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## **Sec. 94-77. - Multifamily high density (MF32) residential district.**

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- a. *Minimum property development regulations.* Minimum property development regulations in the multifamily high density (MF32) residential district shall be as follows:

1. *Minimum lot area for multifamily uses.*

- a. Lot area for one or two dwelling units: 6,000 square feet;
- b. Lot area for three dwelling units: 7,750 square feet;
- c. Lot area for four dwelling units: 9,500 square feet;
- d. Lot area for five dwelling units: 11,250 square feet;
- e. Lot area for six dwelling units: 13,000 square feet;
- f. Lot area for seven dwelling units: 14,750 square feet;
- g. Lot area for eight dwelling units: 16,500 square feet;
- h. Lot area for nine dwelling units: 18,250 square feet;
- i. Lot area for ten dwelling units: 20,000 square feet;
- j. For lot area of more than 20,000 square feet: 1,350 square feet per dwelling unit; not to exceed 32.27 dwelling units per acre;
- k. Lot width: 50 feet;
- l. Lot width of parcels described in subsection 94-71(d)(2): 75 feet;
- m. 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: 15 feet or ten feet if lot is less than 60 feet wide;
- c. Rear: 15 feet;
- d. Side: 15 feet; or five feet, minimum of 15 feet total if lot is less than 50 feet wide.

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, 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 high density (MF32) residential district are provided in the schedule of permitted uses.

- c. *Townhouse units.* Townhouse units in the multifamily high density (MF32) residential district shall be allowed as provided in ARTICLE X of this chapter.

(Code 1979, § 33-37; Ord. No. 3777-04, § 2, 7-19-2004; Ord. No. 3850-05, § 2, 5-23-2005)