

## 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.

***Multi-Family/High (MF/H)***. This district permits multi-family housing at densities of 25-50 dwelling units per gross acre.

#### 2.203 Land Use Regulations

- A. ***Regulations.*** Table 2.902: Use Regulations 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 2.902: Use Regulations.

"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 2.902: Use Regulations 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.

## 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. Within the Heritage District Overlay Zoning District, the Development Regulations may be modified as set forth in Article 3.4. 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**

<b>Standards</b>	<b>MF-L</b>	<b>MF-M</b>	<b>MF-H</b>	<b>Additional Regulations</b>
Minimum Parcel Area (sq. ft.)	20,000	20,000	35,000	
Maximum Height (ft.)	36	40	55	
Building Step-back	Yes	Yes	Yes	(A)
Minimum Perimeter Building Setbacks (ft.)				
<i>Front</i>	25	30	25	
<i>Side (Street)</i>	25	30	25	
<i>Side (Adjacent to Single Family Zoning District)</i>	25	30	75	(E)

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

<b>Standards</b>	<b>MF-L</b>	<b>MF-M</b>	<b>MF-H</b>	<b>Additional Regulations</b>
<i>Side (Adjacent to Multi-Family or Non-Residential Zoning District)</i>	20	20	10	
<i>Rear (Adjacent to Single Family Residential Zoning District)</i>	25	30	75	(E)
<i>Rear (Adjacent to Multi-Family or Non-Residential Zoning District)</i>	20	20	10	
Minimum Perimeter Landscape Area (depth in ft.)				
<i>Front</i>	20	20	25	
<i>Side (Street)</i>	20	20	20	
<i>Side (Adjacent to Single Family Residential Zoning District)</i>	20	20	40	(E)
<i>Side (Adjacent to Multi-Family or Non-Residential Zoning District)</i>	15	15	10	
<i>Rear (Adjacent to Single Family Residential Zoning District)</i>	20	20	40	(E)
<i>Rear (Adjacent to Multi-Family or Non-Residential Zoning District)</i>	20	20	10	
Separation between Buildings (ft.)				
<i>Single or two story</i>	20	20	20	
<i>Three story and above</i>	30	20	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	60	(B)
Common Open Space (minimum)	45% of net site	40% of net site	40% of net site	(C)
Common Open Space Landscaping	1 tree/unit	1 tree/unit	0.25 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.	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.**

- Where development in MF-L and MF-M Districts is within 100 feet of any property zoned single family residential, a Building Step-back of 10 feet at the third floor is required for habitable space.

2. Where development in the MF-H District is within 100 feet of property zoned single family residential, a Building Step-back of one foot for every foot of building height above 2 stories or 35 feet is required for habitable space.
- B. **Private Open Space.** Each unit shall contain an exterior private open space. No dimension of private open space shall be less than 6 feet as measured from the dwelling façade to the interior edge of the supporting post or wall. Private open space shall be covered and screened by a fence of 4 feet in height. Ground floor private open space may be screened by a fence no less than 3 feet, but no more than 8 feet in height. In the MF-H District, in lieu of providing private open space, an additional 10 percent common open space may be provided.
- C. **Common Open Space Amenities.** Common open space shall contain the following amenities:
1. In MF-L and MF-M Districts, one swimming pool with a minimum 600 square feet surface area for developments of 50 units or more is required. In the MF-H District, one swimming pool with a minimum surface area of 10 square feet per unit for 50 units or more is required and the pool surface area may be divided between two pools. An indoor or rooftop swimming pool may be counted towards the pool amenity requirement;
  2. In MF-L and MF-M Districts, one enclosed community facility of at least 1,000 square feet for developments of 100 units or more is required. In the MF-H District, the required enclosed community facility shall be 10 square feet per unit and may be distributed amongst multiple community facilities;
  3. In MF-L and MF-M Districts, a minimum of 1 tree per dwelling unit, exclusive of trees within the right-of-way is required. In the MF-H District, a minimum of 0.25 tree per dwelling unit, exclusive of trees within the right-of-way is required. 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 is required, except for senior housing or in the MF-H District, where an alternative active amenity of 400 square feet may be allowed. The alternative active amenity may be placed indoors, outdoors or on roof tops.
- 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.

E. ***Modified Setbacks in MF-H District.***

1. Where development in the MF-H District is adjacent to any property zoned single family residential, and the maximum building height is 40 feet or less, the minimum side and rear perimeter building setback standards may be modified to comply with the MF-M District standards.
2. Where development in the MF-H District is adjacent to any property zoned single family residential and the maximum building height is 40 feet or less, the minimum side and rear perimeter landscape area standards may be modified to comply with the MF-M District standards.

## **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.