

## Article 3

### Article 3-2

## RESIDENTIAL DISTRICTS

### 3-2-1 Purpose

A. *GENERAL PURPOSE OF RESIDENTIAL DISTRICTS.* The purposes of the residential districts are to:

1. Provide high quality, complete neighborhoods to meet the varying lifestyles of the City's residents.
2. Provide for the orderly, well-planned, and balanced growth of residential neighborhoods.
3. Establish design standards to help create distinct and attractive residential neighborhoods.

B. *SPECIFIC PURPOSES OF RESIDENTIAL DISTRICTS.* Residential Districts are comprised of Agricultural Districts, Single Family Residential Districts, and Multi-Family Residential Districts. The purposes of the agricultural, single family residential and multi-family residential districts are:

1. *Agricultural District.* Allows agricultural, ranching, and related uses within the City, and it acts as a "holding district" for annexed lands that have been used for agricultural purposes until a suitable rezoning occurs.
2. *Agricultural Urban.* To provide a low-density, estate-type residential use that allows for non-commercial agricultural uses and Large Animal and Small Animal privileges.

The Agricultural Districts include:

- Agricultural (AG)
- Agricultural-Urban (AU)

3. *Single Family Residential.* To provide areas for detached and attached single family dwellings with each dwelling being located on a separate lot. It also includes Two-Family Residential,

which allows for one single family dwelling or two single family dwellings (a duplex) to be located on a single lot. These districts also allow for other uses under certain circumstances and allow for other uses when compatible with a residential environment subject to a Use Permit.

The Single Family Residential Districts include:

- R1-10 (Single Family Detached)
- R1-7 (Single Family Detached)
- R1-6 (Single Family Detached)
- R1-4 (Single Family Detached)
- R1-A (Single Family Attached)
- R2 (Two Family Residential)
- R1-C (Court Home)

4. *Multi-Family Residential.* To provide areas for a variety of multiple residence housing types, manufactured home parks and subdivisions, and recreational vehicle parks. These districts also allow for other uses under certain circumstances and allows for other uses when compatible with a multifamily residential environment subject to a Use Permit.

The Multi-Family Residential Districts include:

- MF-12
  - MF-18
  - MF-24
  - MHS – Manufactured Home Subdivision
  - MH/RVP – Manufactured Home or Recreational Vehicle Park (MH/RVP)
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### 3-2-2 Permitted Uses

Table 3-2-2 below identifies uses that are permitted, uses that are permitted if certain conditions are met, and uses that may be permitted by a Use Permit within each Agricultural, Single Family Residential and Multi-Family Residential District. The various types of permitted uses are designated below:

P – Principal Permitted Use

U – Use Permit Use

C – Use that is permitted if certain conditions are met

AC – Accessory Use that is permitted if certain conditions are met

Blank cells indicate a use is not permitted

Unless otherwise expressly permitted elsewhere in the Zoning Ordinance, uses not specifically permitted are prohibited. Although not comprehensive, the “Additional Use Definitions and Regulations” column includes references to limitations applicable to specific use classification referenced in Section [3-2-4](#) and [3-2-6](#) or refers to regulations located elsewhere in this Zoning Ordinance.

Table 3-2-2: Residential Districts Use Classifications											
P - Principal Permitted Use; U - Use Permit Use; C - Uses that are permitted if certain conditions are met; AC - Accessory Use that are permitted if certain conditions are met	Single Family						Multi-Family				Additional Use Definitions and Regulations*
	AG	AU	R1-10, R1-7, R1-6	R1-4, R1-C	R1-A	R2	<u>MF-12</u>	MF-18/24	MHS	MH/RVP	
Household Living											
Dwelling, one single family detached	P	P	P	P		P	<u>P</u>				

