

New definition:

Multiple Rooming Unit Cottage.

A building, containing up to five (5) rooming units, that is available for rental occupancy for periods of five (5) months or longer. This definition does not include boarding houses, commercial rooming houses, motels, hotels, private dormitories, congregate care facilities, nursing homes, family care homes, group homes, single room occupancy residences, emergency shelters, homeless shelters, and accessory shelters.

Amendments to existing ordinance sections:

Residential use.

Any detached, duplex, triplex, quadraplex, attached, or multifamily dwelling, manufactured home, mobile home, group home for up to six clients, multiple rooming unit cottage, boarding house, or dormitory.

Section 11.202. Use permitted by right.

The following uses shall be permitted by right in the MX-1, MX-2 and MX-3 districts, provided that they meet all requirements of the Part and all other requirements of these regulations:

- (1) [RESERVED]
- (2) Dwellings, detached, duplex, triplex and quadraplex.
- (3) Dwellings, attached and multi-family up to 12 units in a building.
- (4) Farms, including retail sale of produce grown on the premises.
- (5) Group Homes, for no more than 6 clients.
- (6) Highway and railroad rights of way.
- (7) Parks, greenways and arboretums.
- (8) Indoor, recreation (MX-3 only).
- (9) Multiple rooming unit cottages (MX-2 only).

Section 11.205. Development standards for MX-1, MX-2 and MX-3 districts.

All uses and structures in the MX Districts shall meet the development standards established in Section 11.209 of this Part, and the following:

- (1) The minimum total project area for development in a mixed use district must be as follows:

MX-1	10 acres
MX-2	36 acres
MX-3	100 acres

- (2) Residential development within the MX districts shall meet the minimum lot area, lot width, and yard requirements established in Section 9.205 for the R-6 district for single family development and in Section 9.305 for the R-22MF district for multiple rooming unit cottage, attached and multi-family development. Single family dwellings may have a minimum rear yard of twenty feet if the rear yard does not form the outer boundary of an MX district. Residential development within an MX district need not comply with these requirements if it complies with the provisions of subsection 9.205(4).
- (3) Nonresidential development within the MX districts shall meet the minimum lot area, lot width, and yard requirements established in Section 9.805 for the B-1 district. In no event shall nonresidential development in an MX district exceed a floor-area-ratio of 0.60.
- (4) Single family, duplex, triplex, and quadraplex, and multiple rooming unit cottage residential development within the MX districts shall meet the R-3 residential base maximum average height and the maximum average height listed in Section 9.205 for the residential portion only.
(Petition No. 2011-038, § 11.205(4)(5), 07/18/11)
- (5) Multi-family residential development within the MX-1 district shall meet the R-8MF base maximum average height and the maximum average height regulations listed in Table 9.305 (1)(j)(A) for the multi-family residential portion only. Multi-family residential development within the MX-2 and MX-3 districts, shall meet the R-17MF base maximum average height and maximum height regulations listed in Table 9.305(1)(j)(B) for the multi-family residential portion only.
(Petition No. 2011-038, § 11.205(4)(5), 07/18/11)