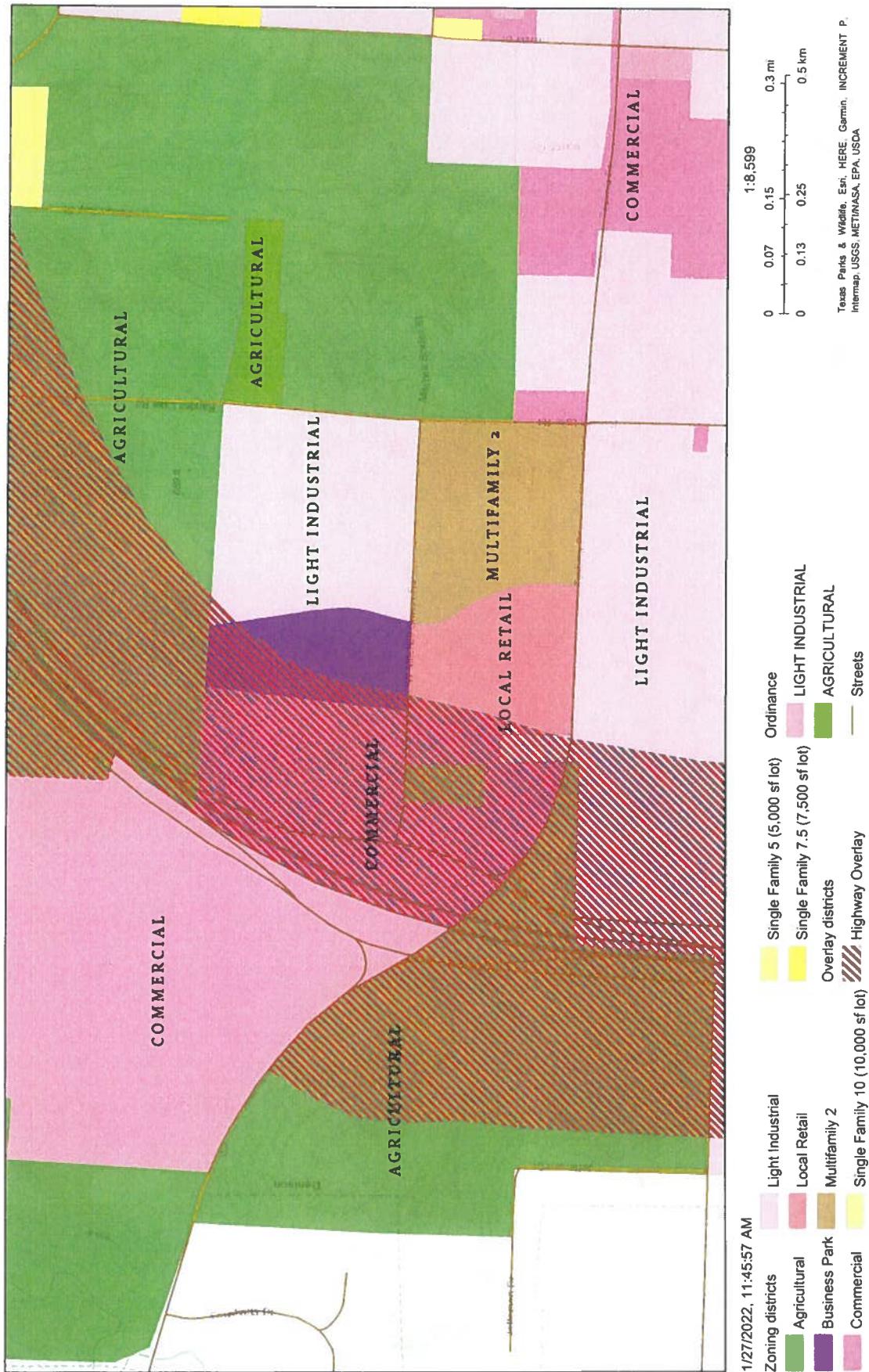


ArcGIS Web Map



Sec. 28.46. - HO—Highway Oriented and Corridor District.

