
Sec. 94-227. - Coleman Park multi-family 32 (CP-MF 32) development characteristics and sub-district requirements.

- a. The intent of this district is to encourage the integration of large land masses into the Coleman Park neighborhood. It is recognized that the properties within this sub-district will be developed with multifamily developments that may be of a greater height and scale than the existing neighborhood fabric and may have minimal vehicular connection to the surrounding neighborhood. Therefore, all new developments within this sub-district shall include design and architectural features which encourage integrating new development into the existing community and utilize section 94-222(e), general development standards, as a guide in any such new development. However, any development within this sub-district that is rezoned to a planned development must comply with the open space requirements of section 94-222(e)(5).
- b. *Development pattern.* Refer to section 94-77 for development regulations.
- c. *Parking.* All parking shall be placed behind the building or provided on-street. One standard parking space shall be provided for each residential dwelling unit.
- d. *Architectural standards.* Structures within this district shall adhere to the design standards established in section 94-222(f).
- e. *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):
 - 1. Fences and walls in compliance with section 94-302.
 - 2. Swimming pools, tennis courts, and similar recreation facilities as provided in subsection 94-71(b).

(Ord. No. 4402-12, § 2, 9-18-2012)