

ARTICLE 14

MF - MULTIPLE FAMILY RESIDENTIAL DISTRICT

SECTION 14.01 PURPOSE

The purpose of this District is to provide for various types of multiple family residential dwellings and group developments within a high-density setting, but with suitable open space areas. The requirements of this District are intended to recognize that various forms of site development are desirable in order to provide a wide range of choices of living environments, but at the same time to regulate such development in order to prevent congestion of the public streets, reduce hazards to life and property, provide desirable light and air, and to provide for adequate open spaces and basic amenities. These districts will generally be located in areas of concentrated urban development on or near major streets, and should be served by public sanitary sewerage systems and other appropriate urban facilities and services, particularly fire protection systems. Provisions are made to accommodate multiple dwellings in areas of transitional development on larger lots. It would be anticipated that these transitional areas would be provided with public facilities as part of this zoning district. There is no intent to promote by these regulations a district of lower quality or desirability than any other residential district, although a higher density of population and a greater variety of dwelling types are permitted herein.

SECTION 14.02 PERMITTED USES

The following buildings and structures and uses of parcels, lots, buildings and structures are permitted in this district:

- A. Multiple dwellings
- B. Two-Family Dwellings
- C. Group care home, subject to the conditions for such under Article 10.
- D. Accessory use, buildings or structures.

SECTION 14.03 CONDITIONAL USES

The following buildings and structures and uses of parcels, lots, buildings and structures are permitted in this district subject to obtaining a conditional use permit as provided in Article 10.

- A. Garden housing and garden apartment type development.
- B. Planned unit residential development.
- C. Offices.

- D. Mini-storage warehouse facility, provided that the use is secondary and incidental to the primary residential use.

SECTION 14.04 REGULATIONS

In the MF-Multiple Family Residential District, every multiple dwelling or group of buildings within a group housing development hereafter constructed or structurally altered shall be located on lots of no less area than specified in the following table, unless otherwise provided herein.

- A. Lot Area:

1. One (1) acre for the first dwelling unit of each multiple dwelling structure.
2. Three thousand (3,000) square feet for each additional dwelling unit containing two (2) or more bedrooms.
3. Two thousand (2,000) square feet for each additional dwelling unit containing less than two (2) bedrooms.

- B. Lot Width: The minimum lot width shall be three hundred (300) feet.

- C. Lot Coverage: The maximum lot coverage shall be thirty-five (35) percent.

- D. Minimum Floor Area: The minimum floor area for any unit within a multiple family development shall be six hundred (600) square feet.

- E. Yard Requirements:

1. Front Yard: There shall be a front yard having a depth of no less than thirty-five (35) feet from the road right-of-way line.
2. Side Yard: There shall be a minimum side yard of fifty (50) feet, provided that no building shall be located less than one hundred (100) feet from the boundary of a single-family residential district, except in the case of a corner lot where the street side yard shall be no less than the minimum residential front yard requirement along such street.
3. Rear Yard: There shall be a rear yard of no less than fifty (50) feet provided that no building shall be located less than one hundred (100) feet from the boundary of a single family residential district.
4. The following requirements shall apply to group housing projects when two or more garden apartment buildings, or mixture of housing types are located on the same lot.

- a. The minimum horizontal distance between buildings (that is, front to front, rear to rear, or front to rear, as the case may be) shall be fifty (50) feet for buildings of (1) story in height, and shall be increased by no less than five (5) feet for each additional story in height.
 - b. The horizontal distance between ends of buildings shall be no less than twenty-five (25) feet. Where the end of one (1) building is opposite the face or rear of another building, the minimum horizontal distance between them shall be increased by no less than five (5) feet for each additional story in height of each building.
 - c. The horizontal distance between corners or adjacent buildings that do not face one another or overlap in any way shall be no less than thirty (30) feet.
 - d. Courts completely enclosed by building walls shall not be permitted: provided that screens or fences not exceeding eight (8) feet in height shall not be deemed enclosing features.
 - e. Distance between wings of a building forming an open court shall not be less than the projection of such wings or less than the height of the highest wall of such wings, whichever is the greater. The depth of an open court formed by walls on three sides shall be not greater than one and one-half (1 1/2) times the width of such court.
 - f. No building shall be closer than twenty-five (25) feet to any street or private access drive; neither shall any entrance to a dwelling unit be closer than twenty-five (25) feet to any street, private access road, driveway, or parking area.
- F. Height : No building or structure shall exceed thirty-five (35) feet in height. Accessory buildings shall not exceed fifteen (15) feet in height.
- G. Required off-street parking: as required in Article 9.