

Multi-family dwelling units are permitted in accordance with Section 6.6, Table of Uses and Activities, provided that the following additional requirements and conditions are met:

TABLE 7-1: REQUIREMENTS FOR MULTI-FAMILY DWELLINGS				
	Large Multi-Family C-2	Small Multi-Family C-2	C-1	Prior Multi-Family
Min. Lot Width for Multi-Family Site	150 feet	No minimum		150 feet
Min. Site Area in Uplands	26,000 square feet	16,000 square feet		No min. site area, just 26,000 for first 3 units.
Location of Multi-Family Site	Properties with frontage on US Hwy 158 only.	Properties with frontage on US Hwy 158 only.		C-2 and SPD-20
Setbacks	All buildings shall be setback a minimum 35 feet to all property lines.	All buildings shall meet the minimum setbacks: Front: 30 feet Side: 12 feet or 15 feet for corner lots Rear: 20% lot depth not to exceed 30 feet.		Minimum 35 feet to all property lines.
Location of dwelling structure	No dwelling structure established as part of a multi-family development shall be situated on a site so as to face/front the rear of another dwelling structure within the development or on an adjoining property.	No dwelling structure established as part of a multi-family development shall be situated on a site so as to face/front the rear of another dwelling structure within the development or on an adjoining property.		Not specified.

MF D14
 WK Group
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	Large Multi-Family C-2	Small Multi-Family C-2	C-1	Prior Multi-Family
<u>Density</u>	<u>Minimum 26,000 square feet for first three units; 4,500 square feet of additional lot size for each additional unit</u>	<u>Minimum 16,000 square feet for the first three units; 3,500 square feet of additional lot size for each additional unit.</u>		Minimum 26,000 square feet for first three units; 3,500 square feet of additional lot size for each additional unit (optional - only 3,000 square feet of additional lot size is required if 20% of units are considered affordable - see definition in Appendix A).
<u>Maximum number of units</u>	<u>60 dwelling units</u>	<u>6 dwelling units.</u>		No maximum
<u>Number of dwelling units per townhome structure</u>	<u>6 dwelling units.</u>	<u>No maximum.</u>		No maximum
<u>Height</u>	<u>Maximum of 35 feet, may be increased to 42 feet with the use of an 8:12 roof pitch or greater. Additionally, no building shall exceed three (3) habitable floors.</u>	<u>Maximum of 35 feet, may be increased to 42 feet with the use of an 8:12 roof pitch or greater. Additionally, no building shall exceed three (3) habitable floors.</u>		40 feet to top plate or roof panel to original grade or finished grade, whichever is the greatest distance. Total height shall not exceed 47 feet. Area above top plate shall not be habitable (unoccupied except for structure or mechanical appurtenance).

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	Large Multi-Family C-2	Small Multi-Family C-2	C-1	Prior Multi-Family
<u>Open Space</u>	50% of side yards to remain as open space.	50% of side yards to remain as open space.		50% of side yards to remain as open space
<u>Lot Coverage</u>	55%	55%		55%
<u>Deed Restrictions</u>	All multi-family dwelling units within a multi-family development shall be deed restricted for long-term occupancy/tenancy. No less than 60% of all units shall be deed restricted for workforce housing.	All multi-family dwelling units in a multi-family development shall be deed restricted for long term occupancy/tenancy and workforce housing.		Deed restrictions not required.
<u>Unit Size</u>	Minimum 800 square feet. Maximum 1,750 square feet.	Minimum 800 square feet. Maximum 1,750 square feet.		Minimum 800 square feet.
<u>Buffer</u>	In addition to the buffering requirements included in the Commercial Design Standards, a minimum 10-foot-wide commercial transitional protective yard shall be provided consistent with Section 10.93.3.2 and 10.93.3.3 of the UDO.	In addition to the buffering requirements included in the Commercial Design Standards, a 10-foot-wide commercial transitional protective yard shall be provided consistent with Section 10.93.3.2 of the UDO.		In addition to the buffering requirements included in the Commercial Design Standards, a 10-foot wide commercial transitional protective yard shall be provided adjacent to any street right-of-way.
<u>Architectural Design Requirement</u>	All multi-family dwelling buildings, regardless of size, shall go through the Sketch	All multi-family dwelling buildings, regardless of size, shall go through the Sketch Plan		Commercial Design Standards within UDO.

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s	<p>Plan process as outlined in Section 10.84 of the UDO.</p> <p>Multi-family dwelling buildings shall meet the requirements of Article 10, Part VI, Commercial Design Standards.</p> <p>In addition, all multi-family dwelling buildings shall incorporate building design variations such as varying stories and habitable area.</p>	<p>process as outlined in Section 10.84 of the UDO.</p> <p>Multi-family dwelling buildings shall meet the requirements of Article 10, Part VI, Commercial Design Standards.</p> <p>In addition, all multi-family dwelling buildings shall incorporate building design variations such as varying stories and habitable area.</p>		
<u>Building Separation</u>	<p>40 feet; a sidewalk or boardwalk constructed to provide a grade separation from vehicular traffic of at least six inches shall connect all principal buildings on the site. Separate buildings shall be connected with pedestrian passageways that are striped when crossing traffic lanes.</p>	<p>Buildings shall be separated from one another by a minimum of ten feet, including projections. Separate buildings shall be connected with pedestrian passageways that are striped when crossing traffic lanes.</p>		<p>40 feet; a sidewalk or boardwalk constructed to provide a grade separation from vehicular traffic of at least six inches shall connect all principal buildings on the site. Separate buildings shall be connected with pedestrian passageways that are striped when crossing traffic lanes.</p>

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<u>Accessory Uses</u>	<p>Management/sales office, not including a trailer, provided that the management office shall be included as a permanent structure in the project's design or may occupy one of the dwelling units.</p> <p>A management/sales office may include, within the particular project, spaces for maintaining supplies, service products and amenities to be used in connection with the units within the project. There shall be sanitary facilities available for customers and employees.</p> <p><u>Shed.</u></p> <p><u>Pool (only one pool per development),</u></p> <p><u>Walls and Fences.</u></p> <p><u>Private Park/Playgrounds.</u></p>	<p><u>Shed.</u></p> <p><u>Pool (only one pool per development).</u></p> <p><u>Walls and Fences. Private Park/Playgrounds</u></p>	<p><u>Multi-family allowed as accessory mixed use only.</u></p>	<p>Management/sales office, not including a trailer, provided that the management office shall be included as a permanent structure in the project's design or may occupy one of the dwelling units.</p> <p>A management/sales office may include, within the particular project, spaces for maintaining supplies, service products and amenities to be used in connection with the units within the project. There shall be sanitary facilities available for customers and employees.</p>
<u>Outdoor Amenity Area/Common Area</u>	<p>An area designated on the site plan for multi-family development as "common area" or as an area to be held</p>			<p>Not required</p>

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	<u>in separate ownership for the use and benefit of residents occupying the dwelling units shown on such plan provided that it is conveniently accessible to all residents of the development.</u>			