**ZONE DISTRICT SUMMARY**

### R-MF

**Multifamily Residential**

The R-MF district is intended to provide for a mixture of medium-density housing types including attached housing and multifamily buildings.

### Subdivision Standards

<table>
<thead>
<tr>
<th>Description</th>
<th>Minimum</th>
<th>Non.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>New Lot Size</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>New Lot Width</strong></td>
<td>Minimum</td>
<td>18 feet</td>
</tr>
</tbody>
</table>

### Building Setbacks

<table>
<thead>
<tr>
<th>Description</th>
<th>Front Minimum</th>
<th>Front Maximum</th>
<th>Non-Primary Front Minimum</th>
<th>Non-Primary Front Maximum</th>
<th>Side Minimum</th>
<th>Rear Minimum</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Primary Structure</strong></td>
<td>25 feet</td>
<td>140 feet</td>
<td>20 feet</td>
<td>140 feet</td>
<td>0/5 feet*</td>
<td>15 feet</td>
</tr>
<tr>
<td><strong>Accessory Structure</strong></td>
<td>Behind front edge of primary structure</td>
<td>20 feet</td>
<td>5 feet</td>
<td>5 feet</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Height

<table>
<thead>
<tr>
<th>Description</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Primary Structure</strong></td>
<td>45 feet</td>
</tr>
<tr>
<td><strong>Accessory Structure</strong></td>
<td>20 feet</td>
</tr>
</tbody>
</table>

### Open Space

<table>
<thead>
<tr>
<th>Description</th>
<th>Minimum</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Open Space</strong></td>
<td>30%</td>
</tr>
</tbody>
</table>

### Other Standards

<table>
<thead>
<tr>
<th>Description</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Accessory Structure Lot Coverage</strong></td>
<td>No more than 50% of rear, side, and non-primary front yards and no more than 10% of total lot area</td>
</tr>
<tr>
<td><strong>Fence Standards</strong></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>Maximum 6 feet in height, Minimum 50% open</td>
</tr>
<tr>
<td>Side/Rear/Non-Primary Front</td>
<td>Maximum 6 feet in height, solid allowed</td>
</tr>
</tbody>
</table>

*No setback is required for common wall lot lines*
### Permitted Land Uses
- Permitted as a use by right.
  - Single-Family Dwelling Unit
  - Duplex
  - Attached Dwelling Unit
  - Multifamily Dwelling Unit
  - Group Home (1 - 8 client residents)
  - Group Residential Facility
  - Day Care Facility, Child or Adult
  - Community Building
  - Park
  - Religious Institution
  - School, Public or Private
  - Transportation Facility, Public
  - Utility Facility, Minor
  - Horticulture
  - Wireless Communications Facility
  - Stealth
  - New Freestanding Structure ≤ 60 ft. in height.

### Limited Land Uses
- Permitted as a use subject to compliance with any supplemental standards identified in Section 17.4.3.
  - Accessory Dwelling Unit
  - Office
  - Personal Service
  - Apiaries
  - Community Garden

### Special Land Uses
- Permitted with approval of a Special Use Permit and subject to compliance with Section 17.4.3.
  - Bed and Breakfast
  - Utility Facility, Major
  - Temporary Use, Long/Short Term
  - Home Business, Major
  - Wind-Powered Electric Generator, Freestanding
  - Wireless Communications Facility
  - New Freestanding Structure > 60 ft. in height.

### Accessory Land Uses
- Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3.
  - Construction or Sales Trailer
  - Home Business, Minor
  - Satellite Dish Antenna
  - Solar Collection System
  - Wireless Communications Facility
    - Building Facade Mounted
    - Roof Mounted
    - Other Freestanding Support Structure

Land use definitions can be found in Article 14 of the Zoning Ordinance.