28.46.1. General purpose and description:

The intent of the HO District is to exercise greater control over the aesthetic, functional, and safety characteristics of development along U.S. Highway 75, Spur 503, F.M. 120 and F.M. 691 where higher standards can effectively enhance the city's image as a desirable place to live, work, and shop. This emphasis on how uses are designed and developed is the focus of the standards in this district.

28.46.2. Authorized uses:

- A. Those uses listed for the underlying zoning district in section 28.49 as "P" or "C" are authorized uses permitted by right or conditionally permitted uses (i.e., CUP), respectively. Conditional uses must be approved utilizing procedures set forth in section 28.11 except for the uses as follows, which shall be expressly prohibited within the HO District:
- B. The following uses shall be prohibited in the HO Overlay District:
 1. Kennels.
 2. Livestock sales.
 3. Stables of any kind.
 4. Used merchandise sales.
 5. Used vehicle sales (including motorcycles) as a primary use.
 6. Manufactured home display, storage or sales.
 7. Sand, gravel, caliche, stone sales or storage.
 8. Any use listed under manufacturing and industrial in section 28.49, Use Charts.
 9. Auto dealer-used primary use.
 10. Portable building sales (outdoor display).
 11. Landscaping business except if not part of a home improvement center.

28.46.3. District boundaries:

The HO District applies to the future development, improvement or redevelopment of all land within the depth of a lot to a maximum of one thousand (1,000) feet or to the entirety of any lot that has frontage on either side of the highway right-of-way along U.S. Highway 75, Spur 503, F.M. 120 and F.M. 691, whichever is greater. Boundaries for the HO District are as follows: U.S. Hwy. 75 from the city limits at F.M. 691 on the south, north to the city limits at the Red River; Spur 503 with its intersection of U.S. Hwy. 75 on the west, east to the railroad overpass at its intersection with Texoma Parkway (S.H. 91) and Eisenhower Parkway; F.M. 120 at its intersection with F.M. 1417 on the west, east to the intersection of F.M. 120 (Morton St) and York Ave.; F.M. 691 at its intersection with F.M. 1417 on the west, east to its intersection with Texoma Parkway (S.H. 91).

28.46.4. Application:

- A. The HO District standards apply to the following:
 1. Development of any land;
 2. An increase in any existing structure that is equal to or greater than thirty (30) percent of the existing square footage; or
 3. Any new construction on a lot that provides for an increase that is equal to or greater than thirty (30) percent of the lot or tract that is covered by a permanent structure(s).
- B. Unless otherwise specified by this section, the standards of the base district shall apply. Where there is a conflict between the standards of this subsection and those of the base District, the standards of this subsection shall apply.
- C. A site plan shall be required for all development in the HO District. In addition to the site plan requirements set forth in section 28.13, a complete set of architectural elevations shall be submitted for review.

28.46.5. Special area and design standards:

A. *Size of yards:*

1. *Minimum front yard*—Thirty (30) feet from ultimate right-of-way line of U.S. Highway 75, Spur 503, F.M. 120 or F.M. 691 all yards

adjacent to a street shall be considered a front yard (see article V for additional setback requirements).

2. *Side yards*—Forty (40) feet from any residential single-family dwelling.

B. *Minimum design criteria:*

1. *Orientation and scale of primary structure(s).*

a. The design, color, materials and basic proportions of structures shall be harmonious with and complement the character and design of existing buildings, if appropriate.

b. *Primary entrances:*

1. Primary entrances should be emphasized by a dominant, recognizable feature through projecting or recessed forms, details, color, or material.

2. Buildings shall incorporate lighting and changes in mass, surface or finish to give emphasis to primary entrances.

3. Loading docks or loading areas are not permitted to be visible from the street and may not be accessed directly from the street.

4. These requirements may be waived if the building is not accessed by pedestrians, such as warehouses, industrial buildings without attached offices.

2. *Building materials for primary structures.*

a. These standards do not apply to those uses where the building or structure is fully screened from Highway 75, Spur 503, F.M. 120, F.M. 691 or any other roadway(s) designated on the Denison Thoroughfare Plan, as amended, by another building or structure.

b. Shall consist of one hundred (100) percent exterior cladding to include brick, split face concrete block or panels, glass, stone, cast stone, glass block, tile, cementitious composite fiberboard, EIFS, or stucco, or a combination of those materials for each side of a primary structure that is visible from a public street or an adjacent residentially zoned property. Said exterior cladding shall be exclusive of doors, windows, glass, and entryway treatments and atriums of glass and metal construction.

c. Metal siding shall be prohibited.

