
Sec. 94-226. - Coleman Park multi-family 20 (CP-MF 20) development characteristics and sub-district requirements.

- a. *Intent.* The intent of this district is to encourage residential infill that transitions from the higher density of the adjacent CP-MF32 district.
- b. *Building height.* The height of buildings shall not exceed 30 feet.
- c. *Building placement.*
 - 1. Minimum lot area: 5,000 square feet
 - 2. Minimum lot width: 50 feet
 - 3. Minimum setbacks for principal buildings:
 - a. Front: 25 feet;
 - b. Corner: 12.5 feet; ten feet if lot is less than 60 feet wide;
 - c. Rear: 15 feet or ten percent of lot depth whichever is less;
 - d. Side: five feet minimum, 15 feet total.
- d. *Parking.* All parking shall be placed behind the building. One standard parking space shall be provided for each residential dwelling unit.
- e. *Architectural standards.* Structures within this district shall adhere to the design standards established in section [94-222\(f\)](#).
- f. *Accessory structure.* The following structures shall be permitted when accessory to uses permitted by right or when accessory to permitted uses:
 - 1. Fences and walls which comply with section [94-302](#).
 - 2. Signs in compliance with section [94-407](#).
 - 3. Swimming pools, tennis courts and similar recreation facilities.
 - 4. Accessory garage apartments as permitted in [ARTICLE X](#) of this chapter, provided, however, such apartments shall be permitted only as an accessory use to a single-family dwelling.
 - 5. Other accessory structures customarily incidental to uses permitted by right or as special uses permitted in [ARTICLE X](#) of this chapter.

(Ord. No. 4402-12, § 2, 9-18-2012)