

SECTION 518. - MF-1 MULTIPLE-FAMILY MEDIUM DENSITY DISTRICT

518.1. - Purpose

The purpose of the MF-1 Multiple-Family Medium Density District is to provide for medium density 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.

(Ord. No. 22-63, § 5(Att. A), 12-6-22)

518.2. - Permitted Uses

A. *Principal Uses.*

1. Multiple-family dwellings.
2. Group Living Arrangements
3. Public schools.
4. 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. Signs in accordance with this Code.
5. Neighborhood Parks as required by Section 905.1 of this Code.
6. Other accessory uses customarily incidental to an allowed principal use.

(Ord. No. 22-63, § 5(Att. A), 12-6-22)

518.3. - 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.

(Ord. No. 22-63, § 5(Att. A), 12-6-22)

518.4. - 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. Marinas, subject to siting criteria set forth in the County Comprehensive Plan.
- E. Public and private parks, playgrounds, and recreation centers.
- F. Churches.
- G. Golf courses.
- H. Cemeteries.
 - I. Hospitals, clinics, governmental buildings, and private clubhouses.
 - J. Professional services, such as medical, dental, legal, and engineering, excluding the storage and parking of heavy equipment.
 - K. Hotels, motels, condos, bed and breakfasts, and tourist homes.
 - L. Accessory uses customarily incidental to an allowed special exception use.

(Ord. No. 22-63, § 5(Att. A), 12-6-22)

518.5. - Area, Density, and Lot Width Requirements

- A. *Two-Family or Duplex Dwellings*.
 - 1. Minimum lot area: 9,000 square feet per two unit structure.
 - 2. Minimum lot width: 80 feet.
 - 3. Minimum lot depth: 100 feet.
- B. *Other Multiple-Family*.
 - 1. Minimum lot area: 15,000 square feet.
 - 2. Minimum lot width: 100 feet.
 - 3. Minimum lot depth: 100 feet.
- C. *All Other Uses Including Townhouses*. No minimum lot areas are required, subject to meeting minimum yard, coverage, and on-site parking regulations.
- D. *Maximum Possible Gross Density*. Twelve dwelling units per acre, subject to compliance with the Comprehensive Plan Future Land Use Map classification.

(Ord. No. 22-63, § 5(Att. A), 12-6-22)

518.6. - Coverage Regulations

All buildings, including accessory buildings, shall not cover more than 40 percent of the total lot area.

(Ord. No. 22-63, § 5(Att. A), 12-6-22)

518.7. - Yard Regulations

A. Two-family, triplex, quadruplex, multiple-family, townhouses, and all nonresidential uses:

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

- a. Front: 20 feet.
- b. Side: Ten feet.
- c. Rear: 15 feet.

B. All structures shall be separated by not less than 15 feet.

(Ord. No. 22-63, § 5(Att. A), 12-6-22)

518.8. - Height Regulations

Building height: 45 feet maximum, except in an Urban Service Area where there is no maximum building height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

(Ord. No. 22-63, § 5(Att. A), 12-6-22)

518.9. - On-Site Parking Regulations

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

(Ord. No. 22-63, § 5(Att. A), 12-6-22)

518.10. - Performance Standards for Conditional Uses and Special Exceptions

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

(Ord. No. 22-63, § 5(Att. A), 12-6-22)

518.11. - Development Plan

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

(Ord. No. 22-63, § 5(Att. A), 12-6-22)

518.12. - Neighborhood Park(s)

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

(Ord. No. 22-63, § 5(Att. A), 12-6-22)