

SEC. 502 MFR - MULTI FAMILY RESIDENCE

SEC. 502.1 Purpose

This district is comprised of medium-density residential areas representing a compatible mixture of single-family, two-family and multi-family dwellings. Regulations are designed to stabilize and protect the character of the district, to promote and encourage creation of a favorable environment for family life, and to prohibit all incompatible activities. Principal uses are limited to single-family and two-family dwellings, apartments, and townhomes which conform to the residential character of the district.

SEC. 502.2 Approvals Required.

No structure or building shall be built or remodeled upon land in a MFR district until all necessary site plan and/or subdivision plat approvals have been obtained.

SEC. 502.3 Location.

The following criteria shall be considered in establishing and maintaining a MFR district:

- (a) Conform to appropriate designation in the General Plan.
- (b) Corresponds to an existing district or development in an area annexed into the City.

SEC. 502.4 Permitted Principal Uses.

- (a) One (1) single-family residence per lot.
- (b) Two-family dwellings or two (2) attached single-family dwellings on a single lot.
- (c) Dwellings for three (3) or more families in one (1) building or in a group of buildings, including apartments, rowhouse and townhouses.

SEC. 502.5 Permitted Conditional Uses.

See Section 310

SEC. 502.6 Permitted Accessory Uses.

- (a) Any use customarily incidental to a permitted principal use, such as:
  - (1) Private garage or carport for storage of vehicles;
  - (2) Garden house, tool house, ramada, swimming pool;
- (b) Accessory Dwelling Units. See Section 310.

- (c) Home occupations per Section 324.
- (d) Where the keeping of horses and other livestock is lawful, structures customarily accessory to such use (tack room, equipment room, food storage, maintenance equipment, etc.)
- (e) Recreation and health facilities which are designed and clearly intended for the use of the residents of the project
- (f) Recreational vehicles may be parked and/or stored in all residential districts provided said vehicles are not stored, or parked in required yard set-backs and are fully screened from adjoining lots and streets.

**SEC. 502.7 Property Development Standards**

**Special Requirements:** Any multiple family dwelling project which exceeds twenty-five (25) dwellings units per acre may be processed as a planned area development under the provisions of Article 6 of this Ordinance.

**(a) Area and Yards**

(1) **Single-Family Home.** This dwelling type consists of a single-family residence located on a privately owned lot which has private yards on all four (4) sides of the house. The following table specifies the minimum standards for single-family homes:

Minimal Lot Area in Square Feet 4000

Minimum Yard Areas in Feet from Property Line

Street	15
Side	5
Interior	5
Street	10
Rear	15

Minimum Lot Length in Feet 75

Minimum Lot Width in Feet 50

Minimum Frontage Width in Feet 25

Maximum Building Height in Feet 25

**Off-Street Parking Spaces:**

Number of Bedrooms	1	2	3	4	5	6+
Parking Spaces	1.5	1.75	2	2	2.5	3

(2) **Duplex:** This dwelling type consists of a semi-detached dwelling for a single family. It has only one dwelling unit from ground to roof and only one wall in common with another dwelling unit. The following table specifies the minimum standards for a duplex.

<u>Number of Units</u>	1	2	3	4	5	6+
Minimum Lot Area in Square Feet	4,000	5,000	6,000	7,000	8,000	9,000
Minimum Yards in Feet						
Street	15	15	15	20	20	25
Side	5	5	10	10	10	15
Rear	15	15	20	20	20	25
Minimum Lot Width in Feet	40	40	45	45	50	50
Maximum Building Height in Feet	25	25	25	30	30	35
Off-Street Parking	1 1/4 spaces each unit, 1 & 2 bedrooms 1 1/2 cars for each unit, 3 bedrooms (each parking space equals 161.5 square feet in a rectangle no less than 8 1/2 feet by 19 feet)					
Minimum Amount of Livable Square Feet Footage for	1 bedroom unit = 600 square feet 2 bedroom unit = 750 square feet 3 bedroom unit = 900 square feet					

(3) **Multiplex:** This dwelling type may be either a single family attached dwelling or a multiple family unit. Each unit may take direct access to a private yard or access point, or units may share yards and access. The units may be arranged in a variety of configurations, including back-to-back, side to side, or vertically; however, no more than six (6) units shall be attached in any single building.

<u>Number of Units</u>	1	2	3	4	5	6+
Minimum Lot Area in Square Feet	4,000	5,000	6,000	7,000	8,000	9,000
Minimum Lot Width in Feet	60	70	70	75	75	80
Street Side Yards	20	20	25	25	25	25
Side Yards	15	15	15	20	20	20
Maximum Building Height	25	25	25	30	35	45

Off-Street Parking      1 1/4 spaces each unit: 1 & 2 bedrooms  
                                  1 1/2 spaces each unit: 3 bedrooms  
                                  (each space equals 161.5 square feet in a  
                                  rectangle no less than 8 1/2 feet by  
                                  19 feet)

Minimum amount of      1 bedroom unit = 600 square feet  
 livable square foot-      2 bedroom unit = 750 square feet  
 age for each unit      3 bedroom unit = 900 square feet

(4) Apartment Buildings Apartment buildings are units comprising multiple dwelling units which share a common access to individual units and yards. The yards required shall be the sum of the areas required for each unit within the structure. Apartments shall contain three (3) or more units in a single structure. The following tables specify the minimum standards for apartment buildings.

