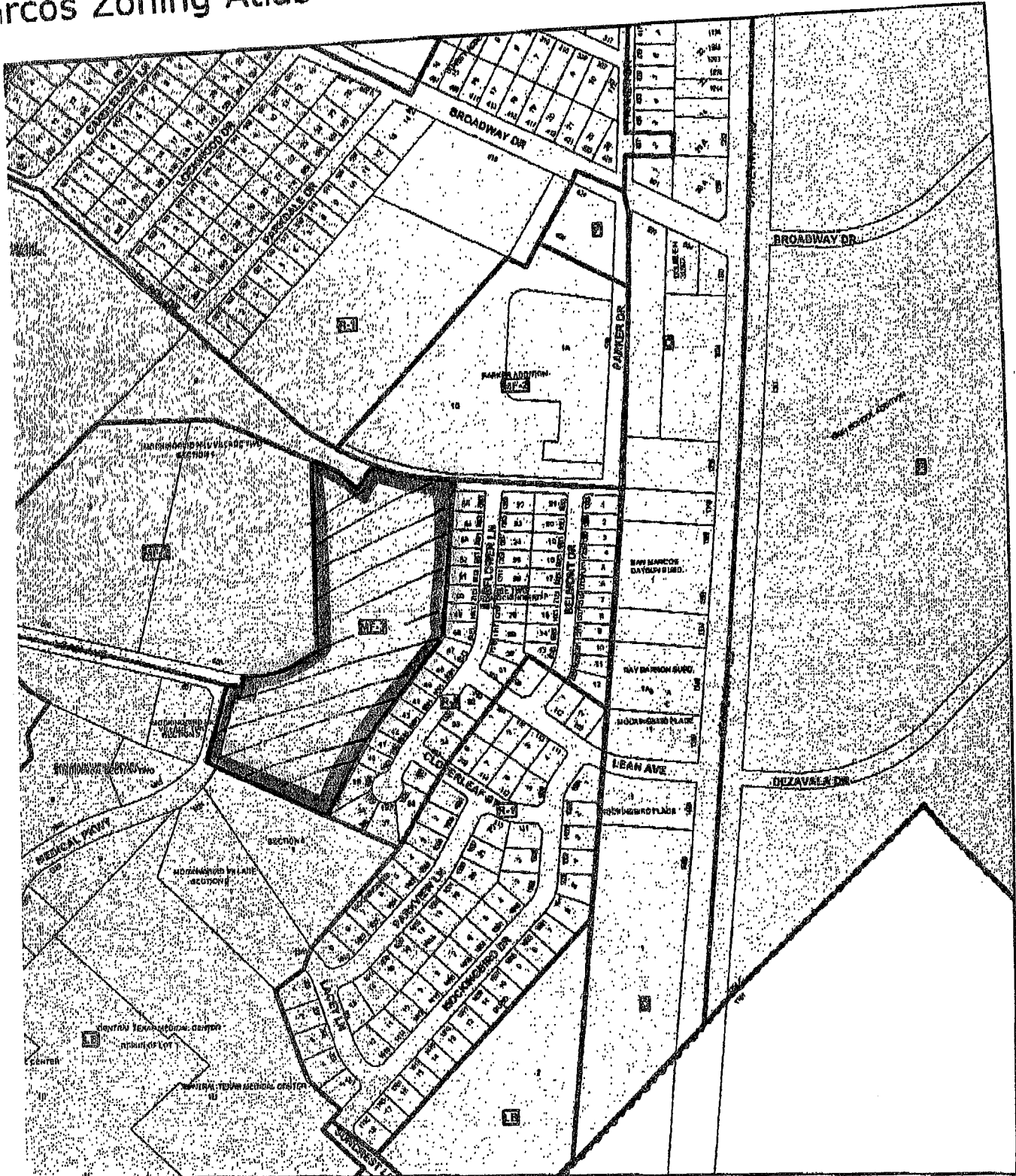


ircos Zoning Atlas



1"=400'

|K-6



DIVISION 15. MF-3 MULTIFAMILY DISTRICT (HIGH DENSITY)

Sec. 114.336. Permitted uses.

The uses permitted in the MF-3 multifamily district are as follows:

- (1) Duplex.
- (2) Multiple dwelling units.
- (3) Condominiums.
- (4) Townhouses, as regulated in the TH-1 district, TH-2 district or TH-3 district, whichever is consistent with the property's master plan designation; provided, however, that the limit on the number of unrelated occupants in the resident family shall not apply.
- (5) Lodging house, boarding house.
- (6) Group home.
- (7) Dormitory.
- (8) Church.
- (9) Parking lots for multifamily use.

(Ord. No. 1984-71, § 1 (21(A)), 6-13-84; Ord. No. 1986-19, §§ 19, 20, 3-10-86; Ord. No. 1986-116, §§ 17, 26, 9-8-86; Ord. No. 1987-49, § 5, 3-23-87; Ord. No. 1987-99, Pt. 23, 7-13-87; Ord. No. 1992-85, § 3, 11-23-92)

Sec. 114.337. Specific uses.

In accordance with article 6 of this chapter, specific uses in the MF-3 multifamily district are as follows:

- (1) Home occupation.
- (2) Residential care facility.
- (3) Fraternity/sorority building.
- (4) Convalescent home, nursing home.
- (5) Day care center.
- (6) Preelementary school.

(Ord. No. 1984-71, § 1 (21(B)), 6-13-84; Ord. No. 1986-19, §§ 19, 20, 3-10-86; Ord. No. 1986-116, §§ 17, 26, 9-8-86; Ord. No. 1987-49, § 5, 3-23-87; Ord. No. 1987-99, Pt. 23, 7-13-87; Ord. No. 1992-85, § 3, 11-23-92)

Sec. 114.338. Area, building and height requirements.

In the MF-3 multifamily district, area, building and height requirements are as follows:

- (1) Minimum lot area:

- a. 2,425 square feet per dwelling unit for the first 3 dwelling units, plus as much additional lot area as necessary for each dwelling unit over 3 so that the total gross density does not exceed 18 dwelling units per acre.
 - b. The minimum lot area for all other uses shall be determined by the applicable minimum lot dimensions.
- (2) Minimum lot frontage:
- a. Duplex, group home: 40 feet.
 - b. All other uses: 60 feet.
- (3) Minimum lot width:
- a. Duplex, group home: 50 feet.
 - b. All other uses: 70 feet.
- (4) Minimum lot depth: 100 feet.
- (5) Minimum depth of front setback: 25 feet.
- (6) Minimum depth of rear setback: 7 feet.
- (7) Minimum width of side setback:
- a. Internal. Duplex, group home: 5 feet.
 - b. Internal. All other uses: 10 feet.
 - c. Adjacent to street: 15 feet.
- (8) Maximum building coverage as a percentage of lot area: 50%.
- (9) Maximum accessory building coverage as a percentage of rear yard: 30%.
- (10) Maximum height of structures: 45 feet or 3 stories, whichever is less.
- (11) See section 114.611 et seq. for further clarification and exceptions and modifications.

(Ord. No. 1984-71, § 1 (21(C)), 6-13-84; Ord. No. 1986-19, §§ 19, 20, 3-10-86; Ord. No. 1986-116, §§ 17, 26, 9-8-86; Ord. No. 1987-49, § 5, 3-23-87; Ord. No. 1987-99, Pt. 23, 7-13-87; Ord. No. 1992-85, § 3, 11-23-92)

Secs. 114.339--114.350. Reserved.