Article 2.2 Multi-Family Residential Districts

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2.201 Purposes

The purposes of multi-family residential districts established in this article are to:

A. Provide for multi-family residential uses in appropriate locations;

B. Provide for a variety of housing opportunities;

C. Establish reasonable regulations to create and preserve quality higher density living environments; and

D. Provide for appropriate transitions to other residential and nonresidential uses.

2.202 Multi-Family Residential Districts

The multi-family residential districts are:

Multi-Family/Low (MF/L). This district permits multi-family housing at densities of 8-14 dwelling units per gross acre.

Multi-Family/Medium (MF/M). This district permits multi-family housing at densities of 14-25 dwelling units per gross acre.

2.203 Land Use Regulations

A. ***Regulations.*** Table 2.203: Land Use Regulations – Multi-Family Residential Districts sets forth the land use regulations for multi-family residential districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted uses.

"L" designates uses that are permitted subject to certain limitations. Number designations refer to the limitations listed at the bottom of Table 2.203: Land Use Regulations – Multi-Family Residential Districts.

"T" designates uses that are permitted to be conducted for a temporary period of time. Time limitations are listed in Table 4.5012: Temporary Uses.

"A" designates uses that require an Administrative Use Permit pursuant to Article 5.4: Use Permits.

"U" designates uses that require a Conditional Use Permit pursuant to Article 5.4: Use Permits.

"S" designates uses that require a Special Use Permit pursuant to Article 5.4: Use Permits.

B. ***Unlisted Uses.*** Uses are defined in Article 6.1: Use Definitions. If a proposed use is not listed in the Use Definitions, the Zoning Administrator shall determine if the proposed use is substantially similar to a permitted use; in that event, the Zoning Administrator shall assign the proposed use to a permitted use definition.

C. ***Prohibited Uses***. Uses not listed in Table 2.203: Land Use Regulations – Multi- Family Residential Districts below or not assigned to a Use Definition pursuant to Section 2.203B: Unlisted Uses are prohibited.

D. ***Additional Use Regulations.*** Additional use regulations for multi-family residential districts are set forth in Section 2.205: Additional Use Regulations.

Table 2.203: Land Use Regulations – Multi-Family Residential Districts

Use Classification	*MF-L*	*MF-M*	*Additional Regulations*
Agritainment	S	S	
Amateur Radio Facilities	L1	L1	See Article 4.8
Carnival, Small-Scale	T	T	See Section 4.5012
Congregate Living Facility	U	U	
Crop Raising, Non-Commercial	P	P	
Day Care Center	L2	--	
Day Care, Home Occupation	L1	L1	See Section 4.502
Day Care, Residential	L1	L1	See Section 4.503
Entertainment and Recreation, Outdoor	L1	L1	
Golf Course	U	U	
Government Offices and Facilities *Small-Scale*	P	P	
Group Homes for the Handicapped	P	P	See Section 4.504
Haunted Houses	T	T	See Section 4.5012
Home Occupation	P	P	See Section 4.502
Homeowners Association Facilities	P	P	
Laundry Services	L1	L1	
Over-The-Air Reception Device	P	P	See Article 4.8
Place of Worship *Small-Scale*	L2, L3, L4	L2, L3, L4	See Section 4.505
Public Safety Facility *Large-Scale*	P	P	

Table 2.203: Land Use Regulations – Multi-Family Residential Districts

Use Classification	*MF-L*	*MF-M*	*Additional Regulations*
Recovery Residence	P	P	See Section 4.5015
Residential, Permanent *Single Family*	L7		See Sections 4.603C and 4.605B
Multi-Family	P	P	
Satellite Dish Antenna, Large	L1	L1	See Article 4.8
Schools, Public Or Private *Small-Scale*	L2, L3, L4	L2, L3, L4	
Senior Housing	P	P	
Shelter Care Facility *Large-Scale*	U	U	
Utilities *Facilities*	S	S	
Well Site	P	P	
Waste Management *Non-Hazardous Material Recycling Collection Facility—Small-Scale*	L5	L5	
Wireless Communication Facilities *Alternative Light Poles*	L6	L6	See Article 4.7
Support Structures Other Than Those Listed Above	A	A	See Article 4.7

Limitations

L1 - Only as a use incidental to the principal use of the property.

L2 - Day Care Centers, Public and Private Schools, and Place of Worship uses shall be located on collector or arterial streets. Conditional Use Permit approval is required for any other location.

L3 - Clubs and Lodges, Community Service Facilities, Public and Private Schools, and Place of Worship uses are not permitted in multi-family residential structures.

L4 - Unlighted Outdoor Entertainment and Recreation uses are permitted in conjunction with Public and Private Schools and Place of Worship uses; lighted Outdoor Entertainment and Recreation uses in conjunction with Public and Private Schools and Place of Worship uses require a Conditional Use Permit.

L5 - Limited to parcels containing Schools and Place of Worship uses. Administrative Use Permit is required.

L6 - Alternative Light Poles may be located on property zoned residential and operated as an electric substation, Public and Private School, public park, or Place of Worship. Conditional Use Permit is required.

L7 - Legal non-conforming single family uses existing prior to March 3, 2005 may be expanded and/or repaired without limitation on valuation in conformance with site development regulations applicable to the Single Family Detached (SF-D) zoning district as set forth in Table 2.104: Lot Development Regulations – Single Family Residential Districts.

