

SUBDIVISION 801. PURPOSE

This District is intended to provide a district which will allow multiple family dwellings (apartments, townhouses, rowhouses, condominiums, etc.) and where municipal utilities are available and the property abuts a collector or thoroughfare street as shown on the Baxter Land Use Plan.

SUBDIVISION 802. PERMITTED PRINCIPAL USES

- 802.1 Multiple-family dwellings, including cooperative apartment houses, and condominium dwellings.
- 802.2 Boarding or lodging houses.
- 802.3 Hospitals, convalescent and nursing homes.
- 802.4 Institutions of a religious, educational, eleemosynary or philanthropic nature.
- 802.5 Child Care Center.
- 802.6 Day Nursery School.
- 802.7 Two family attached dwellings.

SUBDIVISION 803. PERMITTED ACCESSORY USES

All permitted accessory uses as allowed in an R-1 LOW DENSITY RESIDENTIAL DISTRICT.

SUBDIVISION 804. PERMITTED CONDITIONAL USES WHEN AUTHORIZED BY THE BOARD OF ADJUSTMENT. *(Ord. 443 - Dec. 96 Supp.)*

- 804.1 Same as permitted in the R-1 Low Density Residential District.
- 804.2 Planned Unit Developments consisting of Zero Lot Line Dwellings subject to the following conditions:
  - A. Where the abutting lot has been developed with a principal building having a setback less than 10 feet from the side lot line in common, the zero lot line dwelling shall be located so that there is a minimum of 20 feet between unattached buildings.
  - B. No portion of a wall, roof, or appurtenance on the zero side yard shall project over the lot line. Openings in the wall shall be prohibited.