

MF Multi-Family Concepts

Purpose Statement

This district is generally for areas that will have an intense level of development. These areas are intended to be flexible, allowing for single-unit and two-unit structures, high-density apartments, and the option for mixed-use development.

1. Non-Residential uses permitted as a maximum of 50% of the area incorporated within the same building footprint. (NRA applies to the commercial portion)

Comprehensive Plan

This zoning is appropriate in areas designated Urban in the Comprehensive Plan.

Intent

The intent of the MF district is that it replaces the existing R-4 and R-6 districts as our new multi-family district, with additional opportunities, such as varied housing types and the potential for mixed-uses, if desired by the property owner/developer. There is one primary difference that would be required with a MF Multi-Family development compared to the current R-4 and R-6 multi-family developments.

- A minimum density of 12 du/acre would be required because of the new unit types that would be available for multi-family projects, including duplexes and detached row housing on a common multi-family lot.

R-4 Multi-Family and R-6 High-Density Multi-Family districts will be retired. Existing R-4 and R-6 designated properties will retain these designations and all their rights. R-4 and R-6 will not be available districts for future rezoning.

Permitted Uses

Boarding and Rooming House
Extended Care Facility/Convalescent/ Nursing Home
Dormitory
Single-Unit Structure
Two-Unit Structure
Fraternity/Sorority
Multi-Family
Educational Facility, Primary & Secondary
Government Facilities (P*)
Parks
Places of Worship (P*)
Daycare, Commercial (C)
SOB (P*)
Utility (P*)
WTF – Unregulated

If mixed-use is proposed, the following uses are also permitted:

Educational Facility, Indoor Instruction

Educational Facility, Tutoring
Health Care, Medical Clinics
Animal Care Facility, Indoor
Art Studio/Gallery
Commercial Amusements
Conference/Convention Center
Daycare, Commercial
Dry Cleaners
Health Club/Sports Facility, Indoor
Health Club/Sports Facility, Outdoor
Hotel
Night Club, Bar or Tavern (C)
Offices
Personal Service Shop
Printing/Copy Shop
Radio/TV Station/Studios
Restaurants
Retail Sales and Service
Theater

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Multi-Family Dimensional Standards:

- Minimum Lot Area – None
 - Minimum Lot width – None
 - Minimum Lot Depth – None
 - Minimum Front Setback – 15'
 - Maximum Front Setback - None
 - Minimum Side Setback – 7.5'
 - Minimum Side Street Setback – 15'
 - Minimum Rear Setback – 20'
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Additional Standards

DENSITY:

- **Maximum Density** – 30 du/acre
- Minimum density based on unit numbers to deal with mix of housing types – single-unit dwellings, two-unit dwellings, etc.
Minimum Density – 12 du/acre. 8 is the maximum in the General Suburban district and 13-15 is around the average density of projects in CS.

HEIGHT:

- No maximum height, except as Section 7.2.H Single-Family Protection applies, and airport height restrictions.

PARKING:

- Allow reduction in required parking for non-residential uses to create a more pedestrian friendly environment

BUFFERING:

- No buffering required within the development
- Multi-family buffer required along perimeter

SIGNS:

- Standard multi-family signage permitted.
- Non-residential uses may utilize similar sign standards to WPC.