Dwelling, one single family attached					P		<u>P</u>				
Dwelling, two family (duplex)						P	P				
Dwelling, multiple							<u>P</u>	P			
Detached accessory building	AC	AC	AC	AC	AC	AC	<u>AC</u>				<a href="#">8-2</a>
Guest ranch and resort	U	U									
An additional single family dwelling for every 20 acres of lot area above the first ten acres	U										
Manufactured home									P	P	<a href="#">3-2-6-A</a>
Recreational vehicle										P	<a href="#">3-2-6-A</a>
<b>Group Living</b>											
Assisted Living Facility						U		U			
Assisted Living Home											
1–6 residents	P	P	P	P	P	P		P	P	P	
7–10 residents, more than 1/4 mile from another Assisted Living Home with 7–10 residents	C	C	C	C	C	C		U			<a href="#">3-2-4-B</a>
7–10 residents, less than 1/4 mile from another Assisted Living Home with 7–10 residents	U	U	U	U	U	U		U			<a href="#">3-2-4-B</a>
<b>Civic and Institutional</b>											
Day care											
Home day care: 1–3 adults or children	AC	AC	AC	AC	AC	AC	<u>AC</u>	AC	AC	AC	<a href="#">3-2-4-A</a>
Home day care: 4–10 adults or children	U	U	U	U	U	U	<u>U</u>	U	U	U	
Day care facility	U	U	U	U	U	U	<u>U</u>	U	U	U	
Home business, other than home day care	AC	AC	AC	AC	AC	AC	<u>AC</u>	AC	AC	AC	<a href="#">3-2-4-A</a>
Hospital and related uses								U			



business shall be carried out on the premises, and provided that no obnoxious fertilizers shall be stored and no obnoxious soil renovations shall be carried out on the premise											
Nurseries and greenhouses for commercial growing of plants, trees, bushes, flowers, and vegetables and other food crops, provided that such enclosures not be located closer than 50 feet from any dwelling, and no direct sales are permitted on the premise.	AC	AC									
Aviaries and apiaries. Shall not be located closer than 200 feet from any dwelling or public roadway, street, no direct sales is permitted.	C	C									
Sales building or stand for the direct sale of agricultural products produced on the premises.	U										

\* This list is not exclusive but is intended to provide references to conditions specific to given uses.

### 3-2-3 Development Standards for the Agricultural District and Single Family – District

The following development standards apply to all single family residential districts.

A. Table 3-2-3-A prescribes development standards for each agricultural district and single family residential district. Additional development and design standards and regulations for agricultural districts and single family residential districts can be found elsewhere in the Zoning Ordinance.

Table 3-2-3-A: Development Standards – Single Family Districts									
Standard	AG	AU	R1-10	R1-7	R1-6	R1-4	R1-A	R1-C	R2
<b>Lot Standards</b>									
Minimum Lot Area (sq ft)	435,600	43,560	10,000	7,000	5,500	4,500	2,800	3,200	7,200
Minimum Lot Width (ft)	300	150	80	70	55	45	35	40	72
Minimum Lot Depth (ft)	N/A	N/A	125	100	100	100	80	80	100
<b>Building Form and Location</b>									
Maximum Height (ft)	30	30	30	30	30	30	30	30	30
Maximum Building Coverage	20%	20%	40%	45%	60%	60%	75%	60%	40%
Minimum Setbacks (ft)									
Front (1)	20	20	10	10	10	10	10	5 (2)	20
Front facing garage	20	20	20	20	20	20	20	20	20
Side	20	15	10	5	5	5	0 (3)	0	5
Total both sides	40	30	20	15	15 (5)	15 (5)	0 (3)	10	15
Street Side (4)	100	30	20	15	10	10	10	10	20
Rear	100	50	30	25	20	20	15	15	20
<b>Development Standards</b>									
Open Space % (of net area)	0	0	10	12	15	15	15	15	12

**1** Front setback shall be measured to patios, livable space, and side entry garages

**2** Setback from a public or private street that is not providing direct vehicular access to homes shall be 10 feet

**3** Attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet

**4** Where a minimum 10 foot wide landscape tract is provided, the typical side setbacks, rather than Street Side setback applies

**5** Total of both sides setback may be reduced to 10 feet subject to the requirements as provided in Section [3-2-3-D](#)

