

## PROPOSED CHAPTER 1270 R-5 MULTIFAMILY DWELLING DISTRICTS

### 1270.01 PURPOSE.

Multifamily Dwelling Districts are established in order to achieve among others the following purposes:

- (a) To provide for residential development at higher densities than for one and two family dwellings;
- (b) To locate the development of multifamily dwellings close to community facilities and services;
- (c) To protect the desirable characteristics of existing and planned residential development;
- (d) To be accessible to existing and planned public water supply and sanitary sewers;
- (e) To regulate density and distribution of population in accordance with a plan to avoid congestion;
- (f) To provide protection from noxious fumes, odors, dust, excessive noises, invasion of abnormal vehicular traffic and other objectionable influences;
- (g) To regulate multifamily development that will restrict overcrowding of the land and provide for proper light, air, privacy and usable open space; and
- (h) To promote the most desirable and beneficial use of the land based upon the Comprehensive Plan.

### 1270.02 USE REGULATIONS.

Buildings and land shall be used, and buildings shall be designed, erected, altered, moved or maintained in residential districts only for the uses set forth in the schedules and use regulations of this Zoning Code.

(a) The main buildings and uses set forth in the Schedule, Section 1270.03, shall be permitted by right as the principal building or use of a zoning lot only in a district in which it is specifically permitted.

(b) Conditional uses are certain types of main uses, so classified because of their uncommon characteristics, infrequency of occurrence, large land area requirements or other features, and shall not be permitted in certain locations by right. Such uses require consideration and approval by the Planning Commission and Council according to procedures and standards set forth in Chapter 1285. Only those uses so enumerated in the Schedule, Section 1270.03, may be approved in the specific districts.

(c) The accessory buildings and uses set forth in the Schedule, Section 1270.03, shall be permitted as a subordinate building or use, which is clearly incident to and located on the same zoning lot as the main building or use, and shall be located only in a district in which it is specifically permitted.

1270.03 SCHEDULE OF PERMITTED BUILDINGS AND USES.

<u>Main Buildings or Uses</u>	<u>Conditional Uses</u>	<u>Accessory Uses</u>
(a) Main uses permitted in R-1 Districts	(a) Conditional uses permitted in R-1 Districts	(a) Home occupations
(b) Multifamily dwellings	(b) Nursing home	(b) Accessory buildings
	(c) Assisted living facility	(c) Swimming pools
	(d) Independent living facility	(d) Off-street parking
	(e) Public utility	(e) Signs
		(f) Private garden structures, fences, walls and hedges.

1270.04 ACCESSORY USES.

Accessory uses shall be limited to the following:

- (a) Home occupations as regulated in Section 1268.04(a).
- (b) Accessory buildings for townhouse or apartment developments for the storage of recreational equipment, garden tools and other maintenance equipment.
- (c) Swimming pools for the use of residents in the multifamily development. Pools shall be located and maintained as provided in Section 1268.04(c).
- (d) Off-street parking as permitted and as regulated in Chapter 1288.
- (e) Signs as permitted and as regulated in Chapter 1285.
- (f) Private gardens, structures, fences, walls and hedges as permitted and as regulated in Chapter 1290.

1270.05 AREA, YARD AND HEIGHT REGULATIONS.

Land and buildings shall be used in accordance with the lot area regulations and buildings shall be designed, erected, altered or maintained in accordance with the yard and building height regulations set forth in the following section.

1270.06 SCHEDULE OF AREA, YARD AND HEIGHT REGULATIONS

Dwelling Type (stories)	Maximum Lot Area/ Unit (s.f.)	Minimum		Minimum Lot Width		Maximum Percent Lot Coverage Main & Accessory	Minimum Yard Requirement			
		Development Area	At Building Line	At Street	Front (a)		Side Min.	Rear	Height	
One Family and Two Family	As permitted and as regulated in R-1 Districts.									
One Family Detached (cluster)	8,000	1 acre	100	80	30	25	5	15	40	2
Townhouse One Family Attached	6,000	2 acres	150	100	30	25	5	15	40	2
Apartment	4,000	2 acres	150	100	30	20	10	30	40	2

(a) Corner lots shall have a setback from the second street not less than required for the front yard.

1270.07 YARDS FOR ACCESSORY BUILDINGS AND USES

Building or Use	Minimum Required Yard (feet)				
	Front	Side		Rear	
		Adjacent to R-3, R-2, R-1 Districts	Other Districts	Adjacent to R-3, R-2, R-1 Districts	Other Districts
(a) Accessory building	Not permitted	20	10	20	10
(b) Swimming pool	Not permitted	30	15	30	15
(c) Off-street parking					
(1) parking garage *	Not permitted	20	10	20	10
(2) parking space **	10	20	10	20	10
(3) aisle, drive **	10	20	10	20	10

\* Parking garage may be attached to building or shall be not less than 25 feet from a residential building.

\*\* Parking spaces, aisles and drives shall be not less than 20 feet from a building wall.

1270.08 DWELLING UNIT AREA REQUIREMENTS.

Multifamily dwelling units shall contain minimum gross floor area of living space per dwelling unit, exclusive of porches, balconies, basements, utility and general storage rooms, common halls, stairways and garages, measured from the interior face of exterior walls and partition walls between units, as follows:

Type of Dwelling Unit	Area (sq. ft.)
Efficiency apartment (no separate bedroom)	500
One bedroom	700
Two bedroom	850
Each additional bedroom	200

The following percentage of dwelling units shall not be exceeded:

Type of Dwelling Unit	Percentage of Total Dwelling Units
Efficiency apartment (no bedroom)	50
One bedroom	75
Two bedroom	50
Three or more bedroom	25

1270.09 SITE DESIGN STANDARDS.

Each site shall be developed according to the design standards provided in Chapter 1284 Site Design Standards.

1270.10 DEVELOPMENT PLANS REQUIRED.

Each zoning application for a new multifamily dwelling shall include a development plan as provided in Chapter 1262 Administration, Enforcement and Penalty.