<u>Number of Units:</u>	3	4	5	6	7	8
Minimum Lot Area in Square Feet	4,000	5,000	6,000	7,000	8,000	9,000

(Above is for ground level units. For each story up to four stories, merely add the additional off-street parking. For each additional ground level unit add 1,000 square feet of lot size.)

Minimum Yards in Feet (ground level units)

Street	25	25	30	30	35	40
Side	15	15	20	20	20	20
Rear	20	20	25	25	25	25

Minimum Lot Width in Feet	50	55	60	70	80	90
------------------------------	----	----	----	----	----	----

Maximum Height      12 feet each story up to four stories

Maximum Dwelling Units/Building

1 bedroom = 48 units  
 2 bedroom = 30 units  
 3 bedroom = 20 units

Off-Street Parking

1 bedroom = 1 1/4 spaces per unit  
 2 bedroom = 1 1/2 spaces per unit  
 3 bedroom = 2 spaces per unit  
 (each parking space equals 161.5 square feet in a rectangle no less than 8 1/2 feet by 19 feet)

Note: All off-street parking this Article means completely on private property.

(5) Minimum Distance Between Buildings on the Same Lot

The minimum distance between the opposing exterior walls of detached buildings or part of attached or semi-detached buildings, on the same lot, shall be:

- (a) If both walls are front walls or contain doors or living room windows: 40 feet
- (b) If one wall is a front wall, or contains doors or living room windows and one wall is a side or rear wall containing no doors or windows: 24 feet
- (c) If either wall is a side or rear wall containing windows or doors: 24 feet
- (d) If one wall is a side or rear wall containing windows or doors and one wall contains no windows or doors: 18 feet
- (e) If neither wall contains windows or doors: 10 feet

(6) Additional Placement Regulations for Multi-Family Dwellings

- (a) Two or more story buildings shall be set back not less than forty (40) feet from the boundary line of any adjoining single-family residential district.
- (b) If the front of a building, or part thereof, faces on an interior side or rear lot line, the building, or that part thereof, shall be set back from such lot line not less than twenty (20) feet.
- (c) Separation of semi-detached dwellings or rowhouses. When, for purposes of sale or separate ownership, a two family or multi-family residence and the land in and upon which such dwellings are situated, is to be subdivided into separate lots having one dwelling unit per lot, such lots shall be exempt from all interior side yard requirements; provided, however, that such dwelling unit shall be separated from each abutting dwelling unit by a party or lot line wall extending the full length of the building.
- (d) Irregularly shaped lots. On irregularly shaped lots, the building setback from all lot lines shall comply at every point with the minimum yard requirements.
- (e) Outside halls or balconies on 2nd and 3rd floors. Minimum required yards and minimum required distances between buildings on the same lot shall be measured to the exterior line of all outside halls or balconies on second or higher floors of buildings.

(7) Building Courts

- (a) The depth of a court formed by walls on three (3) sides shall not exceed one and one-half (1 1/2) times the width.
- (b) When a court is partially enclosed by projections, the sum of the projections shall not exceed twenty-five (25) percent of the greatest required distance between buildings as set forth in Section 800.

SEC. 502.8 Non-Residential Accessory Buildings

A non-residential structure, not including a detached garage, which is necessary to a dwelling, may be erected on a parcel if it meets the following requirements:

1. Maximum Height: Equal to five (5) feet less than residential structure height above grade.
2. Maximum Yard Coverage: Thirty-five (35) percent of the required rear and side yards.
3. Location Restrictions: No accessory building shall be erected in any minimum required front yard, except as otherwise provided elsewhere in this Code.

4. Setback Requirements: Accessory buildings shall be set back from the side and the rear lot lines a distance not less than three (3) feet, except:
- A. For a lot having its rear lot line contiguous with an alley line, no rear setback shall be required for the accessory building.
  - B. For a corner lot abutting a key lot and not separated there from by an alley, any accessory building shall be set back from the rear lot line a distance not less than the width of the least required side yard applicable to the main building.
  - C. For a corner lot, the street side setback shall be the same as for the main building.
  - D. No stable, barn, corral, animal shed or shelter shall be erected or maintained closer than twenty-five (25) feet to any property line, where permitted.

SEC. 502.9 Off-Street Parking and Loading

In accordance with the provisions of Section 600.

SEC. 502.10 Sign Regulations

In accordance with the provisions of Section 700.

SEC. 502.11 Landscaping, Screening and Buffering

In accordance with the provisions of Section 800.