental Conditional Use Permits.
15. Residential units herein defined as: Multi-family attached rental units, condominiums, townhouse and condo/hotels are uses permitted by right with the following restrictions:
  - (a) The first story area measured from the frontage to fifty feet (50') into the lot shall be dedicated to commercial space.
  - (b) If any portion of the area described Section 12-2-17(A)15(a) is used for a hallway, elevator, stairwell access, or fire escape access, a minimum of thirty percent (30%) of the second story of the structure must be dedicated to commercial space. This area shall be located on the frontage side of the structure.

- (c) The commercial space aspect of any structure must be constructed prior to or in conjunction with the residential units. A Certificate of Occupancy must be issued to the commercial space prior to or in conjunction with the residential units.

16. Historic structures.

(B) *Conditional Uses.*

1. Commercial establishments of the following and like nature: antiques; small appliances; furniture; gifts; hardware; sporting goods; stationery; and, variety shops;
2. Service establishments of the following and like nature: catering services; laundromats; medical clinics; funeral parlors and mortuaries;
3. Eating and drinking establishments;
4. Public utilities;
5. Water reservoirs, water storage tanks, water pumping stations, sewer lift stations and wireless towers.

(C) *Zoning Standards.* Except as provided in Section 12-2-27, the area regulations are as follows:

Standard Type	Measurement		
Minimum Lot Area	5,000 sq. ft.*		
Minimum Lot Frontage	50'*		
Minimum Floor Area	800 sq. ft. per single dwelling unit	500 sq. ft. per multi-family attached rental unit, lodge, condominium, townhome, and condo/hotel	Refer to Definitions Section for hotels and motels.
Maximum Floor Area	N/A		
Minimum Setback	Front 5'	Side 5'	Rear 20'
Maximum Height	35'		
Density	2 units per 5,000 sq. ft. lot		
Open Space	Governed by setbacks		
*No minimum lot area or frontage required for townhomes			