3. *Color*—Establish a palette if options for exterior building colors for use throughout the project (or component in large scale mixed-use developments). The range should be wide enough to allow for variety, yet narrow enough to unify all buildings. The use of light tints and bright accents should be encouraged in lieu of earthtones.

4. *Architectural design.*

a. All facades of an individual building, multiple buildings in a shopping center, or integrated business development, and all roofing in a shopping center or integrated business development shall have similar architectural design.

b. Review of the architectural design of a proposed development shall include, but not be limited to:

1. Consistency of scale and proportion with any immediately adjacent buildings or structures;

2. Design in relation to surrounding buildings;

3. Design in relation to topography of the site;

4. Design in relation to proposed landscaping; and

5. Aesthetics of the proposed building, including color.

5. *The design of a development shall meet the following standards:*

a. *Roofs:*

1. Flat roofs shall be screened on all sides by parapet or mansard walls.

2. Pitched or gabled roofs shall contain a minimum 7:12 pitch (seven (7) feet of rise for every twelve (12) feet of run).

3. Installed roofing shingles must consist of dimensional shingles with a minimum manufacturers rating of twenty (20) years. Roofing systems or materials exceeding the standards established herein may be used pursuant to approval by the building official or designee.

b. *Glare and illumination.* Site lighting is to provide safety and security and enhance the architectural and natural features of this site. Glare and illumination standards shall ensure that the mechanisms providing light do not negatively impact on the appearance of the site and ensure that light is contained to the extent that adjacent uses are not detrimentally affected (See

section 28.57).

- c. *Landscaping.* Landscaping standards are used to promote a flexible framework of planting and green areas that enhance and safeguard property values while aiding in erosion control, noise abatement, glare and reflection control, buffering between land uses of different character and atmospheric purification (see section 28.51).
- d. *Screening.* Required screening shall accomplish visual screening of the site, noise attenuation, and barrier to vehicular traffic between nonresidential and residential uses, and serve as a psychological separation between uses which encourages the peace and repose of residents. Toward this goal, landscaping shall be used to break up the view and to aesthetically enhance screening devices (see section 28.53).

28.46.6. Special requirements:

- A. *Screening walls and fences:* All screening walls and fences, including residential subdivision fences, shall be set back a minimum of fifty (50) feet from a property line immediately adjacent to the right-of-way for any highway, arterial or collector as designated on the City of Denison Thoroughfare Plan, as amended.
- B. *Open storage areas:* All open storage areas, where permitted by the underlying zoning district, shall be set back a minimum of seventy-five (75) feet from the right-of-way for any highway, arterial or collector as designated on the City of Denison Thoroughfare Plan, as amended.
- C. *Floodways/Creeks/Drainageways:* No buildings, parking areas, or other impervious structures (except as noted herein) are permitted within the recognized floodway, as identified by the city engineer, or within fifty (50) feet of the high bank, whichever is greater, of a creek or other drainage way. Permitted exceptions include drainage-related structures and pavement, paved pedestrian or bike trails, picnic tables, and paved surfaces beneath picnic tables.
- D. *Cross access required:* Each lot must provide a "cross access and fire lane" easement that provides for access to immediately adjacent tracts. Said easement shall meet the following minimum criteria:
 1. Newly-dedicated easements shall align appropriately with previously dedicated or existing "cross access and fire lane" easements. Where no existing easement controls, the newly-dedicated easement may be located appropriately to the plans for development of the site.
 2. "Cross access and fire lane" easements shall contain a minimum width of twenty-four (24) feet or other such minimum width as required by the city.
 3. "Cross access and fire lane" easements shall contain minimum inside turning radii of twenty-five (25) feet.

