

**Chapter 2.3 –Multi-Family Residential District (MFR)**

**Sections:**

- 2.3.100 Purpose**
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**2.3.100 Purpose**

The Multi-Family Residential District is intended to accommodate a range of housing types and lot sizes and to make efficient use of land and public facilities by establishing minimum and maximum density standards for housing. Multi-Family Residential District design standards ensure compatible building and site design at an appropriate neighborhood scale.

**2.3.200 Uses**

- A. Permitted uses. Uses permitted in the Multi-Family Residential District are listed in Table 2.3.1 with a “P”. These uses are allowed if they comply with the development standards and other regulations of this Code.
- B. Special Provisions. Uses that are either permitted or conditionally permitted in the Multi-Family Residential District subject to special provisions for that particular use are listed in Table 2.3.1 with an “SP”. Uses subject to an SP shall comply with the applicable special use standards included in Chapter 2.15.
- C. Conditional uses. Uses that are allowed in the Multi-Family Residential District with approval of either a Minor Conditional Use “MCU” or a Conditional Use Permit “CU” as listed in Table 2.3.1. These uses must comply with the criteria and procedures for approval of a conditional use set forth in Chapter 4.4 of this Code.
- D. Similar uses. Similar use determinations shall be made in conformance with the procedures in Chapter 4.8 – Interpretations.

**Table 2.3.1 Use Table for the Multi-Family Residential District**

<b>Land Use Category</b>	<b>Permitted/Special Provisions/Conditional Use</b>
<b>Residential</b>	
Single family detached dwelling	P
Manufactured dwelling on an individual lot	P/SP
Accessory dwelling on a single family or manufactured dwelling lot	P/SP
Zero lot line dwelling	P/SP
Attached dwelling (townhome)	P/SP
Duplex and triplex dwellings	P

Land Use Category	Permitted/Special Provisions/Conditional Use
Multi-family dwellings (4 + units)	P
Manufactured dwelling park	P/SP
Residential home/Residential facility	P/SP
Cottage Development	P / Ch. 4.6
Family child care (Care for no more than 16 children)	P
Home occupation	P/SP
Multifamily dwelling units with a density of greater than 15 gross units per acre up to 20 gross units per acre	MCU
<b>Commercial</b>	
Child care center (more than 16 children)	CU
<b>Public and Institutional</b>	
Churches and places of worship	CU
Libraries and museums	CU
Utilities Facility	CU
Parks, recreational facilities, and community centers	CU
Schools	CU
<b>Miscellaneous</b>	
Accessory uses and structures.	P/SP
Bed and breakfast inn	P/SP
Vacation Rentals	P/SP

Key: P = Permitted SP = Special Provisions MCU = Minor Conditional Use Permit CU = Conditional Use

**2.3.300 Development Standards**

The following property development standards shall apply to all land, buildings and uses in the Multi-Family Residential District:

- A. Lot Area, lot width, lot depth, setbacks, floor area ratio, lot coverage and building height. See Table 2.3.2

**Table 2.3.2 Development Standards in the Multi-Family Residential District**

Development Standard	Multi-Family Residential District	Comments/Other Requirements
Minimum lot area		
Single family detached dwelling, including manufactured dwelling on individual lot and zero lot line dwelling	4,500 square feet	
Duplex dwelling	7,500 square feet	

Development Standard	Multi-Family Residential District	Comments/Other Requirements
Triplex dwelling	9,000 square feet	
Fourplex	10,000 square feet	
Attached dwelling (townhomes)	3,500 square feet	
Multi-family dwelling (5 or more units)	12,000 square feet	Structures with 5 or more units shall provide an additional 200 square feet of usable open space per dwelling unit. The standard applies starting at the 6th unit
Child Care Center, Public and Institutional uses and Residential facility	none	
<b>Lot width at front property line</b>		
Single-family detached, zero lot line and manufactured dwellings	Minimum 40 feet	Except for flag lots and Driveway Courts – see Land Divisions and Lot Line Adjustments; or as required by this Code to protect sensitive lands, significant trees, etc.
Duplex	Minimum 50 feet	
Triplex	Minimum 55 feet	
Attached dwelling (townhome)	Minimum 35 feet	
Cul-de-sac, all uses	30-feet	
All other housing types	minimum 60 feet	
Child Care Center, Public and Institutional uses and Residential facility	None	
<b>Lot depth</b>		
Lot depth	No maximum lot depth for multi-family, Child Care Center, Public and Institutional uses and Residential facility; for all other uses, maximum lot depth of three (3) times the lot width	Except as required by this Code to protect sensitive lands, significant trees, etc.
<b>Floor Area Ratio</b>		
	Building construction may not exceed .60 FAR (60%) of the total lot area.	The areas of a building subject to this development standard shall include the following: a. Areas within the building footprint considered to be habitable space. b. Individual garages exceeding 500 sq ft in size.

