

MULTI-FAMILY RESIDENTIAL (MF)

Notes:

1. A site plan is required prior to the issuance of a building permit.
2. No side or rear yard required when adjacent to a canal or body of water.
3. No projection closer than 12 inches to a common property line. Projections include: roof eaves (up to 36 inches), window sills, belt courses, and other architectural features.
4. 40 percent of required landscape for multi-family projects shall be placed in front yard setback.
5. Average Front Yard Setback: Where 30 percent of buildings are on one side of a street, on a single block, are built with a 10 feet or less front yard setback, the average setback of the structures shall be the required setback.
6. Accessory structures shall be limited to the provisions in Sec. 3.305.
7. A 5-foot masonry wall shall be constructed between a multi-family project and an R-1 zone or single-family use.
8. Approved fence materials include: wood, concrete, or wrought iron.
9. Individual side yard increased to 10 feet if abutting an R-1 zone or single-family use.
10. Zoning setbacks may be inconsistent with Building Code. Refer to Building Division to determine final building and fire code setbacks.



Minimum Lot Standards

Area:	4,000 square feet
Width:	40 feet
Depth:	100 feet

Setbacks

Front:	20 feet
Side:	3 feet or per note #9
Rear:	10 feet

Building Height

<i>Maximum:</i>	100 feet, measured from base flood elevation
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Parking

Single Family:	Minimum one per unit
Multi-Family:	Minimum 1.5 per unit
Non-Residential:	One space per 300 square feet of floor area

Landscaping

Refer to Article 9, Landscaping of the City Land Development Regulations.