

Section 117-030 Permitted Uses

The following uses shall be permitted in the MPRDD:

1. Single-family detached dwellings.
2. Townhouse dwellings not to exceed 30% of the total number of residential units for the MPRDD.
3. Multi-family dwellings not to exceed 24 residential units per building and not to exceed 40% of the total number of residential units for the MPRDD.
4. Accessory uses as referred to in section 117-040-10.
5. Each dwelling unit in the MPRDD shall be occupied by:
 - a. Persons who are 55 years of age or older.
 - b. A spouse of an occupant who is 55 years of age or older.
 - c. An occupant pursuant to b. above who is survived by his or her spouse.
 - d. An occupant pursuant to b. above whose spouse has entered into a long-term continuing care facility.
 - e. In c. and d. above, remaining spouses who remarry or cohabituate shall meet all occupancy requirements.
 - f. One child 21 years of age or older may reside with his or her parent(s).
 - g. In no event may a dwelling unit be occupied by more than three (3) residents.

Nothing in this section may excuse compliance with the "Housing for Older Person" requirements of 42. U.S.C. State Statute 3607 (including any amendments thereto after the effective date of this Chapter) and the regulation adopted thereunder. The burden of complying with said regulations shall be on the owner or user of the property affected by this Chapter.