

Sec. 18-190. Multifamily District.

(a) Purpose. The Comprehensive Plan calls for the development of high density residential areas within the City. High density residential development is achieved through the development of multiple dwelling units on the same lot. Dwellings may be placed in one or more buildings and multiple buildings may be developed on the same lot. A range of densities and architectural forms are appropriate in the Multifamily District depending on its location within the community and its relationship to adjacent areas. Specific densities, heights, and architectural styles within this district shall be determined through the Development Permit review process.

(b) Main uses permitted.

(1) Agricultural uses.

Crop production (L).

(2) Industrial uses.

Heavy Equipment Operator Outdoor Training Site (SUP).

Mining (SUP).

Well site or production site.

(3) Institutional and community service uses.

Cemeteries and mausoleum (SUP).

Church (SUP).

Day care facility (SUP).

Group home.

Nursing and convalescent homes (SUP).

Schools, public and private.

(4) Lodging uses.

Boardinghouses and roominghouses (SUP).

(5) Office uses. None permitted.

(6) Recreation uses.

Community park, recreation center, or golf course (SUP).

Country club (SUP).

Neighborhood park or playground.

Private recreation center, club, or area (SUP).

(7) Residential uses.

College dormitory, fraternity or sorority house.

Multiple dwellings.

Retirement housing.

Single-family dwellings (SUP).

Two-family dwellings (SUP).

(8) Retail and personal service uses. None permitted.

(9) Temporary uses.

Christmas tree lots (TUP).

Seasonal sales stand (TUP).

Temporary batch plant (TUP)

Temporary construction yard, construction/sales office (TUP).

Temporary grazing (TUP).

(10) Transportation uses.

Transit passenger shelter (SUP).

(11) Utility and public service uses.

Electric substation and gas regulator station (SUP).

Library (SUP).

Local utilities.

Police and fire stations (SUP).

Post office (SUP).

Telephone exchange without shops or offices (SUP).

Utility or government installation other than listed (SUP).

Water treatment plant, reservoir and water storage tanks (SUP).

(12) Wholesale, distribution and storage uses.

None permitted.

(13) Wireless telecommunication uses.

Public safety telecommunication facility (SUP).

See also Sections 18-1103 and 18-1104.

(c) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. However, because of the specific nature of some accessory uses they are specifically listed and subject to additional regulations. See Section 18-355 et seq.

(1) The following accessory uses are not permitted in a Multifamily District:

Accessory outside display.

Accessory outside sales.

(2) The following accessory uses are permitted by right in a Multifamily District:

Accessory community center.

Accessory game court.

Accessory outside storage.

Amateur telecommunication facility.

Attachment of telecommunication antenna to existing structure.

Home occupation.

Occasional sales (garage sales).

Swimming pools (private).

Television reception antenna or dish.

(3) The following accessory uses are permitted in a Multifamily District by SUP only:

Private stables.

Wind energy conversion system.

(d) Yard, lot, and space regulation.

(1) Front, side, and rear yard.

a. Front, side and rear yards are determined through Development Permit review. For this district the following chart shows the minimum front, side and rear yards permitted and the maximum front, side, and rear yards that may be required:

TABLE INSET:

For:	Minimum Permitted (feet)	Maximum Required (feet)
Front yard	25	50
Side yard	15	25
Rear yard	15	25

b. Performance criteria contained in Sections 18-421, 18-422, and 18-423 shall be used to determine the actual front, side, and rear yard requirements for each project during the Development Permit review process. Different requirements may be established on the same lot for different types of structures.

(2) Dwelling unit density. In a Multifamily District, no more than 18 dwelling units for each acre are allowed.

(3) Floor area.

a. No maximum floor area ratio.

b. Minimum floor area for each dwelling unit is 500 square feet.

c. Basements, garages, and carports do not count in calculating floor area for the purposes of this provision.

(4) Height.

a. Maximum height of main buildings is 60 feet.

b. Maximum height of other permitted structures is 16 feet.

(5) Lot coverage. Maximum lot coverage is:

a. Sixty percent for residential structures;

- b. Fifty percent for nonresidential structures; and
- c. Seventy percent for all structures combined.

(6) Lot size.

- a. Minimum lot area is 1,740 square feet for each dwelling unit in a multifamily use.
- b. Minimum lot size is 20,000 square feet for multifamily uses, 6,000 square feet for single-family detached uses, and 2,000 square feet for single-family attached uses. Single-family detached uses shall meet the requirements of Section 18-188.
- c. A lot size larger than these minimums may be required as a condition of approval of a subdivision plat for lots within 300 feet of existing residential development, if:
  - 1. A larger lot size is necessary to ensure the compatibility between the proposed development and existing residential development; and
  - 2. Use of a larger lot size would not adversely affect the use of property in the proposed development, neighboring properties, or adjacent thoroughfares.

(e) Additional provisions. None.

(Code 1975, § 58-2.115; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2255, § 3, 5-24-93; Ord. No. 2279, §§ 22--24, 8-9-93; Ord. No. 2399, § 4, 1-8-96; Ord. No. 2418, § 1, 5-13-96; Ord. No. 2524, § 3, 10-12-98; Ord. No. 3064, § 5, 8-12-08)