

Chapter 2.2: Multi-Family Residential Districts

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2.201 Purposes

The purposes of multi-family residential districts established in this chapter are to:

- A. Provide for multi-family residential uses in appropriate locations;
- B. Provide for a variety of housing opportunities;
- C. Establish reasonable regulations to create and preserve quality higher density living environments; and
- D. Provide for appropriate transitions to other uses.

2.202 Multi-Family Residential Districts

The multi-family residential districts are:

R2 (Two Family Residential). This district permits two family residences, either in a side by side or stacked configuration.

R3 (Multi-Family Low Density). This district permits multi-family housing at densities of approximately 5-8 dwelling units per acre.

R4 (Multi-Family Medium Density). This district permits multi-family housing at densities of approximately 8-14 dwelling units per acre.

R5 (Multi-Family High Density). This district permits multi-family housing at densities of approximately 14-25 dwelling units per acre.

2.203 Land Use Regulations

- A. ***Regulations.*** Table 2.203: Land Use Regulations – Multi-Family Residential Districts sets forth the land use regulations for multi-family residential districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted uses.

"L" designates uses that are permitted subject to certain limitations. Number designations refer to the limitations listed at the bottom of Table 2.203: Land Use Regulations – Multi-Family Residential Districts.

"T" designates uses that are permitted to be conducted for a temporary period of time. Time limitations are listed in Table 4.509: Temporary Uses.

"A" designates uses that require an Administrative Use Permit pursuant to Chapter 5.4: Use Permits.

"C" designates uses that require a Conditional Use Permit pursuant to Chapter 5.4: Use Permits.

- B. **Unlisted Uses.** Uses are defined in Chapter 6: Use Definitions. If a proposed use is not listed in the Use Definitions, the Planning and Zoning Officer shall determine if the proposed use is substantially similar to a permitted use; in that event, the Planning and Zoning Officer shall assign the proposed use to a permitted use definition.
- C. **Prohibited Uses.** Uses not listed in Table 2.203: Land Use Regulations – Multi-Family Residential Districts below, or not assigned to a Use Definition pursuant to Section 2.203B: Unlisted Uses, are prohibited.
- D. **Additional Use and Development Regulations.** Additional use and development regulations for multi-family residential districts are set forth in Section 2.205: Additional Use and Development Regulations.

Table 2.203: Land Use Regulations – Multi-Family Residential Districts					
Use Classification	R2	R3	R4	R5	Additional Regulations
Amateur Radio Facilities	P, LI	P, LI	--	--	See Chapter 4.8
Bed and Breakfast Homes	C	C	--	--	In single family detached structures only
Carnival	T	T	T	T	See Title 3-4
Child Day Care, Home Occupation	P, LI	P, LI	P, LI	P, LI	See Section 4.503
Congregate Living Facility	--	--	C	C	
Day Care Home	C	C	--	--	
Garage Sales	T	T	T	T	See Section 4.509
Group Home	P	P	--	--	
Home Occupation	P	P	P	P	See Section 4.502
Homeowner Association Facilities	P	P	P	P	
Laundry Services	--	--	P, LI	P, LI	
Mobile Home Park	--	C	C	--	See Title 3-9
Model Home	T	T	T	T	See Section 4.511
Nursing Home	--	--	C	C	
Over-The-Air Reception Device	P	P	P	P	See Chapter 4.8
Religious Assembly	C, L2	C, L2	C, L2	C, L2	

Table 2.203: Land Use Regulations – Multi-Family Residential Districts					
Use Classification	R2	R3	R4	R5	Additional Regulations
Residential, Permanent					
<i>Single Family, Detached</i>	P	P	--	--	
<i>Single Family, Attached (Duplex)</i>	P	P	--	--	
<i>Multi-Family</i>	--	P	P	P	
<i>Townhouse</i>	--	P	P	--	
Satellite Dish Antenna, Large	P, L1	P, L1	P, L1	P, L1	See Chapter 4.8
Schools, Public or Private	C, L2	C, L2	C, L2	C, L2	
Senior Housing	P	P	P	P	
Utilities					
<i>Facilities</i>	A	A	A	A	
<i>Well Site</i>	A	A	A	A	
L1: Only as a use incidental to the principal use of the property L2: Public and Private Schools and Religious Assembly Uses are permitted as separate structures, but not permitted in multi-family residential structures					

