

SECTION 16
"MF-1" TWO FAMILY RESIDENTIAL DISTRICT
(As amended by Ordinance No. 480-000)
(As amended by Ordinance No. 480-FFFF)

- 16.1 PURPOSE AND INTENT - The purpose and intent of the MF-1 Two Family Residential District is to provide for compatible land, building, and structure uses primarily oriented to moderately low density residential purposes, open space uses, and select community facility uses. The MF-1 district serves as a transitional element between single family zones and higher density multiple family and commercial uses. Moderately low density detached two family residential dwellings and development, along with the aforescribed uses, comprise the principal elements of the district.
- 16.2 PERMITTED USES
- a. Agricultural Uses - Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries.
 - b. Residential Uses
 - 1. Single family detached dwellings.
 - 2. Two family dwellings.
 - c. Community Facility Uses
 - 1. Public, semi-public and private parks.
 - 2. Recreation and open space including playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries.
 - 3. City hall, fire and police stations and other municipal uses.
 - 4. Other uses of a similar nature and character.
- 16.3 ACCESSORY USES - In addition to those accessory uses specifically authorized in Section 34 of this ordinance, any use may be established as an accessory use to a permitted use when it complies with the conditions for an accessory use as defined in this ordinance.
- 16.4 SPECIFIC USE PERMITS - Specific use permits may be approved by the City Council following a recommendation from the Planning and Zoning Commission as specifically authorized in Section 45 of this ordinance, subject to full and complete compliance with any and all conditions required in Section 45, together with any other conditions as the City Council may impose. Any use accessory to an approved specific use permit shall be permitted without specific approval if it complies with the conditions for an accessory use as defined in this ordinance. (As amended by Ordinance No. 480-C.)

16.5 DEVELOPMENT REGULATIONS - In this district, the following development regulations shall be applicable:

- a. Height: No building or structure shall exceed two and one-half (2-1/2) stories, nor shall it exceed thirty-five (35) feet.
- b. Front Yard: There shall be a front yard of not less than forty (40) feet.
- c. Side Yard: There shall be a side yard of not less than twenty (20) feet.
- d. Rear Yard: There shall be a rear yard of not less than forty (40) feet.
- e. Maximum Lot Coverage: All buildings and structures shall have a maximum lot coverage not exceeding thirty (30) percent of the lot area, except that the sum total of accessory buildings shall not exceed one hundred (100) square feet per dwelling unit.
- f. Lot Area: The minimum area of a lot shall be twenty thousand (20,000) square feet.
- g. Lot Dimensions: Each lot shall have a minimum width of one hundred (100) feet and a minimum depth of one hundred twenty-five (125) feet.
- h. Floor Area: Each dwelling unit shall contain a minimum of one thousand five hundred (1,500) square feet of floor area.
- i. Maximum Residential Density: The maximum number of dwelling units per acre shall be 4.36.
- j. Single family dwellings must be constructed in accordance with the development regulations applicable in the SF-20B district.
- k. Maximum Impervious Coverage: The maximum impervious coverage shall not exceed forty (40%) percent of the total lot area. (As amended by Ordinance No. 480-JJ).

16.6 ADDITIONAL DEVELOPMENT REGULATIONS FOR BUILDINGS OR USES LYING WITHIN FOUR HUNDRED FEET (400') OF SINGLE FAMILY RESIDENTIAL PROPERTY - In addition to the development regulations applicable to this zoning district, the development regulations in *Section 43, Part III, Residential Adjacency Standards*, shall also apply. When any requirements in this section are in conflict with any other requirements for this zoning district, the more stringent requirements shall apply. (As amended by Ordinance No. 480-CC).

16.7 CONCEPT PLAN - A Concept Plan meeting the requirements of Section 41 of this Ordinance is required to be submitted with a request for zoning to an MF-1 Two Family Residential District.

All properties zoned at the effective date of this ordinance which do not have an approved Concept Plan on file with the City shall submit a Concept Plan meeting the requirements of Section 41 of this ordinance prior to submittal of a site plan.

The Concept Plan shall be processed in accordance with this Ordinance and state law for changes in zoning. (As amended by Ordinance No. 480-M, 480-OOO, and 480-FFFF.)

- 16.8 EFFECT OF CONCEPT PLAN - All subsequent site plans shall substantially conform to the Concept Plan approved with the zoning application. (As amended by Ordinance No. 480-M.)
- 16.9 SPECIAL EXCEPTION USES - Special exception uses may be approved by the Board of Adjustment as specifically authorized in Section 44 of this ordinance subject to full and complete compliance with any and all conditions required in Section 44, together with any other conditions as the Board of Adjustment may impose. Any use accessory to an approved special exception use shall be permitted without specific approval if it complies with the conditions for an accessory use as defined in this ordinance. (As amended by Ordinance No.480-M.)