B. Additional standards set forth in Section [3-2-7](#) (Supplemental Standards Applicable to All Residential Districts)

C. The following requirements apply in all Single Family districts:

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- a. *Open Space Requirements.* Minimum open space shall be provided as listed in Table 3-2-3-A.
- b. *Parks.* A portion of the required open space shall be provided as park space or useable open space for recreation purposes. Facilities such as, but not limited to, pools and clubhouses can be counted toward useable open space. The following useable open space shall be provided:
- i. For complete developments less than 40 acres in size, 75% of required open space shall be useable open space. Phasing a larger project into 40 acre or less in order to avoid providing the neighborhood parks required for developments larger than 40 acres is not permitted.
  - ii. For developments that are 40 acres in size or larger, the following shall apply. There shall be a 5-acre neighborhood park within a ¼ mile walking distance of all dwelling units. Two parks totaling at least 5 acres may be provided in lieu of a single 5-acre park if additional amenities are provided above and beyond those listed in section c and the parks are connected via a system of on or off-street connections. When two parks are provided it is highly encouraged to connect them via off-street trails.
- c. *Useable Open Space Design Standards.* The required useable open space (i.e., neighborhood parks) must meet the following standards:
- i. Parking shall be provided to the park either on-street or on-site.
  - ii. Residents shall not be separated by an arterial or freeway from the neighborhood park.
  - iii. At least one tot lot shall be provided per park, or in age-restricted communities a recreation amenity of similar scope.
  - iv. Shaded seating areas and walking paths shall be provided.
  - v. 50% of all neighborhood parks within a square mile shall include active recreation facilities that are fields. If there is only one neighborhood park within the development, it shall include an active recreation facility.
- d. *Entry Feature.* Each project shall have a unique entry feature at its primary entrance to provide individual identity to the development. Entry features are encouraged to be creative and may include elements such as: entrance paving, distinctive landscaping treatment, planters, special wall treatment, gates and other entry features.
- e. *Perimeter Walls and Lot Fences.*
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i. Perimeter Walls shall be required along the rear of reverse frontage of single family lots along collector or arterial streets and may be installed elsewhere around the perimeter of a subdivision. Such walls shall be not less than of six (6) feet nor more than eight (8) feet in height and shall be constructed of slump block, brick, or masonry with stucco or mortar wash finish and decoratively designed with details such as inlaid tile or brick work, cap tiles, wall inserts, offsets, or pilaster treatments. Long, straight, unbroken walls are not permitted. Wall openings shall be provided to allow pedestrian access to adjacent commercial, open space, trail, school, and similar amenities.

ii. Perimeter Lot Fences if provided, shall be not less than five (5) feet nor more than six (6) feet in height and shall be constructed of slump block, masonry, or wrought iron except for sections of Perimeter Lot Fences that are part of Perimeter Wall along the reverse frontage of single family lots along collector or arterial streets, in which case, the requirements for a Perimeter Wall set forth above shall apply.

**D. DESIGN REQUIREMENTS FOR RESIDENTIAL DISTRICTS (R1-6, R1-4, R1-A, R1-C).**

a. In addition to the requirements listed in Section [3-2-3-C](#), each subdivision shall be designed with at least the number of Design Elements set forth Table 3-2-3-E.

b. The minimum lot width may be reduced, administratively, up to 5 feet in R1-6 and R1-4 if additional Design Elements are provided as set forth in Table 3-2-3-E.

c. The Total Both Sides setback may be reduced to 10 feet in the R1-6 and R1-4 districts if additional Design Elements are provided as set forth in Table 3-2-3-E. Both the lot width and setback may be reduced by providing the Design Elements set forth in the table.

d. The descriptions of the Design Elements for each category are listed below in paragraphs (i), (ii), (iii), (iv).

For example, if an owner of property zoned R1-6 wants to develop 50 foot wide lots, the owner would need to comply with the requirements of Section [3-2-3-D](#) and provide at least; 2 Amenity Elements listed in paragraph (i) below, 3 Connectivity Elements listed in paragraph (ii) below, 1 Streetscape Element listed in paragraph (iii), and 1 Additional Streetscape Element listed in paragraph (iv) below.

