

Section 21-02.04 MF2 High-Density Multifamily District

Intent - The MF2 *District* is established to protect, promote and maintain the development of high density *multifamily dwellings* and to provide for limited public and institutional uses that are compatible with a *multifamily* residential neighborhood. The *development standards* are designed to promote the establishment of *multifamily dwelling* projects with on-site amenities.

(a) ***Permitted Uses.***

(1) *Primary Uses*

- (A) *Multifamily Dwellings.*
- (B) *Two Family Dwellings* (interspersed with and located as part of a larger *multifamily* project).
- (C) *Residential Facility for the Developmentally Disabled.*
- (D) *Residential Facility for the Mentally Ill.*
- (E) *Child Care Home* (that is used as the primary residence of the person who operates the *child care home*).
- (F) *Religious Use.*
- (G) *Public Park – Active or Passive.* (Ord. No. 9513-04)
- (H) Assisted Living Facility. (Ord. No. 9653-06)
- (I) Nursing Home. (Ord. No. 9653-06)

(2) *Special Exception Uses*

- (A) Educational Use: Including but not limited to: Pre-School; *Child Care Ministry*; Public Library.
- (B) Governmental Use: Including but not limited to: Fire Station; Municipal / State Road Maintenance Facility; Police Station.
- (C) Miscellaneous: Including but not limited to: *Artificial Lake*; *Bed & Breakfast*; *Boarding House*.
- (D) Public Facilities: Including but not limited to: Cemetery – with or without Crematory, Funeral Home, Mausoleum or Mortuary; Community Center; Funeral Home; Mortuary. (Ord. No. 9513-04)
- (E) Recreation: Including but not limited to: *Country Club*; Fairgrounds; *Golf Course*; Golf Driving Range; Swimming Pool - private or public.

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- (F) Residential: Including but not limited to: *Group Home*; *Group Residences*; *Single Family* and *Two Family Dwellings* (located on an individual *Lot* and not as part of a larger *multifamily* project – see Section 21-02.04, (b) (16) for applicable development standards). (Ord. No. 9653-06)
- (G) Utilities: Including but not limited to: Public Utility Substation; Public Wells; Pumping Station; Sewage Treatment Plant; Telephone Exchange; Water Tower; Water Treatment Plant.
- (3) *Accessory Uses* – See Section 21-02.11 (a) – Accessory Uses, Buildings and Structures.
- (4) *Temporary Uses* – See Section 21-02.11 (b) – Temporary Uses, Buildings and Structures.
- (5) *Home Occupations* – See Section 21-02.11 (c) – Home Occupations.

(b) ***Development Standards.***

All *uses* permitted in the MF2 *District* shall conform to the following development standards.

- (1) Utilities – Connection to public water and public sanitary sewer facilities shall be mandatory for development in this *district*.
- (2) Minimum *Project Frontage* – One-hundred and fifty (150) feet on a public *street* and gain *access* from said *public street*.
- (3) Minimum *Setbacks* and *Perimeter Yard* Requirements - a minimum *setback* and *perimeter yard* shall be provided along all property lines of the project as follows:
 - (A) Front - a *minimum front yard* and minimum *building setback* measured from the greater of the *proposed right-of-way* or existing *right-of-way* shall be provided as follows:

<i>Limited Access Highway:</i>	50'
<i>All Other Streets:</i>	25'
 - (B) *Side Yards* - 25 feet.
 - (C) *Rear Yards* - 25 feet.
- (4) Use of *Minimum Yards*.

All *minimum yards* shall be landscaped in compliance with the requirements for *perimeter yard* landscaping as set forth in Section 21-07.01 – Landscape Regulations of this Ordinance and shall remain free from *buildings* or *structures* except where expressly permitted below or by Section 21-02.11 - General Regulations for Residential Districts:

- (A) *Minimum Front Yards* – may include: *driveways*; *walkways* with a maximum width of up to six (6) feet, or *signs* as regulated by Section 21-07.03 – Sign Regulations of this Ordinance, and shall otherwise be maintained as *open space* free from *buildings* or *structures*.
- (B) *Minimum Side Yards* – may include: *driveways*; *interior access driveways*; *walkways* with a maximum width of up to six (6) feet, and shall otherwise be maintained as *open space* free from *buildings* or *structures*.

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(C) *Minimum Rear Yards* – may include: *driveways; interior access driveways; walkways* with a maximum width of up to six (6) feet, and shall otherwise be maintained as *open space* free from *buildings or structures*.

(5) *Minimum Interior Yards:*

In *projects* containing two or more *buildings*, *interior yards* shall be provided as follows:

(A) Around *buildings* containing *dwelling units*, the greater of:

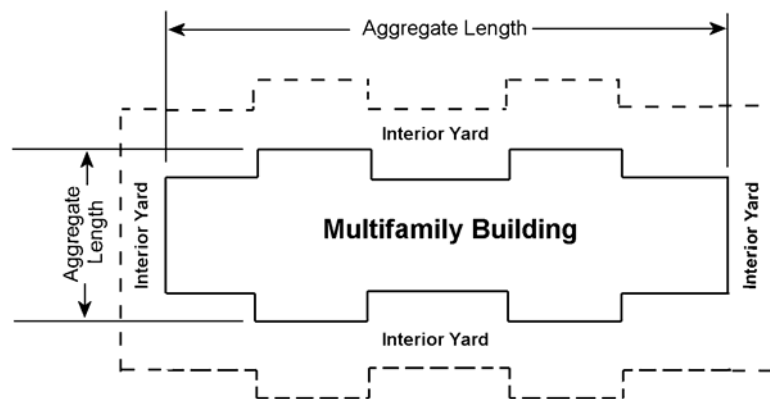
- i. Ten (10) feet; or,
- ii. Five (5) feet plus one (1) additional foot for each ten (10) feet of aggregate length of any wall of a *building*.