E. Utilities: Definitions.

1. For the purposes of this section, the following words and phrases shall have the meanings respectively ascribed to them:
 - a. *Feeder line*—Any line, wire or cable which distributes, transmits or delivers a utility service to a general area and not to a specific end user.
 - b. *Lateral line*—Any line, wire or cable used to distribute, transmit or deliver a utility service from a feeder line to two (2) or more sites or end users of the utility service.
 - c. *Service line*—Any line, wire or cable used to distribute, transmit or deliver a utility service from a feeder or lateral line to an end user.
 - d. *Transmission line*—Any line, wire or cable which distributes, transmits or delivers a utility service from a substation or generating plant to a feeder system.
2. Placement requirements.
 - a. Except as herein provided, all utilities within the HO District, which are within three hundred (300) feet of U. S. Highway, Spur 503, F.M. 120 or F. M. 691 the highway right-of-way, shall be placed underground.
 - b. Transmission lines may be placed overhead no matter where they are located within the corridor.
 - c. Location of feeder lines may be overhead, subject to the approval of such location by the planning and zoning commission. Feeder lines which cross the highway may be placed overhead, provided that they cross at plus or minus ten (10) degrees perpendicular to the centerline of the highway and that crossings are made at locations shown on an approved site plan.
 - d. The planning and zoning commission may, through the standard review process, approve overhead placement of lateral

lines, if it can be demonstrated that placement underground would be an undue financial hardship and that measures will be taken to minimize the visual impact of overhead utilities. Such measures shall include:

1. Construction alternatives.
2. Coordination and sharing of facilities and easements among all utilities with overhead lines.
3. Placement of overhead lines behind structures in alleys and easements rather than in the highway right-of-way.
4. Auxiliary equipment for underground utility service, such as transformers, connection enclosures, switching devices and amplifiers, may be pads-mounted on grade or placed underground.

3. Additional requirements.
 - a. All electrical distribution service lines shall be placed underground.
 - b. All utility companies and city departments which provide utility service within the planned parkway development area shall share facilities and easements where possible to minimize the visual impact of overhead utilities.
 - c. Any utility lines in place prior to the effective date of the ordinance from which this section was derived that are contrary to same are nonresidential conforming. However, relocation or substantial improvement of existing utility lines shall occur in accordance with the standards set forth herein. Substantial improvement shall mean any improvement which results in an increase in the capacity of existing lines, such as the addition of lines or upgrading the size of lines.
 - d. The owner/developer is responsible for all costs involved in the location of utilities underground.
 - e. The utility companies shall coordinate with the planning director on all site plans submitted.

F. *[Site plan:]* A site plan prepared in accordance with section 28.15 must be submitted for approval by the planning and zoning commission.

1. The planning and zoning commission shall review the specific elements of site and building plans for development within the HO development area for compliance with these standards and shall make a determination of approval or disapproval of the site plan as submitted.
2. The planning and zoning commission shall review all exceptions and requests for variations to the development standards to determine compliance with the intent of the standards or to determine the necessity and appropriateness of the requested exception or variation.
3. If the planning and zoning commission denies any site plan, the same application may not be filed for a period of six (6) months from the date of such denial.
4. Any applicant aggrieved by a decision of the planning and zoning commission may appeal the commission's action to the city council by filing a request for appeal with the city secretary within ten (10) days of the commission's decision. Such appeal shall be heard within thirty (30) calendar days.

Sec. 28.41. - LI—Light Industrial District.

28.41.1. General purpose and description:

The LI—Light Industrial District is intended primarily for the conduct of light manufacturing, assembling and fabrication, and for warehousing, wholesaling and service operations that do not depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares, major highways, or other means of transportation.

28.41.2. Permitted uses:

The following uses are permitted in the LI District, provided that such manufacturing or industrial operation shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the property on which such use is located and which produces no noise exceeding the average intensity of noise of street traffic at that point and provided that such use does not create fire hazards on surrounding property:

- A. Those uses listed for the LI District in section 28.49 as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in section 28.11.
- B. Industrial and manufacturing plants including the processing or assembling of parts for production of finished equipment where the process of manufacturing or treatment of materials is such that no dust, odor, gas or smoke is emitted and not more than fifty (50) percent of the lot or tract is used for the open storage of products, materials, or equipment (see section 28.53 for additional screening requirements).
- C. A "high risk or hazardous industrial use" is permitted by specific use permit only. In this section, "high risk or hazardous industrial use" means any industrial use whose operation, in the opinion of the fire marshal, involves a much higher than average risk to public health and safety. These uses include but are not limited to facilities where significant amounts of radiation, radioactive materials, highly toxic chemicals or substances, or highly combustible or explosive materials are present, used, produced, stored, or disposed of as defined in the Uniform Fire Code.

