

Section 21-02.03 MF1 Urban Corridor Multifamily District.

Intent - The MF1 *District* is established to protect, promote and maintain the development of urban style *multifamily dwellings* and to provide for limited public and institutional uses that are compatible with a *multifamily* residential neighborhood. The *development standards* are designed to promote the establishment of: *multifamily dwelling* projects (including apartment, townhouse or row house style developments); and, high density *two family dwelling* developments located along a *block face*, in developed areas of the community which are served by a full range of public amenities.

(a) Permitted Uses.

(1) *Primary Uses*

- (A) *Multifamily Dwellings.*
- (B) *Two Family Dwellings* (see Section 21-02.03 (b) (15) for applicable *development standards*).
- (C) *Residential Facility for the Developmentally Disabled.*
- (D) *Residential Facility for the Mentally Ill.*
- (E) *Child Care Home* (that is used as the primary residence of the person who operates the *child care home*).
- (F) Schools, Public or Parochial.
- (G) *Religious Use.*
- (H) *Public Park – Active or Passive.* (Ord. No. 9513-04)
- (I) Assisted Living Facility. (Ord. No. 9653-06)
- (J) Nursing Home. (Ord. No. 9653-06)
- (K) One (1) Single Family Dwelling (Ord. No. 10451-16)

(2) *Special Exception Uses.*

- (A) Educational Use: Including but not limited to: Pre-School; *Child Care Ministry*; Public Library.
- (B) Governmental Use: Including but not limited to: Fire Station; Municipal / State Road Maintenance Facility; Police Station.
- (C) Miscellaneous: Including but not limited to: *Bed & Breakfast*; *Boarding House*.
- (D) Public Facilities: Including but not limited to: Cemetery – with or without Crematory, Funeral Home, Mausoleum or Mortuary; Community Center; Funeral Home; Mortuary; *Parking Lot – Accessory*. (Ord. No. 9513-04)
- (E) Recreation: Including but not limited to: *Country Club*; Fairgrounds; *Golf Course*; Golf Driving Range; Swimming Pool - private or public.

Section 21-02.03
MF1 Urban Corridor Multifamily District

- (F) Residential: Including but not limited to: *Group Home; Group Residences*; (Ord. No. 9653-06; Ord. No. 10451-16)
- (G) Utilities: Including but not limited to: Public Utility Substation; Public Wells; Pumping Station; Sewage Treatment Plant; Telephone Exchange; Water Tower; Water Treatment Plant.
- (3) *Accessory Uses* – See Section 21-02.11 (a) – Accessory Uses, Buildings and Structures.
- (4) *Temporary Uses* – See Section 21-02.11 (b) – Temporary Uses, Buildings and Structures.
- (5) *Home Occupations* – See Section 21-02.11 (c) – Home Occupations.

(b) ***Development Standards.***

All *uses* permitted in the MF1 *District* shall conform to the following *development standards*.

- (1) Utilities - Connection to public water and public sanitary sewer facilities shall be mandatory for development in this *district*.
- (2) Minimum *Project Frontage* - 50 feet on a public *street* and gain *access* from said *public street* or an abutting *alley*.
- (3) Minimum *Setbacks* and *Perimeter Yard* Requirements - a minimum *setback* and *perimeter yard* shall be provided along all property lines of the *project* as follows:

- (A) Front - a *minimum front yard* and minimum *building setback* measured from the greater of the *proposed right-of-way* or existing *right-of-way* shall be provided as follows:

	<u>Minimum</u>	<u>Maximum</u>
<i>Limited Access Highway:</i>	50'	NA
All other <i>Streets:</i>	5'	25'

- (B) Side – A *minimum side yard* shall be provided along all *side lot lines* as follows:

- i. Residential *Uses* – 6 feet.
- ii. Non-Residential *Uses* – 20 feet.
- iii. Residential *Accessory Building* – 6 feet.

