

- (2) Manufactured housing units are not considered appropriate within the Low Density, Traditional Residential District.
- (3) Duplexes may be considered appropriate as infill development if the design is compatible with the predominant development pattern of the surrounding neighborhood.
- (4) Attached single-family dwelling as defined in Article 8 may be considered appropriate as infill development if the design is compatible with the surrounding neighborhood in terms of scale, height, roof pitch, provision of parking, and orientation toward the street. Such development, if approved by Special Use Permit, must meet the standards listed in Article 4.1.28.

e. D-R Duplex Residential

- (1) The Duplex Residential District is established to provide a location for two attached residential units with a maximum density of 10 - 14 units per acre.
- (2) The Duplex-Residential District includes only single-family detached, single-family attached, and two-family attached (duplex) residential units.
- (3) The Duplex District is intended to allow for an intermediate density of residential that blends easily with nearby single family residential units. Such units, if effectively sited, are deemed to be suitable buffers between single family residence (S-R or T-R) and higher density. Multifamily Residential (M-R), Office/Institutional (O-I), and/or Neighborhood Office Commercial (N-O-C) uses. Attached single-family dwelling as defined in Article 8 may be considered appropriate as infill development if the design is compatible with the surrounding neighborhood in terms of scale, height, roof pitch, provision of parking, and orientation toward the street. Such development, if approved by Special Use Permit, must meet the standards listed in Article 4.1.28.

f. M-R Multi-Family-Residential

- (1) The M-R Multifamily Residential District is established to provide a location for attached units with densities of 10-14 units per acre. Multifamily development includes duplexes, triplexes, apartments of 4 units or more, town-homes, condominiums, and manufactured home parks. The M-R district is designed for areas served by publicly provided sanitary sewer.
- (2) The M-R District is intended to accommodate higher density attached residential development that blends easily with nearby single-family units. M-R District developments such as duplexes, triplexes, town homes, and low density apartment complexes are considered appropriate in proximity to the S-R and T-R residential districts, if effectively sited, landscaped, buffered, and adequate provisions for access and open space are made.
- (3) A wide range of multifamily densities and dwelling types may also be appropriate in large-scale mixed use developments or as a residential re-use option in obsolete commercial centers.

- (4) Manufactured home parks are allowed as an M-R District use with restrictions, but are not considered appropriate options in proximity to a single-family subdivision development or as re-use options for commercial properties.
- (5) A residential cluster option is a use allowed by Special Use Permit with restrictions in the M-R District, but must meet all development standards and criteria for a multi-family residential development.

g. N-O-C Neighborhood Office Commercial

- (1) The N-O-C Neighborhood Office Commercial District is established to accommodate modestly sized professional offices and retail services in close proximity to and in harmony with nearby residential properties.
- (2) The N-O-C District is designed for locations where existing residential is no longer the most appropriate use due to conflicts from nearby non-residential uses and traffic. This district is also appropriate for small-scale retail/office in newly developed planned residential areas.
- (3) The N-O-C District recognizes the need to protect adjacent residential uses, thus the basic character of the N-O-C District encourages a compatible mixture of residential, office, and specialty retail types of land uses. This district is identified as one in which the physical character and design of existing and proposed new structures play an important role in assuring compatibility with existing residential development. Review of building design, uses, buffers, landscaping, lighting, and parking are recognized as essential for the establishment and maintenance of the character of the district. Uses that create issues with noise, traffic, or odors are not permitted in this district.
- (4) Areas zoned N-O-C are not intended to be moderate-to-large retail or office centers.
- (5) Businesses that prepare and serve food are limited to custom service restaurants that do not create smoke, noise, or undue congestion. No drive-in windows are permitted.
- (6) Beauty shops and barber shops in this district shall have no more than two (2) chairs or operator stations. Hours of operation shall be limited to 8:00 a.m. to 8:00 p.m., Monday through Saturday. Tanning salons, nail care, massage, and skin care services; boutiques; or other uses customarily associated with beauty shop and barber shops businesses shall not be permitted in this zoning district (*NOTE: Adopted by the County, not by the City*).
- (7) New buildings in the N-O-C District may not exceed 2,500 square feet. However, pre-existing residential structures that exceed this building maximum, may be considered for rezoning to N-O-C,
- (8) Uses are limited to services that generate no more than 150 vehicular trips per day.
- (9) The residential character and design of existing and proposed new structures are required to be maintained.