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**Table 3-2-3-E: Lot Size and Minimum Number of Required Design Elements for Reduced Lot Width and Side Yard Setback Reduction Requests**

R1-6	55	15	0	0	0
REDUCED R1-6	50	10	1	2	2
R1-4	45	15	1	2	3
REDUCED R1-4	40	10	2	4	4
R1-A	35	N/A	1	2	1
R1-C	40	N/A	1	2	1

i. *Amenity Elements.* The purpose of providing amenity elements is to create diverse places within a community that are accessible to the surrounding residents. Smaller lots require additional amenities because of the smaller private yards that are provided.

1. *Adjacent to Community Amenity.* The project is adjacent to an open space amenity (e.g., Bullard Wash, Gila River, hillside preserve) or community facility (e.g., community park, recreation center) and reasonable access has been provided to the amenity. A clubhouse, pool, or other significant community amenity within a master planned community can count toward this requirement without being directly adjacent if the neighborhood is served by the amenity.

2. *Additional Park Space.* The development includes privately maintained park space at least 30 percent greater in area than the minimum required useable open space.

3. *Additional Internal Park Amenities.* Meaningful and impactful additional amenities are provided within parks. For example, a horseshoe pit would not meet this threshold but pickle ball courts would; Simple outdoor grills would not meet this threshold but an outdoor fireplace with integrated grills would. Additional amenities are provided within the required park space:

a A pool, splash pad, or similar active recreational infrastructure.

b A clubhouse, community room, or similar passive recreational gather places.

c Restroom facilities.

d Active recreation fields above and beyond the minimum requirements including basketball courts, soccer fields, baseball fields, and similar facilities.

e Additional amenities that are not minimally required by the Parks, Recreation, Open Space, and Trails Master Plan as determined by the Zoning Administrator and that provide meaningful and impactful recreational opportunities for the community that as a general rule cannot be accommodated in a traditional 10,000 square foot lot.

4. *Integrated Commercial.* A parcel zoned commercial is located within the development or directly adjacent that is integrated into the neighborhood and has the impact of serving as a gathering place and amenity to the community, subject to the following:

a No subdivision perimeter wall separates the neighborhood from the commercial parcel or direct pedestrian connections are provided.

b The residential neighborhood is not separated from the commercial amenity by an arterial roadway (i.e., a residential area receiving credit for this amenity must not have to cross an arterial roadway to get to the commercial amenity)

c The residential neighborhood is entirely contained within a 1,320 foot radius of a commercial property. (i.e., the residential area receiving credit for this amenity must be within 1,320 feet of the commercial area, residential lots outside of the radius would provide another amenity or not be eligible for lot reductions).

5. *Additional Amenities.* Other amenity elements not minimally required by any other regulation, ordinance, policy, standard or master plan adopted by the City that meet the stated purpose and provide the same impact to the community as the listed elements may be approved.

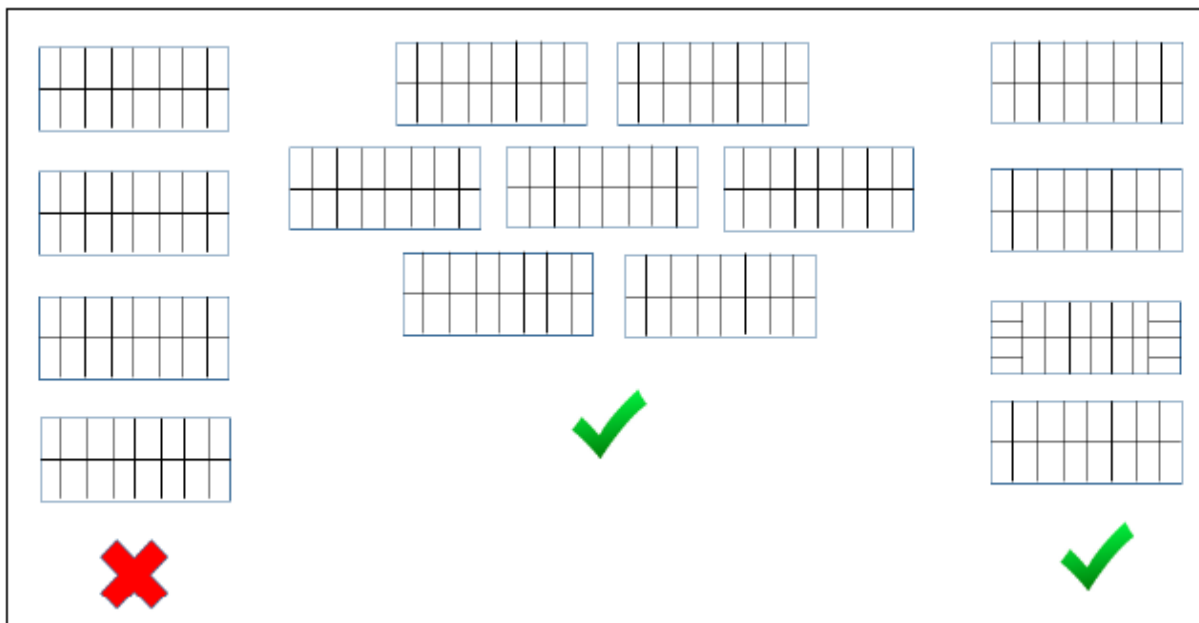
ii. *Connectivity Elements.* The purpose of connectivity elements is to create an inclusive community that promotes a sense of community and provides a walkable and bikeable community with easy and quick access to nearby amenities such as schools, commercial areas, trails, and parks.