Development Standard	Multi-Family Residential District	Comments/Other Requirements
		Exceptions to FAR: Accessory structures less than 10 ft in height and 200 sq ft in area, residential facility, public and institutional uses and child care centers
<b>Lot Coverage</b>		
	Maximum of 60 percent, except Child Care Center, Public and Institutional uses and Residential facility shall be 80 percent	-
<b>Building Height</b>		
	35' for all residential uses except 5 or more multifamily units; 35' for all non-residential uses.	Multifamily: 5 or more units 35' within habitable area, 35' to 50' may include non-habitable area
Pre-existing lots. A single family, town home or manufactured dwelling may be developed on a lot or parcel smaller than the requirements listed above provided all other applicable Development Standards can be met.		

**Continued - Table 2.3.2 Development Standards in the Multi-Family Residential District**

<b>Setbacks</b>	
<b>Front Yard Setbacks</b>	
Porch	10 ft. min.
Primary Building/Living Space (Enclosed habitable area)/Accessory Building	10 ft. min.
Garage (front-loaded street accessed)	20 ft. min.
Garage (side-loaded street accessed)	10 ft. min.
<b>Interior Side Yard Setbacks</b>	
Primary Building/Living Space (Enclosed habitable area)/Accessory Building	5 ft. min.
<b>Exterior Side Yard Setbacks</b>	
Primary Building/Living Space (Enclosed habitable area)/Accessory Building	10 ft. min
Garage (front-loaded) when accessed from a street	20 ft. min
Garage (side-loaded) when accessed from a street	10 ft. min
Garage (front-loaded) when accessed from an alley	20 ft. min.
Garage (side-loaded) when accessed from an alley	3 ft. min.
<b>Rear Yard Setbacks</b>	
Primary Building/Living Space (Enclosed habitable area)/Attached garage (street accessed)	15 ft. min

Accessory Building	5 ft. per story min.
Detached Garage (street accessed)	5 ft. per story min.
Garage (front-loaded) when accessed from an alley	20 ft. min.
Garage (side-loaded) when accessed from an alley	3 ft. min.
<b>See also garage requirements 2.3.300.E</b>	
<b>Accessory dwelling units shall comply with living space setbacks</b>	

**B. General Exceptions to Setbacks and Building Height**

1. Front and rear deck. An uncovered deck not exceeding 30 inches in height above grade may encroach into the front yard setback by no more than 6 feet and rear yard setback by no more than 8 feet, as long as it does not encroach into a public utility easement.
2. Acceptable encroachments into setbacks.
  - a. The following features are allowed to encroach into the required side setbacks by no more than two (2) feet: eaves, chimneys, overhangs, canopies, fire escapes, landing places, outside stairways, and similar architectural features.
  - b. The following features are allowed to encroach into the required rear setbacks by no more than two (2) feet: bay windows, chimneys, overhangs, canopies, fire escapes, balconies, landing places, outside stairways and similar architectural features.
  - c. The following feature is allowed to encroach into the front and rear setbacks no more than three (3) feet: eaves.
3. General Exceptions to building height. Exceptions to the building height standard are available for certain types of affordable housing as set forth in Special Provisions. Chimneys, bell towers, steeples, roof equipment, flagpoles, and similar features that are not intended for human occupancy and which do not exceed 40 feet in height are not subject to building height limits.

**C. Fences and walls.** Fences and walls may be placed on property lines, subject to the standards in Chapter 3.2 – Landscaping and Fences and Walls. Fences and walls within front yards shall also comply with the vision clearance standards in Special Provisions, Chapter 2.15.

**D. Special Yards.** Distance Between Buildings on the Same Lot  
 Distance between buildings on the same lot. To provide usable yard area and allow air circulation and light, the distance between buildings on the same lot shall be a minimum of six feet.

**E. Garage Requirements.** In addition to Table 2.3.2, the following standards shall apply;

1. Minimum one car garage shall be required per unit for single-family detached dwelling, manufactured dwelling on individual lot, zero lot line dwelling, town home, duplex and triplex dwelling.
2. Garages and carports shall be accessed from alleys where available.

3. Side loaded street accessed garages. The street facing elevation of the garage shall include windows and landscaping shall be provided between the dwelling unit and the driveway and between the street facing elevation of the garage and front property line. The throat of the driveway shall be a maximum of 12 feet in width.
4. Garage and Carport Requirements for Multi-Family. Minimum one car garage or carport shall be required for 50 percent of the units provided. Garage and carport design shall use the same architectural features as the multi-family dwelling units. Affordable multi-family dwelling units are exempt from the garage and carport requirements.

**F. Gated Communities.** Gated communities are prohibited except as may be permitted by Chapter 4.5 Master Plans.

**G. Residential Density Standards.** The following residential density standards apply to all land divisions in the Multi-Family Residential District and to multi-family housing on individual lots.

