

RECORD OF ORDINANCES

2004-05
Ordinance No. Passed August 3, 2004
YEAR

AN ORDINANCE AMENDING CHAPTER 1129 R-3 MULTI-FAMILY RESIDENTIAL DISTRICT OF THE CODE OF ORDINANCES.

WHEREAS, Planning Commission has recommended to the Council of the City of Brookville that certain amendments be made to Chapter 1129 R-3 Multi-Family Residential District of the Code of Ordinances; and

WHEREAS, Council finds that the proposed amendments to Chapter 1129 R-3 Multi-Family Residential District will create more orderly development of multi-family projects.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BROOKVILLE, OHIO THAT:

SECTION 1:

The Council of the City of Brookville hereby adopts the following amendments to Chapter 1129 R-3 Multi-Family Residential District:

R-3 MULTI-FAMILY RESIDENTIAL DISTRICT

1129.01 PURPOSE

The purpose of this district is to provide for the development of moderately high density residential development where supported by adequate community facilities and services. Generally, this district would be most appropriate within the central residential portions of the City, within which the provisions of the district also provide for a variety of housing types designed for the limited space available on smaller lots. The use of this district is also appropriate in areas with ready access to major thoroughfares and/or employment concentrations.

1129.02 USES

(A) Permitted Uses.

- (1) All permitted and accessory uses as provided within the R-2 District. Regulations governing accessory facilities and uses, are specified in Chapter 1157.
- (2) Two-family dwellings
- (3) Multi-family uses not exceeding four dwelling units

(B) Special Uses. The following special uses are subject to review and regulation in accordance with Chapter 1163:

- (1) All special uses as provided within the R-2 district with the exception of two family dwellings which are a permitted use within the R-3 district. All previously listed residential social service and care facilities without size limitation.
- (2) Multi-family uses exceeding four dwelling units
- (3) Congregate housing
- (4) Townhouses
- (5) Zero lot line dwellings
- (6) Rest homes, nursing homes, for convalescent patients
- (7) Housing for the elderly
- (8) Intermediate care homes

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1129.03 SITE DEVELOPMENT REGULATIONS

(A) Lot Requirements.

(1) Minimum Lot area.

(a) Single-family dwellings	8,400 square feet
(b) Two-family dwellings	10,000 square feet
(c) Multi-family dwellings	5,600 square feet per dwelling unit
(d) Shared housing	10,000 square feet

(2) Minimum lot frontage.

(a) Single-family dwellings	70 feet
(b) Two-family dwellings	80 feet
(c) Multi-family dwellings	100 feet
(d) Shared housing	80 feet

(B) Yard Requirements.

(1) Single-family, two family dwellings and shared housing

(a) Minimum front yard depth	25 feet
(b) Minimum rear yard depth	30 feet
(c) Minimum side yard width	10 feet *
(d) Minimum side yard width	20 feet * sum of both

(2) Multi-family structures

(a) Minimum front yard depth	30 feet
(b) Minimum rear yard depth	40 feet
(c) Minimum side yard depth	15 feet*
(d) Minimum side yard width	35 feet*

*Add one (1) foot to minimum requirements for every two feet in which the height of the structure exceeds 25 feet.

(C) Structural requirements

(1) Maximum building height

(a) Single-family, two family and shared housing	35 feet
(b) Multi-family structure	35 feet

(2) Minimum floor area

(a) Single-family	1,200 square feet
(b) Two-family	1,000 square feet
(c) Multi-family units	
(1) 1 Bedroom	700 square feet
(2) 2 Bedroom	900 square feet
(3) 3 Bedroom	1,200 square feet
(4) 4 Bedroom	1,500 square feet

(D) Parking Requirements. See Chapter 1159 for off street parking and loading space requirements.

(E) Signs. See Chapter 1161 for size and location of permitted signs.

(F) Site Development Plan. A site development plan shall be required for all multi-family uses and all other special uses in this district. See Chapter 1167 for site development plan requirements.

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This Ordinance shall repeal all ordinances, parts of ordinances, resolutions, and parts of resolutions in conflict therewith.

SECTION 3:

This Ordinance shall take effect upon passage as provided by the Charter of the City of Brookville.

ATTEST:


Sonja M. Keaton, Clerk
David E. Seagraves, Mayor**CERTIFICATE**

The undersigned, Clerk of the City of Brookville, Ohio, does hereby certify that the foregoing is a true and correct copy of Ordinance No. 2004-05, passed by the Council of the City of Brookville, Ohio, on the 3rd day of August, 2004.


Sonja M. Keaton, Clerk**CERTIFICATE OF POSTING**

The undersigned, Clerk of the City of Brookville, Ohio, hereby certifies that the foregoing Ordinance No. 2004-04 was posted at the City Building, US Post Office and the Brookville Branch of the Montgomery County Public Library, Brookville, Ohio, on the 4th day of August, 2004 to the 4th day of September, 2004, both days inclusive.


Sonja M. Keaton, Clerk