
Sec. 94-84. - Historic multifamily low, medium and high density, context 1 (MF14-C1, MF20-C1, MF32-C1, NWD-R-C1).

- a. *Intent.* The intent of this district is to promote compatible additions and new construction in multifamily residential historic districts. The density of these zoning districts shall not exceed that permitted in the related zoning district and suffix associated with the category.
- b. *Property development regulations.* The property development regulations for the historic multifamily low density, context 1 (MF14-C1) residential district, the multifamily medium density, context 1 (MF20-C1) residential district, the multifamily high density, context 1 (MF32-C1) residential district, and the Downtown master plan northwest residential district, context 1 (NWD-R-C1) shall be as follows:
 1. *Minimum lot dimensions.*
 - a. Lot area: 4,500 square feet;
 - b. Lot width: 45 feet.
 2. *Minimum setbacks for principal building(s).*
 - a. Front: The front setback shall be a contextual front setback provided in accordance with section 94-79(b). Where a contextual front setback has not been established, the minimum front setback shall be 15 feet.
 - b. Corner:
 1. For lots up to 4,999 square feet: 10 feet;
 2. For lots 5,000 to 7,499 square feet: 12.5 feet;
 3. For lots 7,500 square feet and over: 15 feet.
 - c. Rear: 15 feet, or 10 percent of the lot depth, whichever is less.
 - d. Side minimum (one side only): 5 feet.
 - e. Side minimum cumulative (both sides):
 1. For lots up to 7,499 square feet: 15 feet;
 2. For lots 7,500 square feet and over: 20 feet.
 - f. Garage location:
 1. Distance behind front facade for front facing garage doors: minimum 10 feet;
 2. Side or rear loaded garage shall meet applicable front, corner or side setbacks.
 3. *Maximum height of principal structure.*
 - a. Overall height:
 1. For lots up to 4,999 square feet: 24 feet;
 2. For lots 5,000 to 7,499 square feet: 27 feet;
 3. For lots 7,500 square feet and over: 32 feet.
 - b. Wall height at side setback: 20 feet. The maximum wall height may increase by one foot for each additional one foot of side setback provided beyond the minimum side setback requirement up to the overall height.
 4. *Maximum lot coverage for all structures:*
 - a. For lots up to 4,999 square feet: 35 percent;
 - b. For lots 5,000 to 7,499 square feet: 30 percent;
 - c. For lots 7,500 square feet and over: 25 percent.
 5. *Maximum floor area ratio for all structures:*
 - a. For lots up to 4,999 square feet: 0.55;
 - b. For lots 5,000 to 7,499 square feet: 0.50;
 - c. For lots 7,500 square feet and over: 0.45.

- c. *Permitted uses*. Uses permitted in the MF14-C1, MF20-C1, and MF32-C1 district shall be those permitted in the MF14, MF20, and MF32 districts, respectively, as provided in [ARTICLE IX](#) of this chapter, for properties in the NWD-R in the DMP see section [94-105](#).
- d. *Townhouse units*. Townhouse units in the MF20-C1 district shall be allowed as provided in [ARTICLE X](#) of this chapter.

(Ord. No. 4265-10, § 6 (Exh. 1), 5-17-2010)