1. *Infill Development.* The site is located in areas that will provide easy and quick access to nearby amenities such as schools, trails, and parks and that also have been identified as growth areas as defined by the General Plan.

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2. *Trail System Connections.* Publicly accessible trail connections are provided within the community and connect to larger trail systems or have the ability to connect to future trail systems (i.e., trails are not limited to use by only those who live within the H.O.A.).

3. *Smaller **Blocks**.* Smaller **blocks** create a more walkable community. They should be designed in a way to reduce street lengths and foster neighborhood interactions. Maximum **block** lengths shall be no more than 660 feet. The maximum number of continuous blocks with side yards facing the street is limited to three. The **blocks** should be broken up with some homes facing the side street and/or should be staggered.



4. *No subdivision perimeter wall.* The subdivision is designed and homes are oriented so that subdivision perimeter walls are not necessary in order to increase connectivity from the neighborhood to surrounding amenities.

5. *Lot Diversity.* At least 30% of the lots within the subdivision exceed the minimum lot width by 5 feet. (e.g., in a 100 lot subdivision in the R1-4 district 70 homes are 45-foot wide and 30 homes are 50-foot wide).

6. *Additional Connectivity Elements.* Other connectivity elements not minimally required by any other regulation, ordinance, policy, standard or master plan adopted by the City that meet the stated purpose of creating an inclusive community that

provides easy access to amenities and services and provide the same impact to the community as the listed elements may be approved.

iii. *Streetscape Elements*. The purpose of streetscape elements is to create a sense of place and ensure that smaller lot developments are of high quality.

1. *Additional front setback*. Homes (and all elements of the homes and garages) have a minimum setback of 30-feet.

2. *Detached sidewalk*. A detached sidewalk is utilized with a planter strip that is a minimum of 5.5 feet wide. Planter strips shall be planted, irrigated, and maintained with live plant materials.

3. *Shared or Clustered Driveways*. Driveways are paired so that there is a single curb-cut providing access to 2 houses, and the total width for the paired driveway is not more than 20 feet. Alternatively, driveways may be clustered (but need not share the same curb cut) so that there is at least 36 feet of uninterrupted curb between the clustered driveways.

4. *Alley – Loaded*. Homes utilize alley loaded garages.

5. *Open Space Facing Homes*. Homes do not have a traditional front yard but face onto a shared open space or courtyard.

6. *Paving Material*. Decorative paving (i.e., pavers) are utilized for all horizontal paved surfaces between the house and sidewalk.

7. *Deep recessed garages*. Garages are setback at least 20-feet from the front part of the home which could include living space or a front porch but does not include a courtyard.

8. *Porches and Courtyards*. 100% of homes have a front porch or courtyard with at least 50% of the homes having a covered front porch that is at least 48 square feet. Covered porch can include a slatted roof or other roof design alternative, if it is an integrated, significant architectural feature with columns that are complimentary to the style of the home.

