

§ 4.4 MULTI-FAMILY RESIDENTIAL DISTRICTS

4.4.1 Purpose Statements

A. 2F Two-Family District

The 2F Two-Family Zoning District is intended to accommodate single-family and two-family residential development. The 2F District also accommodates select compatible nonresidential uses.

B. TH Townhouse District

The TH Townhouse Zoning District is intended to accommodate a mix of single-family, two-family, and townhouse dwellings. The TH District also accommodates select compatible nonresidential uses.

C. MF-1 Multi-Family District

The MF-1 Zoning District is intended to accommodate a mix of single-family, two-family, townhouse, and medium density multi-family dwellings. The MF-1 District also accommodates select compatible nonresidential uses.

D. MF-2 Multi-Family District

The MF-2 Zoning District is intended to accommodate a higher density mix of townhouse and multi-family dwellings. The MF-2 District also accommodates select compatible nonresidential uses.

4.4.2 Uses

Article 5 lists principal, accessory, and temporary uses allowed within the multi-family residential districts.

4.4.3 Dimensional Standards

A. General

Table 4.4.3: Multi-Family Residential Districts Dimensional Standards establishes the dimensional standards for the multi-family residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. If only specific uses are listed, standards apply only to those uses.

B. Single-Family and Two-Family Dwelling Average Front Setback

Where 60% of a blockface is developed, an average front setback is required and establishes a required front setback line.

1. Average front setback is calculated by measuring the front setback of the four closest lots on either side of the subject lot and dividing by eight. In the case of a corner lot or a lot near or at the end of the block, the number of required lots may be offset to one side to the extent needed to achieve a measurement of eight lots total. If there are less than eight lots on the blockface that can be used for measurement, all lots shall be included in the calculation.
2. The average front setback establishes a front setback line. The front building line must be located no more than five feet in either direction from this established front setback line.

C. Cul-De-Sac and Waterfront Setbacks

See Section 4.2.6 for specific setback standards for lots located along a cul-de-sac or the waterfront.

Table 4.4.3: Multi-Family Residential Districts Dimensional Standards				
KEY:				
SF = Single-family dwelling 2F = Two-family dwelling TH = Townhouse				
MF = Multi-family dwelling NR = Nonresidential use				
N/A = Not Applicable				
	2F	TH	MF-1	MF-2
Bulk Standards				
Minimum Lot Area	SF: 4,500sf 2F: 6,000sf NR: 10,000sf	SF, 2F: 4,500sf TH: 2,200sf/du NR: 10,000sf	SF, 2F: 4,500sf TH: 2,200sf/du MF: 1,500sf/du NR: 10,000sf	TH: 1,500sf/du MF: 1,000sf/du NR: 10,000sf
Minimum Lot Width	50'	SF, 2F: 45' TH: 22'/du NR: 50'	SF, 2F: 45' TH: 22'/du MF: 50' NR: 50'	TH: 15'/du MF: 50' NR: 50'
Maximum Building Height	35'	SF, 2F: 35' TH, NR: 45'	SF, 2F: 35' TH: 45' MF: 70' ¹ NR: 45'	TH: 45' MF: Unlimited ² NR: 45'
Maximum Building Coverage	50%	50%	SF, 2F, TH: 50% MF: 65% NR: 50%	TH: 65% MF: 70% NR: 50%
Maximum Impervious Surface	65%	65%	SF, 2F, TH: 65% MF: 75% NR: 65%	TH: 70% MF: 75% NR: 65%
Setbacks				
Minimum Front Setback	Average front setback required per Section 5.3.3.B Where a lot does not require averaging, then 20' minimum	10'	10'	10'
Minimum Corner Side Setback	10'	10'	10'	10'
Minimum Interior Side Setback	5' NR: 10'	5' NR: 10'	SF, 2F, TH: 5' MF: 10' NR: 10'	TH: 5' MF: 10' NR: 10'
Minimum Rear Setback	5'	5'	5'	5'

¹ The maximum building height of a multi-family dwelling abutting a Single-Family District or the 2F District is limited to 45' for the first 100 linear feet from the closest property line within such district. These standards apply only to that part of a structure within the 100' distance.

² The maximum building height of a multi-family dwelling abutting a Single-Family District or the 2F District is limited to 45' for the first 100 linear feet from the closest property line within such district; that portion of a structure within 100 to 200 linear feet of the closest property line within such district is limited to a maximum of 65' in height. These standards apply only to that part of a structure within this total 200' distance.

HEIGHT TRANSITIONS

