

SECTION 24 MF - MULTIPLE FAMILY DISTRICT - 18

24.1 GENERAL PURPOSE AND DESCRIPTION:

The MF, Multiple Family Residential District is an attached residential district intended to provide the highest residential density of eighteen (18) dwelling units per acre. The principal permitted land uses will include low-rise multiple family dwellings, and garden apartments. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this District. This District should be located adjacent to a major thoroughfare and serve as a buffer between retail/commercial development or heavy automobile traffic, and medium or low density residential development.

24.2 PERMITTED USES:

1. Those uses specified in Section 36 (Use Charts)
2. Multiple-Family Dwelling greater than two (2) units per building
3. Municipally-owned facilities and uses
4. Leasing offices for the apartment complex
5. Temporary field or construction office for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work, by order of the building official. Specific time allowed and location shall be specified by the Building Official.
6. Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business except as provided herein:
 - a. The term accessory use shall include customary home occupations as herein defined.
 - b. Accessory buildings greater than two hundred forty (240) square feet require a specific use permit. (See Section 40 for additional accessory building regulations.)
 - c. Covered parking areas
 - d. One antenna (amateur or CB radio) and one microwave reflector (satellite dish) antenna per complex.
7. Swimming Pool (private)
8. Common open space, community center, recreational building, and other facilities or amenities, provided they are for use by the residents and guests of the multi-family complex.
9. Such uses as may be permitted under the provisions of Specific Use Permits, Section 35

24.3 HEIGHT REGULATIONS:

- A. **Maximum Height** - Two and one-half (2½) stories for the main building including recreational buildings.
- B. All accessory buildings shall be limited to one (1) story in height.

24.4 AREA REGULATIONS:

- A. **Size of Lots:**
 1. **Minimum Lot Area** - Two thousand, four hundred twenty (2,420) square feet per dwelling unit, not to exceed eighteen (18) dwelling units per acre (calculated on gross acreage). The minimum lot size shall be twenty thousand (20,000) square feet.
 2. **Minimum Lot Width** - One hundred feet (100')

3. **Minimum Lot Depth** - One hundred twenty feet (120')
- B. **Size of Yards:**
 1. **Minimum Front Yard** - Forty feet (40'). All areas adjacent to a street shall be deemed front yards.
 2. **Minimum Side Yard** - Fifteen feet (15'); sixty feet (60') when building is in excess of one story in height and adjacent to a Single-Family Zoning District.
 3. **Minimum Rear Yard** - Twenty feet (20'); eighty feet (80') when the building is in excess of one story and adjacent to a Single Family Zoning District.
 4. **Building Separation**
 - a. Walls without openings - one story, fifteen feet (15'), two stories, twenty feet (20') between walls without openings (windows or doors);
 - b. Walls with openings - one story, twenty-five feet (25'), two stories, thirty-five (35') between walls with openings.
- C. **Minimum Area per Dwelling Unit** - Eight hundred (800) square feet per unit plus one hundred fifty (150) square feet for each additional bedroom over one.
- D. **Maximum Lot Coverage:** Fifty percent (50%) total, including main and accessory buildings.
- E. **Parking Regulations:**
 1. 1.75 per each efficiency or 1 bedroom unit
 2. 2 per each 2 bedroom unit
 3. 2.5 per each 3 bedroom unit
 4. 3 per each 4 or more bedroom unit
 5. Fifty percent (50%) of the required parking spaces shall be enclosed with the remainder fifty percent (50%) to be covered.
 6. All parking areas shall be screened from view adjacent to public streets. Screening may be in the form of live plant materials, berms, or brick masonry walls.
 7. See Section 38, (Off Street Parking and loading Requirements) for additional requirements.

24.5 REFUSE FACILITIES:

- A. Every multi-family dwelling unit shall be located within two hundred fifty feet (250') of a refuse facility, measured along the designated pedestrian and vehicular travel way. A refuse facility shall be a dumpster or other similar receptacle designed for receiving garbage in bulk for more than one dwelling. Refuse dumpsters shall be no closer than thirty feet (30') to any adjacent single-family property.
- B. Each refuse facility shall be screened from view on three (3) sides from persons standing at ground level on the site or immediately adjoining property, by solid screening wall of brick or stone masonry not less than six (6) feet, nor more than eight (8) feet in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy local public health and sanitary regulations. Each refuse facility shall have a gate and be located so as to provide safe and convenient pickup by refuse collection agencies. (See Illustration 11 for gate design).

