

CHAPTER 500. ZONING STANDARDS

SECTION 520. MF-3 MULTIPLE-FAMILY HIGH DENSITY DISTRICT

520.1. Purpose

The purpose of the MF-3 Multiple-Family High Density District is to provide for high density multiple-family residential areas with adequate open areas where it is desirable to encourage such type of development.

Because of the higher than average concentrations of persons and vehicles, this district is situated where it can properly be served by public and commercial services and have convenient access to thoroughfares and collector streets. Site area requirements reflect the relative need for open space of the various types of residences based on expected density of use.

520.2. Permitted Uses

A. Principal Uses

1. Multiple-family dwellings.
2. Public schools.
3. Community Gardens in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private swimming pools and cabanas in accordance with this Code.
4. Retail and commercial services commercial to serve primarily the needs of the occupants which are permitted uses under the C-1 Neighborhood Commercial District.
5. Signs in accordance with this Code.
6. Other accessory uses customarily incidental to an allowed principal use.

520.3. Conditional Uses

- A. Residential treatment and care facilities.
- B. Helicopter landing pads, provided that no such landing pad be located closer than 1,000 feet from the closest property line of a school that provides a

curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.

- C. Market Gardens and Community Farms in accordance with this Code, Section 530.23.

520.4. **Special Exception Uses**

- A. Public and private utility rights-of-way.
- B. Public or private utility substations.
- C. Private schools and day-care centers.
- D. Public and private parks, playgrounds, and recreation centers.
- E. Churches.
- F. Golf courses.
- G. Cemeteries.
- H. Hospitals, clinics, restoriums, governmental buildings, and private clubhouses.
- I. Professional services.
- J. Accessory uses customarily incidental to a permitted special exception use.
- K. Marinas, in conjunction with multiple-family use and subject to marina siting criteria set forth in the Comprehensive Plan.
- L. Hotels, motels, condos, bed and breakfasts, and tourist homes.

520.5. **Area, Density, and Lot Width Requirements**

A. **Multiple-Family Structures**

- 1. Minimum lot area: 20,000 square feet.
- 2. Minimum lot width: 125 feet.
- 3. Minimum lot depth: 125 feet.

B. **All Other Uses**

No minimum lot areas are required, subject to meeting minimum yard, coverage, and on-site parking regulations.

C. **Maximum Possible Gross Density**

Twenty-four (24) dwelling units per acre, subject to compliance with the Comprehensive Plan Future Land Use Map classification.

520.6. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than fifty-five (55) percent of the total lot area.

520.7. **Yard Regulations**

The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

- A. Front: twenty (20) feet.
- B. Side: fifteen (15) feet, each side, plus five (5) feet for each additional story above three (3) stories.
- C. Rear: fifteen (15) feet, plus five (5) feet for each additional story above three (3) stories.

520.8. **Building Height Regulations**

The maximum building height shall not exceed sixty-five (65) feet, except where a special exception has been granted or except in an Urban Service Area where there is not maximum building height. However, in no case shall the maximum height exceed 120 feet in non-Urban Service Areas. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

520.9. **On-Site Parking Regulations**

On-site parking spaces shall be provided in accordance with this Code.

520.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

520.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

520.12. **Neighborhood Park(s)**

Neighborhood park(s) shall be provided and maintained in the same manner as a subdivision, pursuant to this Code.