

## 1150.04 Downtown Multi-Family or Downtown Suburban Office

The purpose of this zoning area is to recognize the duality of the area in that it provides for a transitional buffering from small single-family residential area.

a) Permitted Uses. Only the uses included under the following listed numbers or as otherwise specified in this district shall be permitted in the Multi-Family Residential or Suburban Office District.

1. Multi-Family Residential. Buildings containing not less than two or more than eight dwelling units.
2. Administrative and business. Administrative office primarily engaged in general administration, supervision, purchasing, accounting, and other management functions. Business offices carrying on no retail trade with the general public and having no stock of goods maintained for sale to customers.

60	Depository Institutions.
61	Non-depository credit institutions.
62	Security and commodity brokers, dealers, exchanges, and services.
63	Insurance carriers.
64	Insurance agents, brokers, and services.
65	Real estate.
67	Holding and other investment companies.
731	Advertising.
732	Consumer credit reporting agencies, mercantile reporting agencies, and adjustment and collection agencies.
7383	News syndicates.

3. Professional. Professional offices engaged in providing tangible and intangible services to the general public, involving both persons and their possessions.

0781	Landscape counseling and planning.
801	Offices and clinics of doctors of medicine.
802	Offices and clinics of dentists.
803	Offices and clinics of doctors of osteopathy.
804	Offices and clinics of other health practitioners.
805	Nursing and personal care facilities.
811	Legal Services
871	Engineering, architectural, and surveying services.
872	Accounting, auditing, and bookkeeping services.
8748	Land planners.

4. Institutions.

Museums and art galleries.
----------------------------

- b) Conditional Uses. The following uses shall be allowed in the Multi-Family or Suburban Office District subject to approval in accordance with Chapter 1169.

1. Institutions.

835	Day Care Centers
-----	------------------

842	Arboreta and botanical or zoological gardens.
-----	---

2. Family Care Home. (As defined in Chapter 1123). The purpose of this section is to regulate the establishment of residential care facilities for individuals who are unable to live in their own home or with their family, are unsuited for foster home placement, or when foster home placement is unavailable and who are not in need of institutional care or treatment.

3. Organizations and Associations.

86	Membership organizations excluding 8661 religious organizations.
----	--

4. **RESIDENTIAL. LIVING QUARTERS AS AN INTEGRAL PART OF PERMITTED USE BUILDINGS IN SUBSECTIONS (A)(2) TO (A)(4) AND (B)(1) TO (B)(3) HEREOF.**

5. **MULTIPLE DWELLING UNITS. MULTIPLE DWELLING UNITS AS PART OF PERMITTED USE BUILDINGS IN SUBSECTIONS (A)(2) TO (A)(4) AND (B)(1) TO (B)(3) HEREOF.**

- c) Development Standards. The following Development Standards shall be applicable to multiple family units where they are not part of another structure:

1. Lot area. For each two-family building, there shall be a lot area not less than 8,000 square feet per two-family building. For each dwelling unit more than two in a building, there shall be not less than 1,200 square feet of additional lot are per additional dwelling unit.
2. Lot coverage. Lots shall have thirty-five percent (35%) open space.
3. Lot width. For a two-family dwelling, there shall be a lot width of seventy-five feet or more at the front line of the dwelling, and for each dwelling unit more than two, there shall be required an additional five feet of lot width, and such lot shall have access to and abut on a public right of way for a distance of forty feet or more.
4. Front yard. There shall be a minimum of a twenty-five foot front yard except where it fronts on a street right of way in which case it shall be a minimum of ten feet.

5. Side yard. For dwellings or associated accessory buildings, there shall be a total of side yards of fifteen feet or more with a minimum of eight feet on one side. If there are no windows in that side yard, there can be a zero side yard.
6. Rear yard. For main buildings, there shall be a rear yard of twenty-five feet or more.
7. Density. Any density more than eighteen units per acre or which exceeds this average maximum density of eighteen units per acre shall require a Conditional Use.
8. Dwelling dimensions. Each single-story, two-family dwelling hereafter erected or structurally altered shall have a ground floor area, exclusive of open porches and garages, of not less than 800 square feet of living area per dwelling unit. Each multi-story, two-family dwelling hereafter erected or structurally altered shall have a ground floor area, exclusive of open porches and garages, of not less than 500 square feet of living area per dwelling unit, and a total living area of not less than 900 square feet per dwelling unit.  
Each multi-family building containing more than two residential units shall contain not less than 600 square feet of living area per dwelling unit, exclusive of open porches and garages, for an efficiency unit. There shall be a minimum of 100 square feet added for each separate bedroom. If a dwelling unit is on more than one floor, it shall contain a minimum of 100 additional square feet.
9. Relationship of main buildings to each other. The front and rear yard of a building shall be determined with respect to the lot configuration. Generally, the longest dimensions of a building shall be used to consider its front and rear. The distance between the ends of two buildings, which are the short sides of a building, shall be a minimum of twenty feet if there are windows in the ends of the buildings. This distance may be reduced to sixteen feet in the absence of windows. If the front or rear of a main building is adjacent to the side yard of another main building, the side yard of the other main building shall be a minimum of fifteen feet.