- (C) Rear – A minimum *rear yard* shall be provided along all *rear lot lines* as follows:

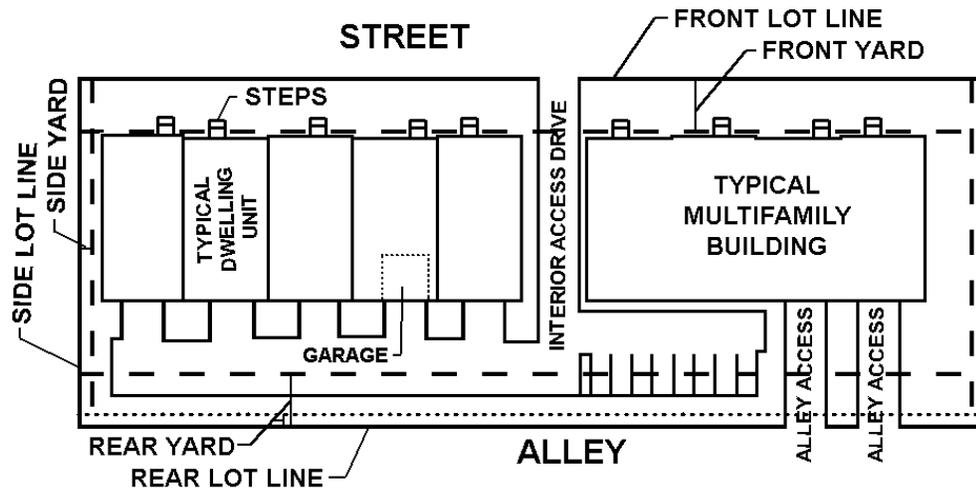
- i. Primary Building – 25 feet.
- ii. Accessory Building – 5 feet.

- (4) Use of *Minimum Yards*.

All *minimum yards* shall be landscaped in compliance with the requirements for *perimeter yard* landscaping as set forth in Section 21-07.01 – Landscape Regulations of this Ordinance and shall remain free from *buildings* or *structures* except where expressly permitted below or by Section 21-02.11 - General Regulations for Residential Districts:

Section 21-02.03
MF1 Urban Corridor Multifamily District

- (A) *Minimum Front Yards* – may include: *driveways*; *walkways* with a maximum width of up to six (6) feet; front stairs, stoops, *patios* or open balconies which project no more than ten (10) feet from the *building*, but shall not encroach into any *public right-of-way*; or *signs* as regulated by Section 21-07.03 – Sign Regulations of this Ordinance, and shall otherwise be maintained as *open space* free from *buildings* or *structures*.
- (B) *Minimum Side Yards* – shall be maintained as *open space* free from *buildings* or *structures*.
- (C) *Minimum Rear Yards* – may include: *driveways*; *walkways*; *parking areas*; *interior access drives*; and, *interior access driveways*, and shall otherwise be maintained *open space* free from *buildings* or *structures*.

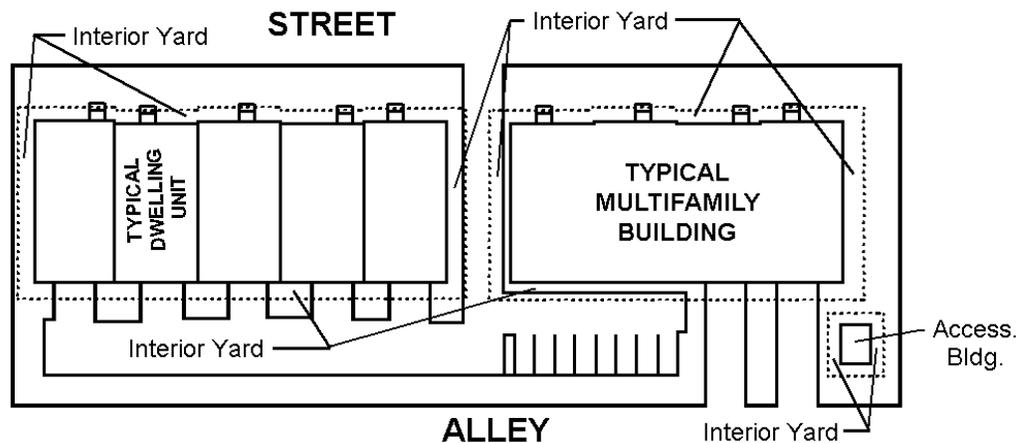


- (5) *Minimum Interior Yards:*

In *projects* containing two or more *buildings*, *interior yards* between *buildings* shall be provided as follows:

