
Sec. 94-76. - Multifamily medium density (MF20) residential district.

- a. *Minimum property development regulations.* Minimum property development regulations for the multifamily medium density (MF20) residential district shall be as follows:

1. *Minimum lot area.*

- a. Lot area for one or two dwelling units: 6,000 square feet;
- b. Lot area for three dwelling units: 9,000 square feet;
- c. Lot area for four dwelling units: 12,000 square feet;
- d. Lot area for five dwelling units: 15,000 square feet;
- e. Lot area for six dwelling units: 18,000 square feet;
- f. For lot area of 20,000 square feet or more: 2,150 square feet per unit, not to exceed maximum of 20.26 dwelling units per acre;
- g. Lot width: 60 feet;
- h. Lot width of parcels described in subsection 94-71(d)(2): 75 feet;
- i. Lot depth of parcels described in subsection 94-71(d)(2): 100 feet measured from the east property line to the west property line at the shortest distance between the property lines. The east property lines of lots described in subsections 94-71(d)(2)(b) and (d) that are parallel to and abut either Flagler Drive or Flagler Court shall be considered the front property lines.

2. *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.

3. *Maximum building height.* The maximum building height shall be the greater of 40 feet or two feet in height for each one foot in setback from side and rear lot lines.

4. *Accessory structures.* The following structures shall be permitted when accessory to uses permitted by right or when accessory to uses permitted pursuant to subsection 94-71(d)(1):

- a. Fences and walls as provided in section 94-302;
- b. Signs as provided in section 94-407;
- c. Swimming pools, tennis courts and similar recreation facilities as provided in subsection 94-71(b);
- d. Other accessory structures customarily incidental to uses permitted by right or as special uses pursuant to ARTICLE IX of this chapter;
- e. Accessory garage apartments as provided in ARTICLE IX of this chapter provided, however, that such apartments shall be permitted only as an accessory use to a single-family dwelling.

5. *Minimum setbacks for accessory buildings.* See subsection 94-71(b).

- b. *Permitted uses.* Uses permitted within the multifamily medium density (MF20) residential district are provided in the Schedule of Permitted Uses.

- c. *Townhouse units.* Townhouse units in the multifamily medium density (MF20) residential district shall be allowed as provided in ARTICLE X of this chapter.

(Code 1979, § 33-36; Ord. No. 3777-04, § 2, 7-19-2004; Ord. No. 385—05, §§ 2, 5-23-2005)