24.6 SPECIAL REQUIREMENTS:

- A. Single family or duplex units constructed in this District shall conform to SF-10 and 2F District standards respectively.
- B. Recreational vehicles, travel trailers or motor homes, may not be used for on-site dwelling purposes.
- C. Open storage is prohibited.
- D. A site plan with facade elevations is required for all multi-family developments in this district. If the site plan and facade elevations are not approved at the time of zoning approval, a public hearing is required at the time of site plan approval as prescribed in Section 42.

- E. The front door of each apartment unit shall be no more than one hundred fifty feet (150') from a fire lane (measured by an unobstructed straight line).
- F. A paved walkway shall connect the front door of each ground floor unit to a parking area.
- G. Each multi-family complex shall provide recreational facilities designed for use by the tenants of the complex.
- H. Buildings shall not exceed two hundred feet (200') in length.
- I. All multi-family dwelling units shall have roof slopes with a minimum of 4:12 pitch.
- J. Buildings with facades that are longer than fifty feet (50') shall have their facades broken up into smaller areas through the use of varying facade setbacks, arcades, architectural features such as recessed vestibules, columns, canopies, or other acceptable means.
- K. Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversize parking areas are provided as part of the approved site plan. This parking area shall not be used to meet the minimum parking requirements and shall not be in view from a public street.
- L. All buildings containing residential units shall provide a sign, visible from the entrances, identifying the unit numbers within the building.
- M. All mechanical, heating and air conditioning units shall be screened or hidden from view.
- N. Multi-family complexes shall be fully fenced and gated.
- O. (reserved for future use)
- P. Each complex shall have a community building.
- Q. Each complex shall have a swimming pool.
- R. Usable Open Space - Each lot or parcel of land, which is used for multiple-family residences, shall provide on the same lot or parcel of land, usable open space (as defined below) in accordance with the following requirements:

<u>Number of Bedrooms or Sleeping Rooms</u>	<u>Amount of Open Space for Each Sleeping Room</u>
1 or Less	600 Sq. Ft.
Each Additional Bedroom over 1	300 Sq. Ft.

An area of common usable open space shall have a slope not exceeding ten percent (10%), shall have no dimension of less than ten (10) feet, and may include landscaping, walks, recreational facilities, water features and decorative objects such as art work or fountains. Usable open space shall not include: rooftops; accessory buildings; parking areas; driveways; turnaround areas; or the right-of-way or easement for streets or alleys.

- S. At the time of site plan approval, the Planning and Zoning Commission may recommend and the City Council may approve credit for usable open use requirements under the following conditions:
 - 1. Up to three (3) square feet for each one (1) square foot of area provided for the following recreational facilities:

- a. Swimming pools, tennis courts, racquetball courts, or similar facilities.
 - b. Decks, patios or lounge areas adjacent to or within ten (10) feet of swimming pools.
 - c. Children's play areas developed with play equipment.
 - d. Usable portions of recreational buildings.
2. Partial or full credit may be given for on-site open space that exceeds the minimum slope (as defined in "R" above), if it is determined that such areas are environmentally or aesthetically significant and their preservation would enhance the development and community. In determining environmental and aesthetic significance, the Planning and Zoning Commission and City Council will consider:
- a. Preservation of significant trees or other natural vegetation.
 - b. Contribution to on-site retention of storm water or natural control of drainage.
 - c. Preservation of vistas and other qualities.
 - d. Buffer or transition between the multi-family use and other uses.
3. Available off-site open space may be credited for up to one third (1/3) of the usable open space requirement if:
- a. Fifteen percent (15%) or more of the site's boundary is adjacent to park land.
 - b. There are defined pedestrian connections between the multi-family development and park land.
 - c. Permanent usable open space is within one hundred feet (100') of the development that is available for use by the general public.
 - d. The design of the development provides a significant visual and pedestrian connection to public park land.
4. The combined credit for areas calculated at a three-to-one basis and off-site parks or usable open space shall not exceed fifty percent (50%) of the total usable open space requirement for each multi-family development.
- T. **Other Regulations:** As established in the Development Standards, Sections 37 through 45.