(B) Around *accessory buildings, structures or uses* - five (5) feet.

(C) *Interior yards* shall be measured perpendicular to the *building or structure* at all points.

(D) The distance between *buildings or structures* shall be the sum of each applicable minimum *interior yard*.

(E) *Interior yards* shall not overlap any required *perimeter yards*.

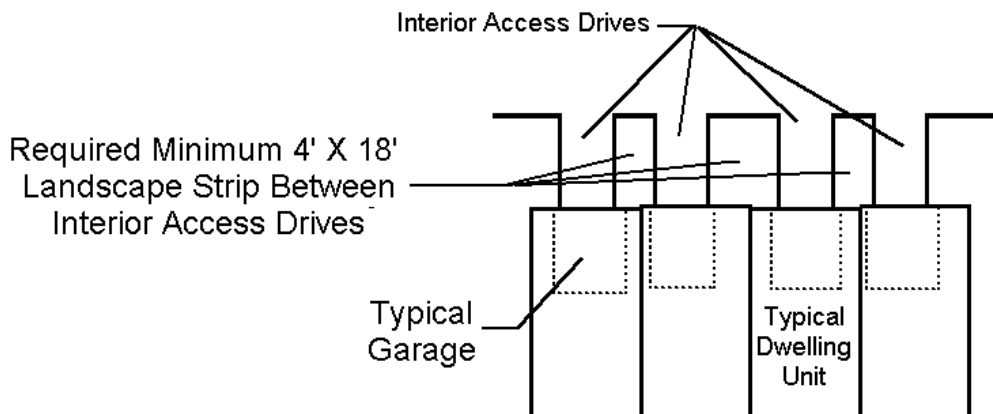


INTERIOR YARDS AROUND BUILDINGS

(6) Use of *interior yards*.

(A) Around *buildings* containing *dwelling units*, required *interior yards* may be used for:

- i. individual *interior access drives* leading to attached *garages* serving individual *dwelling units*, provided, however, that a minimum four foot wide by eighteen foot deep (4' X 18') landscape strip shall be provided between such *interior access drives*;



Example of Landscape Strip between Interior Access Drives to Garages

- ii. *open space*;
 - iii. *foundation landscaping*;
 - iv. *walkways*; or,
 - v. open balconies, uncovered *porches* and *patios* which do not project into the required *interior yard* by more than fifty percent (50%) of the depth of such required *interior yard*.
- (B) Around *accessory buildings* or *uses*, required *interior yards* may be used for: *open space*; *foundation landscaping*; *walkways*; or, *interior access drives* leading to *parking spaces* or overhead *garage doors*.

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- (7) *Maximum Building Height*
 - (A) *Primary Building* – Forty (40) feet, but not to exceed three (3) stories containing a *dwelling unit*.
 - (B) *Accessory Buildings or Structures* – the lesser of twenty-five (25) feet or the height of the *primary building*
- (8) Landscaping – See Section 21-07.01 – Landscape Regulations.
- (9) Lighting – See Section 21-07.02 – Lighting Regulations.
- (10) *Signs* – See Section 21-07.03 – Sign Regulations.
- (11) Parking – See Section 21-07.04 – Off-Street Parking Regulations.
- (12) Loading – See Section 21-07.05 – Off-Street Loading Regulations.
- (13) *Greenway Connection Required* – If the *lot* abuts any portion of a *greenway*, a direct linkage from the *project* to such *greenway* shall be provided.
- (14) *Developed Recreational Open Space Requirements*.

All multifamily projects shall provide *developed recreational open space* amenities as set forth below:

- (A) *Minimum Area* – *Developed recreational open space* areas equal to, at a minimum, five (5) percent of the total *lot area* of the *project* shall be required. *Developed recreational open space* may include, but not be limited to, such facilities as: *playgrounds; parks; tot lots; swimming pools; tennis, volleyball or basketball courts; and common recreational buildings*.
- (B) *Location and Minimum Dimension* – Areas designated to comply with the *developed recreational open space* requirements:
 - i. shall not overlap any required *interior yards* or *perimeter yards*; and,
 - ii. shall maintain a minimum dimension of fifty (50) feet at all locations.

- (15) Requirements for all *Private Streets, Interior Access Driveways, and Interior Access Drives* for *Multifamily Dwelling Projects*.

Individual *buildings* and *dwelling units* located within a *multifamily dwelling* project may be served by *private streets, interior access driveways, and interior access drives* developed in compliance with the standards set forth in Section 21-01.01 (u) – Requirements for Private Streets and Private Alleys of this Ordinance.

- (16) *Development Standards for Single Family and Two Family Dwellings*. (Ord. NO. 9653-06)

Notwithstanding anything in this MF2 *District* to the contrary, a freestanding *single family* and *two family dwelling* which is located on an individual *lot* and which is not part of a larger *multifamily* project shall be subject to the applicable *development standards* of the SF2 *District*, provided the minimum *lot area* shall be 4,000 square feet and the minimum *lot width* shall be 40 feet. (Ord. No. 9653-06)

Single family and *Two family dwellings* which are interspersed with and located as part of a larger *multifamily* project shall comply with all the *development standards* specified in this Section 21-02.04, (b) – Development Standards. (Ord. No. 9653-06)