

MF-3 LOW/MEDIUM DENSITY DUPLEX DISTRICT

The MF-3 multi-family district is established in to provide areas for development of duplexes with a maximum of two dwelling units per residential structures. Provides more compact residential develop, and promotes more efficient use of land utilities, and the development of less expensive housing on smaller lots.

PERMITTED USES: 11

UNIT 11: DUPLEXES

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

CONDITIONAL USES PERMISSIBLE ON APPEAL: 2,3,4,28,29,40,45

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 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 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.

USE 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 structures. In addition, it shall be necessary for all units to meet the following requirements: zoning district regulations; all building codes of the city; and, 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

SITE PLAN REVIEW

When a conditional use is proposed in an MF-3 district, except for use unit 38 home occupation or use unit 29 home office a site plan review shall be required. See article 2, section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

- (1) LOT AREA. There shall be a lot area of not less than twelve thousand (12,000) square feet for a duplex. In addition, there shall be a minimum lot width of not less than ninety (90) feet for a duplex on a public street at the front setback line.
- (2) DENSITY. Eight (8) 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		
		(sq.ft.)			Interior	Corner	
				Interior	Exterior		
Duplex	90	12,000	30	20	8/8	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 subsection 2.17 of this chapter.