28.41.3. Height regulations:

Maximum height: Six (6) stories.

28.41.4. Area regulations:

A. Size of lot:

1. *Minimum lot area*—None.
2. *Minimum lot width*—None.
3. *Minimum lot depth*—None.

B. Size of yards:

1. *Minimum front yard*—Twenty-five (25) feet; all yards adjacent to a street shall be considered a front yard (see section 28.42 for additional setback requirements).
2. *Minimum side and rear yard*—None unless adjacent to a residentially zoned property (see below).
3. *Minimum side or rear yard adjacent to a residential district*—One and one-half foot (1½) for every foot of

building height as measured from the finished grade to the tallest point of the structure.

- C. *Maximum lot coverage:* None specified.
- D. *Maximum floor area ratio (F.A.R.):* One to one (1:1).
- E. *Parking regulations:* As established by section 28.50, Off-Street Parking and Loading Requirements.

28.41.5. Special requirements:

- A. *Driveway spacing (i.e., distance between driveways, measured edge-to-edge):*
 - 1. *Highway*—One (1) driveway per two hundred fifty (250) linear feet of frontage or TX DOT regulations if applicable.
 - 2. *Arterial street*—One (1) driveway per one hundred (100) linear feet of frontage.
 - 3. *Collector street*—One (1) driveway per one hundred (100) linear feet of frontage.
 - 4. *Local street*—One (1) driveway per fifty (50) linear feet of frontage.
 - 5. *Minimum distance from driveway to street corner*—Fifty (50) feet, as measured from the street corner radius point of tangency.
- B. *Site plan review:* Review and approval of a site plan by the city (in accordance with section 28.13) shall be required for any tract/lot within the LI District.
- C. *Landscaping requirements:* See article V.
- D. *Screening requirements:* See article V.
- E. *[Open storage limitations:]* Open storage is limited to a maximum of fifty (50) percent of the total lot area, shall not be located in front of (i.e., on the street side of) or on top of the building, and must be screened in accordance with the provisions of article V (i.e., cannot be visible from any public street or adjacent property).
- F. *[Prohibited uses:]* Recreational vehicles, travel trailers, motor homes or temporary buildings may not be used for on-site dwelling or permanent nonresidential purposes.
- G. *Impound lots to be used as vehicle storage facilities:* Vernon's Ann. Civ. St. art. 6687-9a defines a vehicle storage facility as a garage, parking lot, or any type of facility owned by a person other than a governmental entity for storing or parking ten (10) or more vehicles. The operator of a vehicle storage facility shall possess a permit issued by the state department of labor and standards, and all regulations of that department shall apply to the operation of such a facility. A visual screening fence shall be required on all sides of any property used as a vehicle storage facility. Impound lots are permitted only by CUP in the LI District.
- H. *Other regulations:* As established in the development standards, article V.

28.41.6. Compliance with state law and federal laws:

No uses shall be allowed which are prohibited by state law or which operate in excess of state or national environmental or pollution standards as determined by the U.S. Environmental Protection Agency, Texas Air Control Board, Texas State Department of Health, or The Texas Natural Resource Conservation Commission, as the case may be.

Sec. 28.35. - **LR—Local Retail District.**

28.35.1. General purpose and description:

The LR—Local Retail District is established to provide areas for smaller-scale retail, office, and service uses that are sized and oriented toward serving several neighborhoods within the City of Denison. LR developments should integrate landscaping and buffering in order to ensure compatibility with immediately adjacent residential uses. The LR District provides for an increased intensity of uses that generate increased traffic volumes and they should be located at the intersection of major collectors or thoroughfares and in locations that afford adequate roadway capacities.

