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## **Sec. 94-224. - Coleman Park multi-family 14 historic context 2 (CP-MF14-C2) development characteristics and sub-district requirements.**

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- a. *Intent.* The intent of this district is to preserve its existing residential scale; provide for open space created through setback requirements and to promote compatible additions and new construction that complement the pattern of small and standard-sized lots with one- and two-story buildings. Infill housing is encouraged as an opportunity to promote attainable and workforce housing options.
- b. *Commercial uses.* Commercial uses along Sapodilla Avenue may be allowed in existing structures originally designed for commercial uses, provided a class B special use permit is obtained. Changes to the exterior of any structure or additions will require prior approval from the city's historic preservation division.
- c. *Property development regulations.* Building requirements for the Coleman Park multifamily low density district with historic context two (2), CP-MF14-C2, shall comply with the requirements as for historic single-family high density residential, context 2, established in section 94-81 of this chapter.
- d. *Parking.* One standard parking space shall be provided for each dwelling unit.
- e. *Architectural standards.* Structures within this district shall adhere to the design standards established in section 94-79.

(Ord. No. 4402-12, § 2, 9-18-2012)