2.204 Site Development Regulations

Table 2.204: Site Development Regulations – Multi-Family Residential Districts sets forth the development regulations for multi-family residential districts, which are in addition to the regulations set forth in Section 2.205: Additional Use Regulations and Division 4: General Regulations. Letter designations in the *Additional Regulations* column refer to regulations that follow Table 2.204: Site Development Regulations.

Table 2.204: Site Development Regulations – Multi-Family Residential Districts

Standards	***MF-L***	***MF-M***	***Additional Regulations***
Minimum Parcel Area (sq. ft.)	20,000	20,000	
Minimum Net Land Area per Unit (sq. ft.)	3,100	1,750	
Maximum Net Land Area per Unit (sq. ft.)	5,450	3,100	
Maximum Height (ft.)	36	40	
Building Step-back	10' at 3rd floor	10' at 3rd floor	(A)
Minimum Perimeter Building Setbacks (ft.)			
Front	25	30	
Side (Street)	25	30	
Side (Residential)	25	30	
Side (Nonresidential)	20	20	
Rear (Residential)	25	30	
Rear (Nonresidential)	20	20	
Minimum Perimeter Landscape Area (depth in ft.)			
Front	20	20	
Side (Street)	20	20	
Side (Single Family Residential)	20	20	
Side (Multi-Family Residential)	15	15	
Side (Nonresidential)	20	20	
Rear (Residential)	20	20	
Rear (Nonresidential)	20	20	
Separation between Buildings (ft.)			
Single or two story	20	20	
Three story	30	20	
Building Setback to Parking (ft.)	See Section 4.203N: Separation from Buildings		
Off-Street Parking and Loading	See Article 4.2: Off-Street Parking and Loading Regulations		
Private Open Space (sq. ft.)	60	60	(B)
Common Open Space (minimum)	45% of net site	40% of net site	(C)
Common Open Space Landscaping	1 tree/unit	1 tree/unit	(C)
Landscaping (Perimeter & Public Street Frontages)	Perimeter & Public Street Frontages: 1 tree/20 linear ft.	Perimeter & Public Street Frontages: 1 tree/20 linear ft.	(D) See Section 2.204D
Exterior Lighting Standards	See Section 4.103: Lighting Standards		

A. ***Building Step-back***.

1. A building step-back of 10 feet at the third floor is required for all development within the MF-L District.

2. Where development in the MF-M District abuts an existing single family residential district or property designated for residential use in the General Plan, a building step-back of 10 feet at the third floor is required.

B. ***Private Open Space***. Each unit shall contain an exterior private open space. The minimum dimension of private open space is 6 feet. Private open space shall be covered and screened by a wall of 4 feet in height. Ground floor private open space may be screened by a wall exceeding 4 feet, but no more than 8 feet in height.

C. ***Common Open Space Amenities***. Common open space shall contain the following amenities:

1. One swimming pool with a minimum 600 sq. ft. surface area for developments of 50 units or more;

2. One enclosed community facility of at least 1,000 square feet for developments of 100 units or more;

3. A minimum of 1 tree per dwelling unit, exclusive of trees within the right- of-way. A minimum 25 percent of the required trees shall be 24 inch box in size; and

4. One children's play area of at least 400 square feet with play equipment.

D. ***Street Frontage Landscape.*** Unless otherwise permitted by the Zoning Code, street frontage landscape areas shall not contain parking areas, buildings, fences, parking screen walls or other permanent improvements other than sidewalks, permitted signs and lighting.

1. *Arterial Streets*. A landscape area adjacent and parallel to the street with a minimum width of 25 feet is required.

2. *Arterial/Arterial Intersection*. A minimum 50 foot wide landscape area shall be established and maintained along the street frontage within a distance of 250 feet of the arterial intersection as measured from the intersection of street lines. One driveway perpendicular to each street frontage within the 50 foot wide landscaped area established above is permitted if no other access is available.

3. *Other Streets*. Along other streets, a landscape area adjacent and parallel to the street with a minimum width of 20 feet is required.

2.205 Additional Use Regulations

A. ***Accessory Structures***. Accessory structures shall comply with the following regulations:

1. *Location.*

   a. Accessory structures may be located anywhere within the building envelope.

   b. Parking canopies and garages shall be set back a minimum of 10 feet from nonresidential and multi-family residential zoning districts or properties designated as nonresidential or multi-family in the General Plan.

   c. Parking canopies and garages shall be set back a minimum of 20 feet from single family residential zoning districts or properties designated as single family residential in the General Plan.

2. *Maximum Height.* The maximum height shall be 15 feet.

B. ***Multi-Family Design Guidelines***. Design Guidelines for multi-family residential dwellings are set forth in Chapter II: Design Standards and Guidelines.

C. ***Gated Facility Entrances***. A minimum of 40 feet of vehicle queuing area shall be provided behind each security control point. The minimum width of the vehicular entry shall be 20 feet in width. A vehicular turn-around area shall be provided between the control point and the security gate. The vehicular turn- around area shall have a minimum interior turning radius of 35 feet and an exterior turning radius of 55 feet.

D. ***Recreational Vehicle Storage***. The storage of unoccupied personal recreational vehicles is permitted on a developed residential lot or parcel, outside of the required front or street side setback.

E. ***Access to Nonresidential Property***. Use of multi-family zoned property to provide primary vehicular access to a nonresidential use is prohibited.