28.35.2. Permitted uses:

Those uses listed for the LR District in [section 28.49](#) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses (i.e., SUP), respectively. Conditional uses must be approved utilizing procedures set forth in [section 28.11](#).

28.35.3. Height regulations:

Maximum height:

- A. Two (2) stories but not to exceed thirty-five (35) feet for the main building(s); an additional twenty (20) percent in height is allowable for architectural features (i.e. domes, clocks, steeples).
- B. One (1) story for accessory buildings.
- C. Other (article V).

28.35.4. Area regulations:

A. Size of lot:

1. *Minimum lot area*—None.
2. *Minimum lot width (lots fronting onto a collector, arterial or higher order street as designated on the thoroughfare plan, as amended)*—One hundred fifty (150) feet at the front property line with shared access; two hundred (200) feet at the front property line without shared access.
3. *Minimum lot width (lots other than those specified in 2. above)*—One hundred (100) feet at the front building line.
4. *Minimum lot depth (lots fronting onto a collector, arterial or higher order street as designated on the thoroughfare plan, as amended)*—One hundred and fifty (150) feet.
5. *Minimum lot depth (lots other than those specified in 4. above)*—None.
6. *Minimum lot frontage for cul-de-sac lots*—Lots with frontage onto a cul-de-sac end shall provide for a minimum lot frontage of one hundred (100) feet at the front property line.

B. Size of yards:

1. *Minimum front yard*—Fifteen (15) feet from ultimate right-of-way line or roadway; all yards adjacent to a street shall be considered a front yard (see article V for additional setback requirements).
2. *Minimum rear yard adjacent to a residential zoning district:*
 - a. No main residential building shall be located nearer than ten (10) feet.
 - b. The main residential building and all accessory buildings shall not cover more than fifty (50) percent of that portion of the lot lying to the rear of a line erected joining the midpoint on one (1) side lot line with the opposite side lot line.
 - c. Every part of a required rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lots, except for accessory buildings allowed pursuant to this chapter and the ordinary projections of windowsills, belt courses, cornices, roof overhangs, and other architectural features projecting a maximum of four (4) feet into the required rear yard.
4. *Minimum side and rear yards not adjacent to a residential zoning district*—When nonresidential uses are platted adjacent to other nonresidential uses and integrated into an overall development with lots or lease spaces abutting one another, no side

yard is required provided that the city's building code requirements have been met.

5. *Minimum side yard adjacent to a residential district*—Ten (10) percent of the lot width as measured along the front property line but need not to exceed fifty (50) feet.
- C. *Maximum lot coverage*: Sixty (60) percent including main and accessory buildings; maximum eighty-five (85) percent impervious coverage (including all buildings, parking areas, sidewalks, etc.).
- D. *Floor to area ratio (F.A.R.)*: The gross square footage of all structures, including primary and all accessory structures, shall not exceed an amount equal to six tenths (0.6) of a square foot for every square foot of the lot or tract in which they are located (0.6:1).
- E. *Parking requirements*:
 1. As established by section 28.50, Off-Street Parking and Loading Requirements.

28.35.5. Special requirements:

- A. *Driveway spacing (distance between driveways, measured edge-to-edge)*:
 1. *Highway*—One (1) driveway per three hundred (300) linear feet of frontage or TxDOT regulations, whichever is applicable.
 2. *Arterial street*—One (1) driveway per one hundred (100) linear feet of frontage.
 3. *Collector street*—One (1) driveway per one hundred (100) linear feet of frontage.
 4. *Local street*—One (1) driveway per fifty (50) linear feet of frontage
 5. *Minimum distance from driveway to street corner*—Fifty (50) feet, as measured from the street corner radius point of tangency.
- B. *Driveway separation from intersections (distance measured from the centerline of the rights-of-way to the pavement edge of the driveway)*:
 1. *Highway intersection with another street*—Three hundred (300) feet or TxDOT regulations, whichever is applicable.
 2. *Arterial street intersection with another street*—Two hundred fifty (250) feet.
 3. *Collector street intersection with another street*—One hundred (100) feet.
 4. *Residential street intersection with another street*—Fifty (50) feet.
- C. *Site plan review*: No certificate of occupancy shall be issued unless all construction and development conforms to the site plan as approved by the city.
- D. *Landscaping requirements*: See section 28.51.
- E. *Screening requirements*: See section 28.53.
- F. *Outside display of merchandise and seasonal items shall be limited to the following*:
 1. Shall not be placed/located more than thirty (30) feet from the main building.
 2. Shall not occupy any of the parking spaces that are required by this chapter for the primary use(s) of the property (except on a temporary basis only, which is a maximum of sixty (60) days per display and a maximum of two (2) displays per calendar year).
 3. Shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
 4. Shall not extend into public right-of-way or onto adjacent property.
 5. All outside display items shall be removed at the end of business each day (except for large seasonal items such as living plants, Christmas trees).
 6. All merchandise shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
- G. *[Permanent open storage:] Permanent open storage* is prohibited.
- H. *Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes*.
- I. *Other regulations*: As established in the development standards, article V.

