

Section 7.20 Multiple Family Developments

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and building and lot coverage, except as follows:

1. The portion of a building within fifty (50) feet of a lot line shall not exceed twenty-five (25) feet in height.
2. Buildings shall be a minimum twenty-five (25) feet from the edge of a parking lots and access drives not otherwise comprising a road right-of-way.

B. Additional Standards and Requirements:

1. No building shall be more than one hundred (100) feet in length.
2. The minimum distance between any two buildings on the lot shall be equal to fifty (50) feet except that the minimum distance between any two buildings on the lot that are generally arranged end-to-end shall be the height of the taller building but no less than twenty (20) feet.
3. There shall be provided easily accessible and usable open space in an amount of ten percent (10%) or more of the lot area or one hundred (100) square feet per dwelling unit, whichever is greater, but in no case shall less than ten thousand (10,000) square feet be provided. No single designated open space shall be less than one thousand (1,000) square feet in area. Such open space shall be available for recreation and leisure, and may be located on an adjacent lot where part of a unified development plan.
4. In no case shall a residential building be more than one hundred fifty (150) feet from the parking lot from which it is served.
5. Accessory buildings, structures, and uses that are clearly customary and incidental to the functioning of the development are permitted, including business and administrative offices, laundry facilities and auxiliary storage for tenants, and community recreation buildings.
6. All access drives shall have a minimum pavement width of thirteen (13) feet for one-way streets and twenty-four (24) feet for two-way streets.
7. The minimum floor area for multiple family dwelling units shall be as follows:
 - a. Efficiencies: 550 sq. ft. of heated living area.
 - b. One bedroom units: 720 sq. ft. of heated living area.
 - c. Two bedroom units: 840 sq. ft. of heated living area.
 - d. Three bedroom units: 960 sq. ft. of heated living area.
 - e. Four or more bedroom units: 1,200 sq. ft. of heated living area, plus 100 sq. ft. of heated living area for each additional bedroom in excess of the fourth bedroom.