

SECTION 16. "RA4.8" MULTIPLE-FAMILY DWELLING DISTRICTS

The purpose of the "RA4.8" classification is to provide for multiple-family dwelling development at moderate densities and, under appropriate conditions, high-rise multiple-family dwelling redevelopment. To be eligible for this classification, a site shall be designated "high-medium" residential or other comparable designation on the general land use plan. Determination as to the actual types and densities of uses to be allowed will be based on the characteristics of individual sites in their neighborhood and on the need for community facilities, open and landscaped areas, circulation and utilities.*

*Note--For supplemental regulations, see Section 31.

A. Uses Permitted.

Uses as permitted and regulated in the "RA14-26" Districts.

B. Special Exceptions.

By site plan approval as specified herein: Multiple-family dwellings. By site plan approval, commercial uses as permitted in "C-1-R" Districts, or as otherwise approved by the County Board, may be permitted, provided that they are located at street level and do not exceed a five-tenths (0.5) Floor Area Ratio (F.A.R.). No drive-in type uses such as drive-in banks or drive-in restaurants or automobile-oriented uses such as vehicle service establishments, vehicle body shops, car washes or vehicle dealership, sales or rental lots shall be permitted. (Ord. No. 10-01, 04-27-2010)

The gross floor area, including any commercial uses permitted on a given site, shall be determined by multiplying the site area by 3.24. Any penthouse area in excess of that used for elevator, mechanical or maintenance equipment, shall be counted as gross floor area.

C. Parking Requirements.

As specified and regulated in Section 33, except that the following may be approved by site plan:

1. Multiple-family dwelling: One (1) off-street space per dwelling unit.
2. The parking provided under the provisions of paragraph C.1., above, shall be located below grade or within the structure housing the use to which the parking is appurtenant, except as may be allowed in an approved site plan.

D. Height Limit.

As regulated in the "RA14-26" District, except that by site plan approval, a building may have a maximum height of one hundred thirty-six (136) feet, including penthouses and parapet walls, measured from the average elevation at the perimeter of the site.

E. Area Requirements.

Each lot or plot shall have a minimum average width of one hundred fifty (150) feet and a minimum area of thirty thousand (30,000) square feet. The County Board may authorize application for rezoning to the "RA4.8" District for a lot or plot having less width or less area which is any part of a block surrounded by streets and/or buildings that generally comply with the provisions of this section.

F. Site Plan Approval.

Site plans are required to be approved as provided in Section 36, subsection H. (Ord. No. 82-17, 5-8-82; Ord. No. _____, 03-15-08)