1. The density range for the Multi-Family Residential District shall be 7 units per gross acre minimum and 15 units per gross acre maximum; more than 15 units per acre up to 20 units per acre allowed via Minor Conditional Use.
2. Minimum and maximum residential densities are calculated by multiplying the gross acres by the applicable density standard. For example, if the parcel size is 5 acres, the minimum density is 45 units and the maximum is 100 units. When calculating minimum and maximum densities, figures are rounded down to the closest whole number.
3. Accessory dwelling units are exempt from the minimum density standards.

**H. Design Standards.** The following design standards are intended to provide detailed, pedestrian-oriented design, while affording flexibility to use a variety of building styles.

1. Applicability. The design standards are applicable to the following types of uses and buildings in the Multi-Family Residential District.
  - a. Single-Family Detached Dwelling Units
  - b. Duplex and triplex dwellings
  - c. Town home
  - d. Multi-family dwellings
  - e. Public and institutional buildings
  - f. Manufactured dwellings
2. Base standards. The figures in this section are intended to show examples of how to comply with the design standards. Other building styles and design can be used to comply, so long as they are consistent with the text of the standard. An architectural feature may be used to comply with more than one standard.

- a. Building orientation. All buildings shall have their primary entrance oriented to the street or a common area (private street, courtyard, or open space). If oriented to a common area, the development shall provide a pedestrian sidewalk or pathway connecting the building entrance to the street.
  - b. Location of off-street parking. Off-street parking areas shall not be placed between the primary building facades and streets for multi-family, public and institutional and neighborhood commercial buildings. Alley access is required where existing alleys are available or can be extended to serve new development. Alley access is recommended for all uses unless it is not feasible because of existing development patterns or topography.
3. Eyes on the street. All building elevations visible from a street right-of-way shall provide doors, porches, balconies, and/or windows. The standard applies to each full and partial building story.
  4. Detailed design. . All buildings included in the applicability section shall provide detailed design along all elevations (e.g., front, rear and sides). Detailed design requires use of at least five of the following architectural features on all front and exterior side (corner lot) elevations and at least three of the following architectural features on all interior and rear yard elevations, as appropriate for the building type and style. Architectural features shall be varied on the different building elevations.
    - a. Dormers
    - b. Gables
    - c. Recessed entries
    - d. Covered porch entries
    - e. Cupolas or towers
    - f. Pillars or posts
    - g. Eaves (minimum 6-inch projection)
    - h. Off-sets in building face or roof (minimum 16 inches)
    - i. Window trim
    - j. Bay or oriel windows
    - k. Balconies
    - l. Decorative patterns on exterior finishes (e.g., scales/shingles, wainscoting, ornamentation, and similar features)
    - m. Decorative cornices and roof lines (e.g., for flat roofs)
    - n. An alternative feature providing visual relief and detail, similar to options a-m above.
- I. **Garbage and Recycling Collection Areas**. An exterior garbage and recycling collection area is required and shall be oriented away from the street.
  - J. **Mechanical Equipment**. Mechanical equipment located on the ground, such as heating or cooling equipment, pumps or generators, must be screened from the street by walls, fences, or vegetation. Landscaping and screening shall be tall enough to screen the equipment. Mechanical equipment is not permitted to be placed on roofs. Screening shall be compliant with all applicable fire codes.

**K. Additional Design Standards for Multi-Family Housing.** In addition to the design standards set forth in Section 2.3.300.H above, development of multi-family housing (5 or more units) shall also comply with the following additional standards.

1. Usable open space shall be exclusive of dedicated street right-of-ways, land dedicated to other public uses like parks and schools, and vehicular circulation and parking areas. Sensitive lands and historic buildings or landmarks open to the public and designated by the Comprehensive Plan may be counted toward meeting the usable open space requirements.
2. Private open space. Private open space shall be required for all multi-family units based on the following standards:
  - a. Ground floor housing units shall have front or rear patios or decks measuring at least 48 square feet.
  - b. To the extent possible, private open space areas shall be oriented toward common open space areas and away from adjacent single family residences, parking areas and driveways and trash enclosures.
3. Trash receptacles. A common trash enclosure shall be required and is subject to the following standards.
  1. Trash enclosures shall be oriented away from adjacent residences and shall be screened.
  2. Trash enclosures shall be accessible to trash pick-up trucks.
  3. Trash enclosures, a minimum of six-feet in height, shall be constructed of solid, durable and attractive walls with solid screen doors and shall be visually consistent with project architecture.
  4. A minimum two (2) foot irrigated and landscaped perimeter shall be provided around the enclosure (excepting door entries).
  5. Enclosure areas shall contain sufficient space to accommodate both waste disposal and recycling containers.
4. Building form. All buildings shall incorporate design features such as offsets, balconies, projections, window trim, or similar elements to preclude large expanses of uninterrupted building surfaces. Along the façade of the structure, such features shall occur at a minimum of every 20 30 lineal feet, and each floor shall contain at least two of the following features:
  - a. Recess (e.g., deck, patio, courtyard, entrance or similar feature) that has a minimum depth of 4 feet;
  - b. Extension (e.g., floor area, deck, patio, entrance or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or
  - c. Offsets or breaks in roof elevation of 2 feet or greater in height.