

CHAPTER 7 MULTIPLE-FAMILY RESIDENTIAL DISTRICT (MFR)

SECTION 7.10 INTENT

A. INTENT

This zoning district is primarily intended for multi-family residential buildings. The MFR district also allows for limited civic and recreational uses, as well as single-family detached and single-family attached dwellings. Characteristics of lands zoned MFR include apartment complex facilities and denser townhome communities closer to goods and services or planned mixed-use village areas. Developments include sidewalks and community amenities. MFR areas are served by public water and sewer or are within future service areas.



B. PURPOSE

This section includes the dimensional requirements for lots and the requirements for the location and size of principal buildings and structures.

SECTION 7.20 REQUIREMENTS

A. LAND USE

See Chapter 15 for all land use regulations and requirements. Further restrictions may apply.

B. BUILDING REQUIREMENTS

See Chapter 16 for all building requirements.

C. SINGLE-FAMILY DETACHED DWELLINGS DIMENSIONAL REQUIREMENTS

1. **Lots.** All single-family detached residential lots shall meet the minimum area, dimensional, and width requirements of Table 7.20 C. Lots shall not be created or changed in size or dimension except in conformance with these requirements.
2. **Buildings.** All placement of single-family detached dwellings shall conform to the minimum dimensional and sizing requirements listed in Table 7.20 C.
3. **Accessory Buildings.** See Section 18.20.

**TABLE 7.20 C: MFR DISTRICT DIMENSIONAL REQUIREMENTS-
SINGLE-FAMILY DETACHED DWELLINGS**

Lot Requirements		
Min. Lot Area (see Section 3.30 D)		6,500 s.f.
Min. Lot Width (see Section 3.30 D)		50 ft.
Residential Principal Buildings		
Max. Building and Structure Height	Height (see Section 3.20 A & C)	35 ft.
	Stories (see Section 3.20 B)	2.5 stories
Min. Dwelling Unit Area (see Section 3.20 D)	One (1) Story Dwelling	1,080 s.f.
	Two (2) Story Dwelling	650 s.f. first story and 550 s.f. second story
Min. Bldg. Width of any Side (see Section 3.20 E)		22 ft.
Min./Max. Setbacks (see Section 3.40)	Front (front-loaded)	25 ft. min. / 30 ft. max.
	Front (rear or alley-loaded)	10 ft. min. / 20 ft. max.
	Street Side	10 ft. min. / 20 ft. max.
	Side	5 ft. min.
	Rear	25. min.

D. SINGLE-FAMILY ATTACHED DWELLINGS DIMENSIONAL REQUIREMENTS

1. **Lots.** All single-family attached residential lots shall meet the minimum area, dimensional, and width requirements of Table 7.20 D. Lots shall not be created or changed in size or dimension except in conformance with these requirements.
2. **Buildings.** All placement of single-family attached dwellings shall conform to the minimum dimensional and sizing requirements listed in Table 7.20 D.
3. **Accessory Buildings.** See Section 18.20.

TABLE 7.20 D: MFR DISTRICT DIMENSIONAL REQUIREMENTS- SINGLE-FAMILY ATTACHED DWELLINGS		
Lot Requirements		
Min. Lot Area (see Section 3.30 D)		3,630 s.f. per dwelling unit
Min. Lot Width (see Section 3.30 D)		N/A
Residential Principal Buildings		
Max. Building and Structure Height	Height (see Section 3.20 A & C)	35 ft.
	Stories (see Section 3.20 B)	2.5 stories
Min. Dwelling Unit Area (see Section 3.20 D)		720 s.f.
Min. Bldg. Width of any Side (see Section 3.20 E)		20 ft.
Max. Number of Units per Building		8
Min./Max. Setbacks (see Section 3.40)	Front (front-loaded)	25 ft. min. / 30 ft. max.
	Front (rear or alley-loaded)	10 ft. min. / 20 ft. max.
	Street Side	10 ft. min. / 20 ft. max.
	Side	5 ft. min.
	Rear	25. min.
Min. Setbacks (see Section 3.40) and Minimum Building Separation for More than One (1) Single-Family Attached Dwelling Building on a Lot (Rental Complex)	Front Setback	35 ft.
	Street Side Setback	35 ft.
	Side Setback (when building side faces side lot line)	20 ft.
	Side Setback (when building rear faces side lot line)	50 ft.
	Rear Setback	50 ft.
	Setback from Internal Driveways and Parking Lots	15 ft.
	Building Separation	20 ft.

E. MULTI-FAMILY RESIDENTIAL REQUIREMENTS

1. **Lots.** All multi-family residential lots shall meet the minimum area, dimensional, and width requirements of Table 7.20 E. Lots shall not be created or changed in size or dimension except in conformance with these requirements.
2. **Buildings.** All placement of multi-family residential buildings shall conform to the minimum dimensional and sizing requirements listed in Table 7.20 E.
3. **Accessory Buildings.** See Section 18.20.

TABLE 7.20 E: MFR DISTRICT DIMENSIONAL REQUIREMENTS- MULTI-FAMILY BUILDINGS			
Lot Requirements			
Min. Lot Area (see Section 3.30 D)			2,720 s.f. per dwelling unit
Min. Lot Width (see Section 3.30 D)			100 ft.
Residential Principal Buildings			
Max. Building and Structure Height (See Section 3.20)	Height (see Section 3.20 A & C)		35 ft.
	Stories (see Section 3.20 B)	Within 100 feet of a county primary road	2 stories
		100 feet or greater from a county primary road	3 stories
Min. Dwelling Unit Area (see Section 3.20 D)			720 s.f.
Max. Number of Units per Building			16
Min. Setbacks (see Section 3.40) for a Single Multi-Family Building on a Lot	Front		35 ft.
	Street Side		35 ft.
	Side		20 ft.
	Rear		50 ft.
Min. Setbacks (see Section 3.40) and Minimum Building Separation for More than One (1) Multi-Family Building on a Lot (Rental Complex)	Front Setback		35 ft.
	Street Side Setback		35 ft.
	Side Setback (when building side faces side lot line)		20 ft.
	Side Setback (when building rear faces side lot line)		50 ft.
	Rear Setback		50 ft.
	Setback from Internal Driveways and Parking Lots		15 ft.
	Building Separation		20 ft.

F. NON-RESIDENTIAL DIMENSIONAL REQUIREMENTS

1. **Lots.** All non-residential lots shall meet the minimum area, dimensional, and width requirements of Table 7.20 F. Lots shall not be created or changed in size or dimension except in conformance with these requirements.
2. **Buildings.** All placement of non-residential buildings shall conform to the minimum dimensional and sizing requirements listed in Table 7.20 F.
3. **Accessory Buildings.** See Section 18.20.

TABLE 7.20 F: MFR DISTRICT DIMENSIONAL REQUIREMENTS- NON-RESIDENTIAL BUILDINGS		
Lot Requirements		
Min. Lot Area (see Section 3.30 D)		21,780 s.f.
Min. Lot Width (see Section 3.30 D)		100 ft.
Non-Residential Principal Buildings		
Max. Building and Structure Height	Height (see Section 3.20 A & C)	35 ft.
	Stories (see Section 3.20 B)	2.5 stories
Min. Setbacks (see Section 3.40)	Front	35 ft.
	Street Side	35 ft.
	Side	20 ft.
	Rear	50 ft.

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