9. *Additional Streetscape Elements*. Other streetscape elements not minimally required by any other regulation, ordinance, policy, standard or master plan adopted by the City

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that meet the stated purpose and provide the same impact to the community as the listed elements may be approved.

- e. Creation of a new lot that is less than the required minimum lot area requires approval of a Planned Area Development (PAD)

### 3-2-4      **Single Family – Additional Use Definitions and Regulations**

a. *HOME BUSINESS.* A home-based business shall be conducted entirely and unobtrusively within the principal residence including an attached garage, and shall not generate pedestrian or vehicular traffic beyond that normal to the **district** in which it is located and shall comply with the following.

- a. There shall be no **buildings** or **structures** other than those permitted in the **district**.
- b. No offensive noise, vibration, smoke, dust, odors, heat, or glare, shall be produced or caused by the business or the nature of the business.
- c. Parking for the business shall be in driveway or garage only
- d. Activity shall be limited to the hours between 7:00 A.M. and 10:00 P.M.
- e. The **home business** shall obtain and maintain an annual business registration permit as required by City Code
- f. Shall not occupy more than twenty-five (25) percent of the living area

b. *ASSISTED LIVING HOMES.* An application for an assisted living home must be submitted, reviewed and approved by the Development Services Director (formerly known as the Community Development Director) or his designee prior to a Zoning Clearance being signed from the City;

- a. A minimum separation distance of 1,320 feet, one-quarter (1/4) mile for all assisted living homes with greater than six (6) residents, from another assisted living home with greater than six (6) residents, unless a Use Permit is approved by the City Council.
  - b. Vehicles belonging to employees and residents are required to park onsite, in the garage or on an approved driveway.
  - c. Deliveries or routine stops (exclusive of visitors) specific to a group home shall be restricted to day light hours only.
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- d. The assisted living home shall obtain and maintain an annual business registration permit as required by City Code.
- e. The Development Services Director, or his designee, shall have the right to review, provide corrective action and if necessary, revoke any approval of an assisted living home if it is found to be endangering the public health, welfare, or safety of the surrounding community.
- f. The assisted living home shall meet all requirements of the prevailing City of Goodyear Building and Fire Codes to be determined by the Chief Building Official and the Fire Chief, or their designees.
- g. The assisted living home shall obtain and keep current all necessary licenses and certifications from the Arizona Department of Health Services and/or any other state agency responsible for licensing assisted living homes.

c. *ANIMAL KEEPING.*

- a. In the AG district, there is no maximum number of animals. Dairies, egg and poultry farms are not permitted except through a use permit.
  - b. In **AU district**, the number of animals allowed on a property shall be limited to a maximum of three (3) **large animals** and (5) **small animals** for each one (1) acre of lot area, or any combination thereof. Animals may only be kept for purposes of non-commercial gain.
    - 1. Animals under six (6) months old shall not be counted.
    - 2. Regulations do not pertain to domestic animals.
    - 3. Roosters are not permitted in the AU district.
    - 4. The maximum number of animals allowed on the property may be exceeded for an additional animal (or animals) that is being kept and raised in connection with participation in a Supervised Agriculture Experience (SAE) Project, or similar program, by obtaining a temporary use permit from the Zoning Administrator, and paying the required fee. Issuance of a temporary use permit for this purpose by the Zoning Administrator, may be withheld if the Zoning Administrator finds that allowing additional animals is contrary to the public health or safety.
    - 5. A stable or shade structure shall be provided for horses equal to a minimum of one hundred (100) square feet of cover per horse.
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6. Any egg laying fowl maintained in the AU district shall be located 200 feet from any **lot line**.

c. Requirements for corrals, stables, and other similar structures used or required for the keeping of animals in both **AG** and **AU** Districts:

1. Corrals, structures, pens, stables, shade structures and like enclosures for the keeping of animals shall be located in the rear yard and such facilities shall not be located any closer than one hundred (100) feet from any dwelling, nor fifty (50) feet from any **lot line**.

2. Corrals, structures, pens, stables, shade structures and like enclosures shall be cleaned and waste material removed from the site no less than twice per week.

