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Chapter 19. MULTIPLE FAMILY RESIDENTIAL DISTRICT R

19-1 Purpose

To provide areas for high residential density with the opportunity for varied housing styles and character.

19-2 Permitted Uses

1. Single-family dwelling.
2. Two-family dwelling.
3. Multiple family dwelling.
4. Household pets.
5. Accessory buildings and uses customarily incidental to the permitted and conditional uses allowed herein.

19-3 Conditional Uses

1. Three-family dwelling.
2. Cluster subdivision, subject to Planned Unit Development approval.
3. Church.
4. Home occupation.
5. Public and quasi-public buildings and uses.

19-4 Height Regulations

No building shall be erected to a height greater than two and one-half (2 1/2) stories or thirty-five (35) feet, and no dwelling structure shall be erected to a height less than one (1) story.

19-5 Area, Width and Yard Requirements

			Yards in Feet		
District	Area	Width	Front	Side	Rear
R-M	8,000 sq'	70'	25	8 & 10	20

19-6 Modifying Regulations

1. Area - The minimum lot area shall be eight thousand (8,000) square feet for each one-family dwelling, with three thousand (3,000) square feet for each additional dwelling unit.

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2. Side Yard - Private garages and other accessory buildings located at least ten (10) feet behind the main building may have a side yard of two (2) feet except that the street side yard of a corner lot shall be the same as the front yard setback required for that district.

3. Rear Yard - Private garages and accessory buildings located at least ten (10) feet behind the main building may have a rear yard of two (2) feet provided that on corner lots with rear yards that abut the side yard of another lot the minimum rear yard for all buildings shall be the same as the minimum side yard requirement of the zoning district.

MINERSVILLE TOWN , A Municipal Corporation

ORDINANCE NO. 9.16.24

AN ORDINANCE AMENDING THE UNIFORM ZONING ORDINANCE OF MINERSVILLE

WHEREAS, the Minersville Town Council has reviewed Chapter 19 MULTIPLE FAMILY RESIDENTIAL DISTRICT R in the Uniform Zoning Ordinance of Minersville: and,

WHEREAS, the adoption of provisions updating this chapter regarding MULTIPLE FAMILY RESIDENTIAL ZONE is in the best interest of the health, general welfare and safety of the citizens of Minersville Town.

NOW, THEREFORE, be it ordained by the governing body of the Town of Minersville as follows:

SECTION 1, That Chapter 19 of the Uniform Zoning Ordinance of Minersville, adopted February 10, 1993 be amended to read as follows:

19-1 Purpose

To provide area for higher residential density with the opportunity for varied housing styles.

19-2 Permitted Uses

1. Single-family dwelling
2. Duplex
3. Accessory buildings/sheds
4. Raising of crops, horticulture and gardening
5. Animals and fowl for recreation or for the production of family food, as long as there are not more than two large animals on a lot no smaller than one-half an acre. For swine restrictions see ORDINANCE NO. 2.6.23

19-3 Conditional Uses

1. Duplex (Higher Density)
2. Triplex

19-4 Height Regulations

No building shall be erected to a height over thirty-five feet.

NAYS:

Absent: Brandon Wiseman
Jennifer Marshall

MINERSVILLE TOWN

By _____
Ward Dotson, Mayor

Attest:

Cherie C. Wood
Minersville Town Clerk