Sec. 28.31. - MF-2—Multi-Family Residential District.

28.31.1. General purpose and description:

This district would allow for higher intensity multi-family development. The maximum allowable density would be twenty (20.0) dwelling units per acre. Specific design standards would specify mandatory open space, and appropriate architectural design. A site plan would be required for development within this district.

28.31.2. Permitted uses:

Those uses listed for the MF-2 District in section 28.49 as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in section 28.11.

28.31.3. Height regulations:

Maximum height:

- A. Three (3) stories, or forty-five (45) feet for the main building(s).
- B. One (1) story, or twelve (12) feet for other accessory buildings, including detached garages, carports, clubhouse, gazebo, mail kiosks, laundry rooms, etc.
- C. Other requirements (see article V).

28.31.4. Area regulations:

A. Size of lots:

1. *Minimum lot area*—Seven thousand five hundred (7,500) square feet minimum plus one thousand five hundred (1,500) square feet for each dwelling unit. The minimum project size shall be ten (10) acres.
2. *Minimum lot width*—Sixty (60) feet.
3. *Minimum lot depth*—One hundred (100) feet.
4. *Special exception*—If a property was platted or zoned for MF-2 prior to the effective date of this chapter, then it can remain its original size and configuration and does not have to meet the minimum project size, lot width or lot depth stated above. The property shall conform to all other MF-2 development standards herein, unless the building setbacks shown on a recorded plat vary from those contained herein, in which case the platted setbacks shall prevail unless a replat modifies same.

B. Size of yards:

1. *Minimum front yard*—Twenty-five (25) feet. All areas adjacent to a street shall be deemed front yards. See section 28.44 for additional setback requirements.
2. *Minimum side and rear yard*—Ten (10) percent of the lot width not to be less than five (5) feet but need not exceed fifteen (15) feet; twenty (20) feet from a street right-of-way line for a corner lot; unless adjacent to a single-family, duplex, patio home or single-family attached district then side and rear setbacks shall be according to the height of the multifamily building, as follows:
 - a. *One-story building*—twenty-five (25) feet.
 - b. *Two-story building*—fifty (50) feet.
 - c. *Over two-story building*—seventy-five (75) feet.

3. *Minimum rear yard:*

- a. No main residential building shall be located nearer than ten (10) feet.
- b. The main residential building and all accessory buildings shall not cover more than fifty (50) percent of that portion of the lot lying to the rear of a line erected joining the midpoint on one (1) side lot line with the opposite side lot line.
- c. Every part of a required rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lots, except for accessory buildings allowed pursuant to this chapter and the ordinary projections of windowsills, belt courses, cornices, roof overhangs, and other architectural features projecting a maximum of four (4) feet into the required rear yard.

4. *Building separation:*

- a. *Between residential structures*—Ten (10) feet for buildings without openings; fifteen (15) feet for buildings with openings.
- b. *Between a main building and an accessory building*—ten (10) feet.

C. *Minimum floor area per dwelling unit:*

1. *Efficiency unit*—Four hundred fifty (450) square feet per unit.
2. *One-bedroom unit*—Six hundred fifty (650) square feet per unit.
3. *Two- or more bedroom unit*—Eight hundred seventy-five (875) square feet for the first two bedrooms, plus an additional one hundred twenty-five (125) square feet for every bedroom over two (e.g., three-bedroom unit must have one thousand (1,000) square feet, etc.).