3. Any open pasture area provided for the animals must be enclosed by a stock-tight fence which shall be located outside of the front setback.

**D. DAIRIES, EGG AND POULTRY FARMS.**

a. May not be located closer than 500-feet from any dwelling.

b. May not be located 200 feet from any lot line.

c. All activities shall be conducted and maintained in a manner that prevents noxious odors, noise, dust, insects, and other negative impacts from intruding upon residential enjoyment or reasonable use or properties in the vicinity.

### **3-2-5 Development Standards for the Multi-Family District**

Table 3-2-5 prescribes the development standards for all Multi-Family Residential Districts. Additional development standards for multi-family residential districts follow this table.

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Districts	MF-12	MF-18	MF-24	MHS	MH / RVP (spaces)	
Minimum Net Site Area		10,000, first two— units; +2,222 sq. ft.— additional units	10,000, first two— units; +1,616 sq. ft.— additional units	10 acre site; 6,000— sq. ft. lots	10 acre site; 3,000 sq. ft.; 1,200 sq. ft.	
Maximum Density in Du/Ac	<u>12</u>	18	24	5	10	22
Minimum lot Width	<u>200</u>	200 ft.	100 ft.	60 ft.	50 ft.	28 ft.
Minimum lot depth	<u>N/A</u>	N/A	N/A	100 ft.	60 ft.	40 ft.
Maximum Height (ft.)	<u>25</u>	30	40	20	20	
Accessory building (ft.)	<u>12</u>	12	12	12	12	
Maximum Building coverage	<u>50%</u>	50%	50%	N/A	N/A	
Minimum Setbacks						
Front (ft.)	<u>30</u>	30	30	20	10	
<del>Total Both Sides</del> Street Side (ft.)	<u>20</u>	<del>60 ft.</del> <u>30</u>	<del>40 ft.</del> 30	15 ft.	10 ft.	
<del>Minimum Side yard</del> (ft.)— (Other uses) Side except for Street Side (ft.)	<u>20</u>	30 (35)	20 (40)	5	10	5
Rear yard % of lot depth Total Both Sides (ft.)	<u>40</u>	<del>20%</del> <u>60</u>	<del>20%</del> 40	<del>25 ft.</del> <u>10</u>	<del>10 ft.</del> <u>20</u>	<del>5 ft.</del> <u>10</u>
<del>Street</del> Side (ft.) Rear (ft.)	<u>30</u>	<del>20</del> <u>30</u>	30	<del>15</del> <u>25</u>	10	5
Minimum setback from single- family residential zoning						

TABLE 3-2-5 MULTI-FAMILY RESIDENTIAL DISTRICTS						
<u>Building Height 20 feet or less (ft.)</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>
<u>Building Height Between 20 and 30 feet (ft.)</u>	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>	<u>N/A</u>	<u>N/A</u>
<u>Building Height greater than 30 feet (ft.)</u>	<u>N/A</u>	<u>50 + 5 feet for every foot over 30'</u>	<u>50 + 5 feet for every foot over 30'</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Recreational O/S Open Space (sq. ft./d.u.)</u>	<u>400</u>	400	400	400	400	150

~~\* 10,000 sq. ft. minimum, with 100 ft. minimum width for two-family dwellings~~

The following development standards apply to all Multi-Family Residential Districts:

A. All uses, are subject to **Site Plan** review.

B. *OPEN SPACE REQUIREMENTS.*

a. Recreational open space is that portion of a project site not divided into individual lots and made available to residents for the purpose of outdoor living space for residents and may include lawn areas, walkways, sitting areas, courtyards, pools, and outdoor recreation facilities.

