

**ARTICLE 7**  
**Multiple Family Residential District (MF)**

**§ 170-7.1. Intent.**

The Multiple Family (MF) Residential District is intended to provide locations for higher density housing types in transition zones between non-residential and single family residential zoning districts and uses.

**§ 170-7.2. Required conditions.**

The following standards shall apply to all multiple family developments.

- A. A minimum of 25,000 square feet of open space, or 225 square feet for each dwelling unit, shall be provided. Open Space shall be designed to facilitate access and usability.
- B. Building, parking lots and internal site circulation shall be setback at least 30’ from non-residential property lines and 50’ from an abutting a residential district or when proposed buildings are greater than 15’ tall.
- C. Buildings shall not exceed 180’ in length.
- D. The minimum distance between buildings shall comply with the following.

<b>Building Height</b>	<b>Side/Side</b>	<b>Rear/Rear</b>	<b>Rear/Side</b>
Up to 30’	30’	80’	60’
Greater than 30’	Height of Building	100’	80’

If there is a combination of building heights in the same development, the minimum distance requirement shall be established by the taller building.

- E. Parking or vehicular circulation is not permitted within the required separation between buildings.
- F. Decks, patios and terraces without a roof may extend 12’ into the required rear yard spacing between buildings.
- G. Sidewalks are required and must be setback five (5) feet from the edge of the road. Pedestrian routes shall provide access to recreation amenities and between parking areas and dwelling units.
- H. Buildings must be setback at least 15’ from a sidewalk, parking lot or roadway.

- I. For developments with private attached garages, a minimum of 25' must be provided between a garage and sidewalk.
- J. A minimum four (4) foot wide landscape area is required between driveways.
- K. Carports and detached garages are not permitted between the perimeter street right-of-way and the nearest building.