

SECTION 17  
"MF-2" MULTIPLE FAMILY RESIDENTIAL DISTRICT  
**(As amended by Ordinance No. 480-000)**  
**(As amended by Ordinance No. 480-FFFF)**

- 17.1 PURPOSE AND INTENT - The purpose and intent of the MF-2 Multiple Family Residential District is to provide for compatible land, building, and structure uses primarily oriented to medium to high density multiple family dwelling use on larger tracts of land designed so as to provide total residential amenities of open space, recreation space, landscaping and areas of protected off-street parking. This district is intended to be located near high-volume thoroughfares due to the traffic-generating probability of the medium to high density development.
- 17.2 PERMITTED USES
- a. Residential Uses - Multiple Family Dwellings - Including apartments, condominiums and townhouses.
  - b. 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.
- 17.3 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.
- 17.4 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.)
- 17.5 DEVELOPMENT REGULATIONS - In this district, the following development regulations shall be applicable:
- a. Height: No building or structure which is located within one hundred (100) feet of property zoned as single family residential shall exceed one (1) story, nor shall it exceed thirty-five (35) feet. No building which is located more than one hundred (100) feet from property zoned as single family residential shall exceed three (3) stories, nor shall it exceed forty-five (45) feet.

- b. Front Yard: Where the side of an MF-2 zoned lot abuts on property zoned as Single Family Residential, there shall be a front yard of not less than forty (40) feet; where MF-2 zoned property does not abut property zoned as Single Family Residential, then there shall be a front yard of not less than thirty (30) feet.
- c. Side Yard: There shall be a side yard of not less than fifteen (15) feet except where the lot abuts property zoned as single-family residential there shall be a side yard of not less than twenty-five (25) feet.
- d. Rear Yard: There shall be a rear yard of not less than twenty (20) feet except where the lot abuts property zoned as single-family residential, there shall be a rear yard of not less than forty (40) feet.
- e. Maximum Lot Coverage: All buildings or structures shall have a maximum lot coverage not exceeding forty (40) percent of the lot area. (As amended by Ordinance No. 480-BB.)
- f. Lot Area: The minimum area of a lot shall be forty-three thousand five hundred sixty (43,560) square feet.
- g. Floor Area: Each dwelling unit in this district shall have a minimum floor area of eight hundred fifty (850) square feet.
- h. Maximum Residential Density: The maximum number of dwelling units per acre shall be 12.
- i. A minimum of fifteen (15) percent of all multi-family units within each project shall be specifically designed for the occupancy and use of the elderly or handicapped. These units will be provided with appropriate plumbing and electrical fixtures, emergency notification and alarm devices, and shall be designed for the arrangement and placement of cabinets, doors, counters and door hardware to be accessible to the elderly or handicapped.
- j. All property placed in the MF-2 zoning category shall be situated contiguous to a primary arterial, secondary arterial or primary collector thoroughfare as identified on the community's Master Thoroughfare Plan. This requirement is designed to ensure that the supporting street infrastructure can handle higher volumes of traffic during peak hours of traffic loading without a requirement to divert traffic through traditional residential streets. Wherever possible, property considered for MF-2 zoning classification should be located in close proximity to designated pick-up points for any mass transit systems serving the City of Southlake.
- k. Any and all property considered for rezoning to the MF-2 zoning classification should be located within two and one-half (2 ½) miles of a public elementary school site. This requirement is designed to ensure reasonable access to necessary, supportive educational facilities to meet the needs generated by multi-family housing intensity. Property considered for zoning to the MF-2 zoning classification should lie within five (5) miles of a public middle school or junior high school facility. This

requirement is to ensure the availability of appropriate educational support activities to meet the needs created by multi-family housing development.

- I. Maximum Impervious Coverage: The maximum impervious coverage shall not exceed fifty (50%) percent of the total lot area. (As amended by Ordinance No. 480-JJ).

17.6 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).

17.7 USABLE OPEN SPACE

All residential use shall provide and maintain a minimum of two hundred and fifty (250) square feet of Usable Open Space for each dwelling unit. For the purpose of this ordinance, Usable Open Space is as follows:

Usable open space shall mean outdoor area, excluding parking and other service areas, which is utilized for livable and/or related amenity, such as outdoor living, associated recreation and/or landscaping, and which is open and unobstructed from its lowest level to the sky except for roof overhangs and architectural projections. All usable open space, unless hereinafter excepted, shall be accessible to, and usable by, all residents residing on the site. Private courtyards or balconies may constitute usable open space for the purpose of calculating up to thirty (30) percent of the total required usable open space. Usable open space may include areas at the ground level and/or on roofs, decks, or balconies designed for common use; provided, that such areas meet other criteria as hereinafter set forth. The minimum dimensions for usable open space at the ground level shall be ten (10) feet by ten (10) feet and the minimum area shall be one hundred (100) square feet. The minimum dimensions for usable open space located on roofs or decks that are available for common use shall be twenty (20) feet by twenty (20) feet and the minimum area shall be four hundred (400) square feet. At least one-half of the required open space shall be at the ground level. (As amended by Ordinance No. 480-OOO and 480-FFFF)

17.8 SITE PLAN

- a. An approved site plan shall be a prerequisite for the granting of MF-2 Multiple Family Residential District zoning classification and to the issuance of a building permit or certificate of occupancy for any property in an MF-2 Multiple Family Residential District. Information required to be submitted, approval of the site plan, and any administrative action shall be in accordance with Section 40 of this ordinance to the extent such requirements are applicable to a residential district.
- b. The purpose of the site plan review is:
  1. To insure compliance with the Zoning Ordinance, while allowing for design flexibility.

2. To assist in the orderly and harmonious development of the City;
3. To protect adjacent uses from obstructions to light, air, and visibility;
4. To provide compliance with fire code provisions;
5. To avoid undue concentrations of population and overcrowding of land;
6. To facilitate the adequate provision of transportation, water, sewage, drainage and other public requirements.

17.9 APPROVAL OF ZONING - The Planning and Zoning Commission shall, after conducting a public hearing, recommend approval of an application for a multiple-family dwelling complex if the proposed development meets all the minimum standards established in this ordinance and other applicable ordinances, and if the Commission finds that the proposed development will not be detrimental to the health, safety, or welfare of the surrounding neighborhood or its occupants, or be substantially or permanently injurious to neighboring property. The Commission shall recommend disapproval or conditional approval of any application which fails to meet the above criteria or is in conflict with the Comprehensive Plan or the adopted growth policies of the City.

17.10 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-D.)