**Buildings, structures**, or other impervious surfaces devoted to recreation or common open space uses shall be considered as open space. This space shall be the central focus of the project and must be easily accessible by the occupants. Driveways, parking areas, and required **yard** areas shall not be considered as outdoor living area.

b. Private outdoor open space is that portion of the unit ~~or lot~~ devoted to outdoor recreational use by the individual resident(s) of the unit or lot. This area is provided in addition to the recreational open space. Private outdoor space shall be provided in the form of private yards, patios, or balconies. ~~Patios or balconies shall be a minimum size of sixty (60) square feet per unit and a minimum dimension of six (6) feet. The minimum length and the minimum width of patios and balconies shall be six (6) feet.~~

c. Required **yards** and landscaping setback areas fronting onto public **streets** shall be entirely landscaped except for necessary driveways and walkways. Parking is not permitted within the required setback area, including driveway area.

d. No more than fifty (50) percent of the required front **yard landscaped area** or any other **street frontage** area may be used for storm water retention purposes. Side slopes of basins shall not exceed a 6:1 slope. The maximum side slope ratio shall be 4:1 ratio.

C. ~~RESERVED BUILDING SEPARATION.~~

~~a. The following shall apply for multi-family projects that include two (2) or more related buildings in which the buildings have a common entrance, such as apartment complexes. The minimum distance between the principle entrance of one building and any other buildings shall be according to the following schedule:~~

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<b>Building Height</b>	<b>Minimum Yard Dimension</b>
1-story	20 feet
2-story	30 feet

b. ~~Except as provided above, the minimum separation between **buildings** on a multi-**family** site shall be fifteen (15) feet; and between dwellings in **manufactured home subdivisions** or **recreational vehicle parks**, ten (10) feet.~~

D. *RELATIONSHIP OF PROJECT TO SURROUNDING LAND USES.* The relationship between a multi-**family, manufactured/mobile home** or **recreational vehicle park** project and **adjacent** land uses shall take into account the type of **adjacent** uses, **building** scale, **density**, and **building heights**. Particular sensitivity shall be displayed to the relationship between a multi-**family** project and **adjacent** residential uses of lesser **density** to minimize the impact on those less dense areas.

a. ~~RESERVED Multi-**family buildings** two (2) stories in height or greater shall not be placed within seventy-five (75) feet of single **family** residential area or zoning **district**.~~

b. Individual design situations may dictate additional conditions or considerations to minimize the impact of a multi-**family, manufactured/mobile home** or **recreational vehicle park** development on **adjacent** residential uses through the imposition of one or more of the following design considerations:

1. use of one-story buildings;
2. additional landscaping to serve as buffer area;
3. wider setbacks from property line;
4. modify orientation of buildings;
5. modify the orientation of windows and balconies;
6. provide screen walls

c. Common recreation facilities in a project shall be located to minimize the intrusion of noise on adjacent residential areas.

d. Pedestrian and visual linkages shall be made between a project and off-site amenities.

e. The project shall be designed to minimize negative traffic impacts on the surrounding uses.

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E. ~~*BUILDING DESIGN*~~. The following elements of design shall be considered and encouraged in the architecture of multi-**family buildings** and/or arrangement of **manufactured homes** or **recreational vehicles** (definition a.):

a. ~~The residential scale and character of a project should be emphasized. The mass of the~~  
**building** ~~can be reduced by varying setbacks and~~ **building heights** ~~or by angular orientation of~~  
**buildings**.

b. ~~In multi-~~**family** ~~developments:~~

1. ~~The architectural detailing and treatment of windows and doorways should be strongly~~  
~~considered through the use of clerestory windows, arched shapes, bay windows, recessed~~  
~~windows, raised borders,~~ **awnings**, ~~shutters, and trellises.~~

2. ~~The individuality and privacy of units should be emphasized through the use of private~~  
~~and semi-private entry ways. Long, narrow passageways or corridors lined with entrances~~  
~~are strongly discouraged.~~

3. ~~Entryways and stairwells should be an integral part of the~~ **building** ~~design.~~  
~~Consideration should be given to screening stairwells or using unique architectural~~  
~~treatments so that they blend in with the overall~~ **building** ~~elevation.~~

c. ~~In all such projects:~~

1. ~~Patio~~ **walls** ~~and fences should be an integral part of~~ **building** ~~design and should match~~  
~~the main~~ **building** ~~design.~~

2. ~~All units or~~ **buildings** ~~housing common facilities on lots~~ **abutting** ~~or within fifty (50) feet~~  
~~from arterial~~ **streets** ~~should be a single~~ **story** ~~high.~~

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