

Site Plan Information – R-2, Medium to High Density District Requirements

LOT AREA AND SETBACK REQUIREMENTS: The following minimum requirements shall be observed in the R-2 District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

A: Lot Area:

1. **TRIPLEXES & QUADRAPLEXES:**
 - a. Minimum Lot Area Per Dwelling Unit: Five thousand (5,000) square feet.
 - b. Minimum Total Lot Area: Twenty thousand (20,000) square feet.
2. For the basis of computing the number of permitted units within a multiple residence, the following shall apply:
 - a. 2,000 square feet for each efficiency unit; and/or
 - b. 3,000 square feet of lot area for each 1 bedroom unit; and/or
 - c. 3,500 square feet of lot area for each 2 bedroom unit; and/or
 - d. 4,000 square feet of lot area for each 3 bedroom unit; and/or
 - e. For each additional bedroom (over 3) per unit, an additional 500 square feet of lot area;

B: Principal Structure Setbacks:

1. **Triplexes and Quadraplexes:**
 - a. Front Yard: Thirty (30) feet.
 - b. Where the lot is located at the intersection of two (2) or more streets or highways which bound two (2) or more sides of the lot, no building shall project beyond the front yard line of either street.
 - c. Side Yard: Ten (10) feet.
 - d. Rear Yard: Twenty (20) feet.
2. **Multiple Family Units:**
 - a. Front yard setbacks of not less than thirty (30) feet is required.
 - b. Interior side yards (not adjacent to street right-of-ways) require a minimum of twenty (20) feet plus one (foot) of side yard setback for each one (1) foot of building height over twenty (20) feet.
 - c. A rear yard with a depth of not less than thirty (30) feet is required.
 - d. Corner lots, (side yards adjacent to street right-of-ways) require a minimum of Thirty (30) feet.
3. **Condominium and cooperative units:**
 - a. Front yard setback of not less than thirty (30) feet is required.
 - b. Interior side yards (not adjacent to street right-or-ways) require a minimum of twenty (20) feet plus one (foot) of side yard setback for each one (1) foot of building height over twenty (20) feet.
 - c. A rear yard with a depth of not less than thirty (30) feet is required.

Additional Information on Reverse Side

d. Corner lots, (side yards adjacent to street right-of-ways) require a minimum of thirty (30) feet.

D. Accessory Structures Setbacks as regulated by Chapter 31, (General Requirements) of this Ordinance.

LOT COVERAGE AND HEIGHT:

- A. The total ground area of all residential buildings shall not exceed a lot coverage of forty-five (45) percent.
- B. Triplex and quadraplex: Maximum building height is 35 feet or the average height of the adjacent structures, whichever is less.
- C. Multiple family dwelling: Maximum building height is four stories or forty-five (45) feet.

MULTIPLE FAMILY APPEARANCE:

- A. All multiple family dwelling buildings shall be designed and constructed to have the equivalent of a front appearance on each exterior surface. All accessory or ancillary buildings, including garages, shall be designed and constructed with the same facing materials as the principle building. Such material shall be used in the same or better proportions as used on said principal building.
- B. Any detracting aspects (i.e. parking or exterior storage) of the multiple family dwelling development shall be integrated into the site design so as to minimize the impact on adjacent residential areas. Mitigation of these aspects shall include landscaping and fencing treatments.

Shoreline Management Ordinance Setbacks (within 1000 feet from any public waters)

Structure and On-site Sewage Treatment Systems:

Natural Environment: 150 feet

Recreational Development: 75 feet

General Development: 50 feet

Additional Structure Setbacks:

Top of bluff: 30 feet

Unplatted cemetery: 50 feet

Right-of-way line of federal, state, or county highway: 50 feet

Right-of-way line of town road, public street, or other roads or streets not classified: 20 feet

Subdivisions of duplexes, triplexes and quads:

Each building must be set back at least 200 feet from the ordinary high water level.

Total Impervious Surface: 25%

See Shoreline Management Ordinance for more information.