D. *Maximum lot coverage:* Fifty (50) percent total, including main and accessory buildings.

E. *Parking regulations:*

1. No parking space may be located closer than six (6) feet from any building, nor closer than two (2) feet from any side or rear lot line.
2. All parking areas adjacent to public streets shall be screened from view. Screening may be in the form of live plant materials, berms, low masonry walls that match the exterior finish of main buildings, or any combination of the above.
3. See section 28.50, Off-Street Parking and Loading Requirements, for additional requirements.

F. *Minimum exterior construction standards:* One hundred (100) percent masonry (Stucco, cementious composition fiberboard, concrete masonry units or materials of similar characteristics will not be allowed).

28.31.5. Special requirements:

- A. *Usable open space requirements:* Except as provided below, any multi-family development shall provide useable open space which equals or exceeds fifteen (15) percent of the total lot area.
- B. *Maximum density:* Projects shall not exceed a density of twenty (20) dwelling units per gross acre.
- C. *Landscape area requirements:* A minimum of twenty (20) percent of the total lot area shall be devoted to a combination of landscaping (i.e., pervious surface area) and usable open space (see above). See article V for landscaping requirements.
- D. *Refuse facilities:* Every multi-family dwelling unit shall be located within two hundred (200) feet of a refuse facility, measured along the designated pedestrian travel way. A refuse facility shall be a dumpster or other

similar container designed for receiving garbage in bulk for more than one (1) dwelling, and all refuse containers shall be maintained in accordance with local public health and sanitary regulations. Refuse containers shall be located no closer than thirty (30) feet to any adjacent single-family property, shall be located so as to provide safe and convenient pickup by refuse collection agencies, and shall be screened in accordance with article V of this chapter. (See Illustration 1 for refuse container enclosure diagrams).

- E. Screening requirements: See article V for screening requirements.
- F. A swimming pool shall be provided in multi-family developments of fifty (50) or more units. See article V for additional pool requirements.
- G. One (1) playground area containing at least five (5) pieces of play equipment shall be provided for every one hundred (100) dwelling units, or fraction thereof. The playground equipment shall be of heavy-duty construction, such as is normally used in public parks or on public school playgrounds.
- H. Single-family, duplex, patio home, or townhouse residential units constructed in this district shall conform to SF-5, SF-PH, SF-TH, and 2-F District standards, respectively.
- I. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- J. Open storage is prohibited.
- K. All points on the exterior facades of all buildings shall be within one hundred fifty (150) feet of a dedicated fire lane easement (as measured by an unobstructed pathway, or route, for fire hoses).
- L. A four-foot wide paved walkway shall connect the front door of each ground floor unit to a parking area. The minimum width of any sidewalk adjacent to head-in parking spaces shall be six (6) feet to accommodate a two-foot bumper overhang for vehicles.
- M. Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversize parking areas are provided as part of the approved site plan. This parking area shall not be used to meet the minimum parking requirements and shall not be visible from a public street.
- N. All buildings containing residential units shall provide signage that clearly identifies the numbers (i.e., addresses) of the units within each building. Signage shall be visible from entrances into the complex and/or from vehicular drive aisles within the complex such that each individual unit is easy to locate by visitors, delivery persons, and/or emergency personnel.
- O. All parking areas shall have appropriate lighting and shall be positioned such that no light adversely impacts adjacent residential areas.
- P. Site plan approval (see section 28.13) shall be required for any multi-family or nonresidential use (e.g., school, church, child care center, private recreation facility, etc.) in the MF-2 District. Any nonresidential land use which may be permitted in this district shall conform to the "NS"—Neighborhood Service District standards with respect to building setbacks, landscaping, exterior building construction, screening requirements, lighting, signage, etc.
- Q. Efficiency units shall be limited in number to twenty-five (25) percent of the total number of units per development and each development phase. Any fractional number of units resulting from the twenty-five (25) percent allowable formula will be permitted to be rounded to the next highest full number.
- R. Each multi-family unit shall have sidewalk access to the parking area designed to accommodate that unit.
- S. Other regulations: As established by article V.