

Multifamily District – Summary of Allowable Uses

(Please refer to Section 18-160 for the most up-to-date list: [Section 18-160](#))

Accessory Uses

- Accessory community center – private
- Accessory dwelling unit
- Accessory game court – private
- Accessory outside storage
- Amateur telecommunication facility
- Attachment of telecommunication antennae to existing structure
- Golf safety net (SUP)
- Home occupation
- Occasional sales – garage sales
- Private stables (SUP)
- Solar Collectors
- Swimming pool - private
- Television reception antenna
- Wind energy conversion system – WECS (SUP)

Agricultural Uses

- Community garden
- Crop production (L)

Industrial Uses

- Heavy equipment operator outdoor training site (SUP)
- Mining (SUP)
- Well sites or production sites

Institutional/Community Service Uses

- Cemeteries and mausoleums (SUP)
- Church
- Day care facility (SUP)
- Group homes
- Limited fundraising events (L)
- Nursing, convalescent homes and hospices (SUP)
- Schools, public and private (SUP)

Lodging Uses

- Boardinghouses or roominghouses (SUP)

Office Uses – None allowed

Recreation Uses

- Community park, recreation center or golf course (SUP)
- Country club with private membership

SUP – Use permitted by specific use permit

TUP – Use permitted by temporary use permit

L – Limited use permitted by right

- Neighborhood park or playground
- Private recreation center, club or area (SUP)

Residential Uses

- College dormitory, fraternity or sorority house
- Multiple dwellings
- Retirement housing (SUP)
- Single-family dwellings
- Two-family dwellings

Retail and Personal Service Uses – None allowed

Temporary Uses

- Christmas tree lots (TUP)
- Other temporary use (TUP)
- Seasonal sales stand (TUP)
- Temporary concrete or asphalt batch plant (TUP)
- Temporary construction yard, construction/sales office (TUP)
- Temporary grazing (TUP)

Transportation Uses

- Transit passenger shelter (SUP)

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)

Wholesale, Distribution and Storage Uses

- Recycling collection center (L)

Wireless Telecommunication Uses

- Public safety telecommunication facility (SUP)

DEVELOPMENT STANDARDS BY ZONING DISTRICT

Standard	Requirement for Zoning District
	MULTIFAMILY
<i>Minimum Lot Size</i>	a) 20,000 square feet, with minimum lot area of 1,740 square feet for each dwelling unit in a multifamily use
	b) 6,000 square feet for single-family detached uses. Shall meet the lot size requirements of the Single-Family Detached District.
	c) 2,000 square feet for single-family attached uses
	d) 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:
	<ol style="list-style-type: none"> 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.

Building Setbacks: Performance criteria contained in Sections 18-444, 18-446, and 18-447 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. This chart shows the minimum front, side and rear yards permitted and the maximum front, side, and rear yards that may be required:

	<i>Minimum Permitted</i>	<i>Maximum Required</i>
Front	25 feet	50 feet
Side	15 feet	25 feet
Rear	15 feet	25 feet

Other	N/A	N/A
<i>Maximum Site Coverage</i>	Maximum Lot Coverage:	
	a) 60% for all residential structures;	
	b) 50% for all nonresidential structures;	
	c) 70% for all structures combined.	
<i>Maximum Dwelling Unit Density</i>	18.0 units per acre	
<i>Floor Area</i>	a) No maximum floor area ratio;	
	b) Minimum floor area 500 square feet for each dwelling unit.	
	c) Basements, garages, and carports do not count in calculating floor area for the purposes of this provision.	
<i>Maximum Building Height</i>	a) 60 feet for main buildings;	
	b) 16 feet for other permitted structures	
	(Code 1975, § 58-2.115; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2279, §§ 23, 24, 8-9-93; Ord. No. 2399, § 4, 1-8-96; Ord. No. 2418, § 1, 5-13-96; Ord. No. 3165, § 1, 4-12-11)	