2.204 Site Development Regulations

Table 2.204: Site Development Regulations – Multi-Family Residential Districts, sets forth the site development regulations for multi-family residential districts, which are in addition to the regulations set forth in Section 2.205: Additional Use and Development Regulations and Chapter 4. Letter designations in the Additional Regulations column refer to regulations that follow Table 2.204: Site Development Regulations.

Table 2.204: Site Development Regulations – Multi-Family Residential Districts					
Standards	R2	R3	R4	R5	Additional Regulations
Minimum Parcel Area (sq. ft.)	10,000	15,000	20,000	87,120	
Minimum Net Land Area per Unit (sq. ft.)	5,000	4,375	2,333	1,750	
Maximum Net Land Area per Unit (sq. ft.)	10,000	7,000	4,375	2,333	
Maximum Height (ft.)	35	35	40	45	
Building Step-back	0	0	0	10' at 3 rd floor	
Minimum Perimeter Building Setbacks (ft.)					
Front	25	25	30	40	
Side (Corner)	25	25	30	40	
Side (Single and Two Family Residential)	10	15	30	40	
Side (Multi-Family and Non-residential)	10	15	20	30	
Rear (Single and Two Family Residential)	25	20	30	40	
Rear (Multi-Family and Non-residential)	30	25	20	30	

Table 2.204: Site Development Regulations – Multi-Family Residential Districts					
Standards	R2	R3	R4	R5	Additional Regulations
Minimum Perimeter Accessory Structure Setbacks (ft.)					
Front	25	See Section 2.205.A.1	See Section 2.205.A.1	See Section 2.205.A.1	
Corner Side	25				
Interior Side	5				
Rear	5				
Minimum Perimeter Landscape Area (depth in ft.)					
Front	20	20	20	20	
Side (Corner)	20	20	20	20	
Side (Single and Two Family Residential)	--	15	15	15	
Side (Multi-Family and Non-residential)	--	15	20	20	
Rear	20 (L1)	20	20	20	
Separation Between Buildings (ft.)					
Single story		15	15	20	
Two story		20	25	25	
Three story		20	25	25	
Building Setback to Parking (ft.)		10	10	10	See Section 4.203.N
Off-Street Parking and Loading					(A)
Private Open Space (sq. ft.)		80	60	60	(B)
Common Open Space (minimum)		50% of net site area	45% of net site area	40% of net site area	(C)
Common Open Space Landscaping		1 tree/unit	1 tree/unit	1 tree/unit	(C)
Landscaping (Perimeter & Public Street Frontages)		Perimeter & Public Street Frontages: 1 tree/40 linear ft.			(D)
Exterior Lighting Standards (ft.)	15	15	15	20	See Section 4.103
<p>(A) Parking for Multi-Family Buildings. In the R4 and R5 zoning districts, a minimum of 25 percent of required parking shall be in enclosed buildings.</p> <p>(B) Private Open Space. Each unit shall contain an exterior private open space. The minimum dimension of private open space is 6 feet. Private open space shall be covered and screened by a barrier fence or wall a minimum of 4 feet in height. Ground floor private open space may be screened by a fence or wall exceeding 4 feet, but no more than 8 feet in height. Screen walls or fences shall be a minimum 50 percent opacity.</p> <p>(C) Common Open Space Amenities. Common open space shall contain the following amenities:</p> <ol style="list-style-type: none"> 1. One enclosed community facility of at least 1,000 square feet for developments of 100 units or more; 2. One children’s play area of at least 600 square feet with play equipment, located outside of stormwater management areas. Age-restricted developments are exempt from this requirement. <p>(D) Street Frontage Landscape. Unless otherwise permitted by the Zoning Code, street frontage landscape areas shall not contain parking areas, buildings, fences, parking screen walls or other permanent improvements other than sidewalks, permitted signs, stormwater management areas</p>					

