

# **M-1 MULTI-FAMILY**

## **A. PERMITTED USES**

1. Any use permitted in the R-1 Residential District.
2. Apartment houses.
3. Boarding or lodging houses.
4. Day care centers.
5. Nursery schools.
6. Transmission lines, substations, telephone and telegraph lines, public utility installations.

## **B. PERMITTED ACCESSORY USES**

1. Accessory buildings and uses customarily incidental to any of the above structures when located on the same lot and not involving the conduct of a retail business.
2. Home occupations.
3. Outdoor furnace
4. Private garages, carports, and driveways.
5. Satellite dishes less than twelve (12) feet in diameter.
6. Tool houses, sheds and other similar buildings used for the storage of common supplies.

## **C. CONDITIONAL USE**

1. Artificial lakes/ artificial ponds.
2. Cable television installations.
3. Colleges, universities, schools (elementary, junior high and senior high), hospitals, sanitariums, churches, and other religious institutions.
4. Community based residential facility.
5. Fire stations, police stations, post offices and other governmental facilities.
6. Manufactured home parks.

## **D. LOT REQUIREMENTS**

1. Area – one (1) acre minimum for the first four units plus fifteen thousand (15,000) square feet for each additional unit.

2. Zoning lot frontage – one hundred fifty (150) continuous feet minimum.

## **E. HEIGHT REGULATIONS**

Residential dwellings – thirty-five (35) feet maximum.

## **F. BUILDING SETBACKS**

1. Front yard, corner side yard, and rear yard, when it abuts on a street, shall have a setback in accordance with those prescribed in the Brown County Highway Setback Ordinance. However, in no case shall front yard or corner side yard be less than twenty-five (25) feet from the street right-of-way.

2. Side yard shall have a minimum setback of twenty-five (25) feet.

3. The rear yard, when not abutting on a street, shall have a minimum setback of twenty-five (25) feet for the principal structure and twenty-five (25) feet for the accessory building. A newly constructed building of less than five hundred (500) square feet need only be five (5) feet from the rear lot line.

## **G. BUILDING SIZE**

1. Minimum size of a residential dwelling shall be eight hundred fifty (850) square feet ground floor area.

2. The total area above grade occupied by the building, accessory buildings, and car stalls or parking places shall not exceed fifty (50) percent of the total area of the lot on which they are located.

## **H. ACCESSORY BUILDING**

Accessory uses shall conform to district requirements and those set forth in **General Provisions**, Subsection C, Building and Uses.

## **I. PARKING**

Parking shall conform to the requirements as set forth in **Off-Street Parking and Loading Requirements**.

## **J. SIGNS**

Signs shall be regulated as set forth in **Regulation of Signs**.