

## **Section 405 More Than One Principle Structure on a Lot of Record**

Two or more principle structures may be constructed or placed on a lot of record not intended to be subdivided into customary streets and lots provided the following conditions are met:

**405.1** Structures shall be limited to those uses permitted within the zoning district in which they are located. In no case shall a use not permitted in the district be approved.

**405.2** The distance of every structure from the nearest property line shall meet side and rear yard setbacks required with the applicable district, in accordance with orientation of each structure upon the lot. No structure shall be located closer to the front property line or road right-of-way than is required within the zoned district regardless of structure orientation on the lot.

**405.3** No more than three (3) dwelling units may be placed on any single lot of record (excepting a bona fide farm as provided under Section 302 of this ordinance or within an approved multifamily project). Each structure shall be located on the property so that:

(A) Total lot area shall equal no less than two acres per dwelling unit in the R-A or the R-S Districts, if more than one (1) residence is to be placed on a lot or parcel of record.

(B) Each residential site must abut a public right-of-way or be located so that a fifty (50) foot right-of-way giving access to a public roadway could be provided, and

(C) Minimum lot size and setback requirements of this ordinance, as well as any requirements of the Village Subdivision Ordinance, could be maintained were the land to be divided into separate lots of record.

**405.4** The overall intensity of land use shall be no higher and the standard of open space no lower than permitted in the zoned district in which the structures are located.

**405.5** Upon request by a citizen of The Village of Misenheimer, or by the owner of the property under consideration, the Village Council, or a designated sub-committee, may review development plans. Also, any other necessary information involving development of more than one principle structure on any lot of record to assure compliance with the above requirements may be included in this review process.