Table 2.204: Site Development Regulations – Multi-Family Residential Districts					
Standards	R2	R3	R4	R5	Additional Regulations
and lighting.					
(L1)	Accessory structures may be located in the Perimeter Landscape Area				

2.205 Additional Use and Development Regulations

- A. **Accessory Structures.** Accessory structures shall comply with the following regulations:
 - 1. **Location.**
 - a. Accessory structures may be located anywhere within the building envelope, and in other areas in the R2 District as specified in Table 2.204.
 - b. In the R3, R4, and R5 Districts, parking canopies and garages shall be set back a minimum of 10 feet from nonresidential and multi-family residential zoning districts or properties designated as nonresidential or multi-family in the Comprehensive Plan.
 - c. In the R3, R4, and R5 Districts, parking canopies and garages shall be set back a minimum of 20 feet from single family residential zoning districts or properties designated as single family residential in the Comprehensive Plan.
 - 2. **Maximum Height.** The maximum height of accessory structures shall be 15 feet.

- B. **Gated Facility Entrances.** A minimum of 40 feet of vehicle queuing area shall be provided behind each security control point. The minimum width of the vehicular entry shall be 20 feet in width. A vehicular turn-around area shall be provided between the control point and the security gate. The vehicular turn-around area shall have a minimum interior turning radius of 35 feet and an exterior turning radius of 55 feet.

- C. **Recreational Vehicles on Residential Lots.** Recreational Vehicles owned by the occupant of a developed R2: Two Family Residential lot or parcel may be kept on the property. Recreational Vehicles shall be kept entirely over a hard surface of asphalt, concrete or pavers accessible by a continuous driveway to the curb or edge of street pavement. A Recreational Vehicle cannot be located closer than 5 feet from the rear or interior side property line. Recreational Vehicles on other Multi-Family Residential Zoning District lots are prohibited on commonly shared parking lots or driveways, unless parked in a location designated for Recreational Vehicles on an approved Design Review Plan.

- D. **Utility Vehicles on Residential Lots.** Utility Vehicles owned by the occupant of a developed Residential lot or parcel may be kept on a residentially zoned property when entirely over a hard surface of asphalt, concrete or pavers and not in the front or corner side setback areas. Utility Vehicles may be parked on a residentially zoned property entirely over a hard surface in the front or corner side setback area only on a driveway or Additional Parking space (per Section 4.203.X) for a period not to exceed 48 hours when being loaded, unloaded, or serviced. Recreational Vehicles shall remain unoccupied while on a Residential lot.
- E. **Access to Nonresidential Property.** Use of multi-family zoned property to provide primary vehicular access to a nonresidential use is prohibited.
- F. **Storage, Outdoor.** Outdoor storage, as defined in Chapter 7 of this code, is prohibited.
- G. **Play Equipment.** Play Equipment is a permitted structure and not subject to the issuance of a building permit. Play Equipment shall:
1. not be placed in an easement,
 2. not be located in a Front or Corner Side Setback area,
 3. be located a minimum of five feet from all lot lines.
- H. **Large Refuse Receptacles.** Large refuse receptacles, as defined in this code, are permitted on a residentially zoned property. Large Refuse Receptacles may be placed:
1. on a driveway or other hard surface for a period not to exceed 14 days.
 2. on a driveway or other hard surface for a period greater than 14 days when used in conjunction with an active building permit.
 3. on properties containing multi-family residences, other than Two Family Residences, for a period greater than 14 days solely in accordance with regulations set forth in Section 4.106: Refuse and Recycling Enclosures.