- (A) Around *buildings* containing *dwelling units* – six (6) feet.
- (B) Around *accessory buildings, structures* or *uses* - five (5) feet.
- (C) *Interior yards* shall be measured perpendicular to the *building* or *structure* at all points.
- (D) The distance between *buildings* or *structures* shall be the sum of each applicable minimum *interior yard*.
- (E) *Interior yards* shall not overlap any *lot line*.

- (6) Use of *interior yards*.
- (A) Around *buildings* containing *dwelling units*, required *interior yards* may be used for: *open space*; *foundation landscaping*; *walkways* with a maximum width of six (6) feet; *interior access drives* leading to *parking areas* located between the *rear lot line* and the *rear building line*; *interior access drives* leading to overhead *garage doors*; or, open balconies, uncovered *porches* and *patios* which do not project more than five (5) feet into the required *interior yard*.
- (B) Around *accessory buildings* or *uses*, required *interior yards* may be used for: *open space*; *foundation landscaping*; *walkways*; or, *interior access drives* leading to *parking spaces* or overhead *garage doors*.



- (7) *Maximum Building Height*
- (A) *Primary Building* – 40 feet, but not to exceed three (3) stories containing a *dwelling unit*.
- (B) *Accessory Buildings* or *Structures* – the lesser of twenty-five (25) feet or the height of the *primary building*
- (8) *Landscaping* – See Section 21-07.01 – Landscape Regulations.
- (9) *Lighting* – See Section 21-07.02 – Lighting Regulations.
- (10) *Signs* – See Section 21-07.03 – Sign Regulations.

Section 21-02.03
MF1 Urban Corridor Multifamily District

- (11) Parking – See Section 21-07.04 – Off-Street Parking Regulations; provided, however, a *project* in the MF1 *District* may include *on-street parking* located immediately adjacent to the *project*, if such adjacent *on-street parking* is approved by the Department of Public Works and the design of the *on-street parking* is approved by the Department of Public Works. If *on-street parking* is provided, the amount of *off-street parking* required by this Ordinance for the *project* shall be deemed to be reduced by the number of *on-street parking spaces* provided immediately adjacent to the *project*.
- (12) Loading – See Section 21-07.05 – Off-Street Loading Regulations.
- (13) *Greenway Connection Required* – If the *lot* abuts any portion of a *greenway*, a direct linkage from the *project* to such *greenway* shall be provided.
- (14) Requirements for all *Private Streets*, *Interior Access Driveways*, and *Interior Access Drives* for *Multifamily Dwelling Projects*.

Individual *buildings* and *dwelling units* located within a *multifamily dwelling* project may be served by *private streets*, *interior access driveways*, and *interior access drives* developed in compliance with the standards set forth in Section 21-01.01 (u) – Requirements for Private Streets and Private Alleys of this Ordinance.

- (15) *Development Standards for Two Family Dwellings on Individual Lots*.

Notwithstanding anything in this MF1 *District* to the contrary, a freestanding *two family dwelling* which is located on an individual *lot* and which is not part of a larger *multifamily project* shall be subject to the applicable *development standards* of the SF2 *District*, provided the Minimum *Lot Area* shall be 4,000 square feet and the Minimum *Lot Width* shall be 40 feet.

Two family dwellings which are interspersed with and located as part of a larger *multifamily project* shall comply with all the *development standards* specified in this Section 21-02.03, (b) – Development Standards.