
Sec. 30-105. Dimensional standards.

The following dimensional standard shall apply to all permitted, accessory, and conditional uses in the RMF-6 district:

- (1) *Minimum lot area:*
 - a. Single-family, duplex and two-family dwellings: 7,260 square feet per dwelling unit.
 - b. Multiple-family and townhouse: One acre.
- (2) *Minimum lot width:* 100 feet.
- (3) *Minimum yard requirements:*
 - a. Front yard: 25 feet.
 - b. Side yard: Ten feet.
 - c. Rear yard: 25 feet.
- (4) *Maximum height of structures:*
 - a. *Principal structures:* 35 feet, as measured from the required FEMA base flood elevation to the mid-point of the roof.
 - b. *Accessory structures:* 15 feet.
- (5) *Maximum density:* Actual maximum density shall not to exceed six dwelling units per gross acre.
- (6) *Distance between structures:* The distance between any two principal structures on the same parcel shall be 15 feet or a distance equal to one-half the sum of their heights, whichever is greater. For accessory structure yards see the land development code.
- (7) *Dimensional standards for nonconforming lots of record:* The following dimensional standards for nonconforming lots of record in the RMF-6 district shall apply:
 - a. Single-family and two-family dwellings, minimum lot area per dwelling unit of 6,000 square feet.
 - b. Multifamily dwellings, in conformance with the development standards of the RMF-6 district, and;
 - c. Nonconforming lots of record shall be required to provide a minimum of 6,500 square feet of lot area for each dwelling unit.
 - d. When calculating the density on these nonconforming lots, a fractional unit of 0.50 or greater of a unit shall entitle the applicant to an additional unit.
- (8) *Minimum floor area:* 750 square feet.

(Ord. No. 01-33, § 5, 11-5-2001)