

MF-24 HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

The MF-24 multi-family district is established to provide areas for development of the maximum number of dwelling units per acre. Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots. MF24 districts restricted to sites abutting collector or arterial streets and may be developed either adjacent to or in conjunction with neighborhood commercial or shopping center developments.

PERMITTED USES: 1,8,10,11,12,13,29

UNIT 1: CITYWIDE PUBLIC USES BY RIGHT

Public uses, essential public services, open land uses, and similar uses, which are subject to public controls.

UNIT 8: SINGLE-FAMILY DWELLINGS

Single-family detached dwellings located in appropriate residential areas.

UNIT 10: TOWNHOUSE

Single family residences which have either a townhouse design or a condominium ownership regime.

UNIT 11: DUPLEXES

A detached residential building containing two (2) dwelling units, designed for occupancy by not more than two (2) families

UNIT 12: HIGH DENSITY RESIDENTIAL

Units of two (2) or more dwelling units which have been grouped separately to allow high density residential

development. However, lower density dwelling units, such as two, three or four family dwellings are also allowed.

UNIT 13: THREE AND FOUR FAMILY RESIDENTIAL

Units of three or four dwelling units

UNIT 29: HOME OFFICE

A home office of convenience, as opposed to a home occupation, is allowable as an accessory use in a dwelling unit. A home office of convenience is defined as an office use where the resident occupant conducts no business other than by telephone or mail, where no person employed by the resident, and where an office is needed for the purpose of sending and receiving mail, telephone calls, maintaining records, and other similar functions. It is further the intent to regulate the operation of a home office of convenience so that the average neighbor will be unaware of its existence.

CONDITIONAL USES PERMISSIBLE ON APPEAL: 2,3,4,9,28,40,45

UNIT 2: CITYWIDE USES BY CONDITIONAL USE PERMIT

Public and private uses which may be conducted anywhere in the territorial jurisdiction, but which can be objectionable to nearby uses due to noise or smell and are, therefore, permitted subject to conditional use permits in all districts.

UNIT 3: UTILITY FACILITIES

Public protection and utility equipment which: (a) is ordinarily not located in street right-of-way and can be significantly objectionable to nearby residential, commercial, and light industrial uses; and (b) have requirements for specific locations or are needed to serve residential neighborhoods or other local areas. These uses include facilities of public service corporations other than offices.

UNIT 4: CULTURAL, RECREATIONAL AND HEALTH FACILITIES

Cultural, recreational and health facilities which serve the residents of the community. These uses are typically public in nature but may also be private.

UNIT 9: ZERO LOT LINE

Single family residences which have a zero lot line lot configuration.

UNIT 28: HOME OCCUPATION

Permitted accessory use of a dwelling or gainful employment customarily carried on entirely within the residential dwelling,

which is clearly incidental and secondary to the principal use of the structure for residential dwelling purposes by the occupants of the residence. Additional requirements are stipulated in Article 3, Section 5 of the Zoning Regulations.

UNIT 40: TEMPORARY CLASSROOMS

The addition of temporary or portable classrooms to public, private or denominational schools that are modular or prefabricated structures and established for a period of time not to exceed two (2) years with the intent to discontinue such use upon the expiration of the time period and removal of the structure from the site. Temporary classrooms do not involve the construction or alteration of any permanent building or structure. In addition, it shall be necessary for all units to meet the following requirements: 1) Zoning district regulations; 2) All building codes of the city; and 3) Be secured to a permanent masonry or concrete foundation.

UNIT 45: HEALTH CARE CLINIC

An establishment where patients are admitted for examination and treatment on an outpatient basis, whether public or private, principally engaged in providing services for health maintenance and the treatment of physical conditions where patients are not usually lodged overnight.

TEMPORARY USES: 34

UNIT 34: MODEL HOME/TEMPORARY MARKETING OFFICE

Model home/temporary marketing office to be located within a residential subdivision, and for the model home to be used

as temporary office but only for the purpose of promoting the marketing of the subdivision in which it is located.

ACCESSORY USES

The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

- a. Accessory buildings, including private garages, storage facilities and children’s playhouses as set for in Article 6, Section 2.7 of this chapter.
- b. Private greenhouses and horticultural collections.
- c. Flower and vegetable gardens.
- d. Swimming pools, tennis courts and similar recreation facilities

AREA REGULATIONS

- (1) **LOT AREA.** There shall be a lot area of not less than five thousand (5,000) square feet for a single family dwelling; six thousand (6,000) square feet for a duplex; eight thousand five hundred (8,500) for a triplex; ten thousand five hundred (10,500) for a four-plex; and more than four-plex thirteen thousand (13,000) plus one thousand five hundred (1,500) square feet per unit. In addition, there shall be a minimum lot width of not less than sixty (60) feet for one family; seventy (70) feet for two family; eighty (80) feet for three family or larger on a public street at the front setback line for all dwelling unit types.
- (2) **DENSITY.** Twenty four (24) units per acre.
- (3) **FRONT SETBACK.** There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
- (4) **SIDE SETBACK.** There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
- (5) **REAR SETBACK.** There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths		Area	Front	Back	Side	
						Interior	Corner
						Interior	Exterior
One Family	60	5,000	30	20	8/8	8	30
Two Family	70	6,000	30	20	8/8	8	30
Three Family	80	8,500	30	20	8/8	8	30
Four Family	80	10,500	30	20	8/8	8	30
Over Four Family	80	13000+ 1500/unit					
Zero Lot Line	60	as above	30	20	8/8	16/0	30
Townhouse	Interior	Corner/end					
	20	50/28	30	20	8/0	8	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

OFF-STREET PARKING

See Article 7 of this chapter.

LANDSCAPED OPEN SPACE

On any lot, there shall be a minimum of ten (10) percent of landscaped open space in accordance with Article 6 Section 2.16 of this chapter.

MULTIFAMILY PLAY AREAS

See Article 6 Section 2.17 of this chapter