

SECTION 8 MF - MULTIFAMILY DISTRICT

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801 Intent (Amended 8/11/09)

To provide areas for high-density residential development, designed in a manner to create livable space in the urban setting, conveniently and efficiently located to reduce unnecessary commuting and automobile emissions. Adequate facilities, such as roads, water and sanitation, fire protection, emergency service, and public utilities shall be available to serve these areas. Growth should occur in a phased manner to save on the costly, premature extension of basic infrastructure.

Development within this district should be located in proximity to employment centers; activity centers, such as shopping, recreational, and community centers; health care facilities; and public transit in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended. These areas should be protected from incompatible land uses and hazardous conditions, and buffered from major commercial/industrial uses.

The MF zone district is characterized by multifamily residential complexes in a landscaped setting with landscaped off-street parking areas. Site improvements including landscaping, and recreational and support amenities commensurate to the size of the complex, shall be provided and designed to minimize the impact on adjacent residential uses. A site improvement plan is required prior to construction. Typical structures include townhouses, condominiums, apartments, and other accessory uses which enhance the basic elements of a balanced residential area, such as, schools, parks, playgrounds, and neighborhood recreational facilities. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s).

802 Principal Uses

The following uses are allowed upon the approval of a Site Improvement Plan in accordance with Section 27 of this Resolution. (Amended 5/14/03)

802.01 Community Uses:

- Church - maximum seating capacity of 350 in main worship area
- Fire station - no on-site training
- Library
- Open space/trails
- Park/playground
- Recreation facility - neighborhood
- Recreation facility - private (Amended 9/9/08)
- School - public/private kindergarten through 12th grade
- Sheriff substation - no training or detention

802.02 Construction office - temporary (refer to Section 22)

802.03 Nursing home, convalescent home or other extended-care facility

802.04 Residence

- Group Home (*group homes must be separated by a distance of 750'*)
- multifamily dwelling (*apartment, condominium, duplex*)
- single-family, attached (*townhouse, patio, cluster*)

802.05 Retirement home

802.06 Sales office - temporary (*refer to Section 22*)

802.07 Utility service facility

803 Accessory Uses

The following shall be allowed only when a principal use has been established on the lot, in accordance with Section 27 Site Improvement Plan of this Resolution.

803.01 Accessory uses and buildings

803.02 Animals (*refer to Section 24*)

803.03 Day-care home - small

803.04 Home Occupation - Class 1 (*refer to Section 23*)

803.05 In-home elder care (*Amended 3/28/01*)

803.06 Satellite receiving dish

804 Uses Permitted By Special Review (*Amended 6/22/05*)

The following uses are permitted, upon the approval of the Board, in accordance with Section 21 Use By Special Review and Section 27 Site Improvement Plan of this Resolution. (*Amended 5/14/03*)

804.01 Church - greater than 350 seating capacity in main worship area

804.02 Day-care center/preschool, or day-care home - large

804.03 Recreation facility - community

804.04 Residence - Group Residential Facility

804.05 Utility - major facility

805 Maximum Gross Density

The gross density shall not exceed 20 units/acre and may be less due to required infrastructure or dedication, or environmental constraints.

806 Minimum Lot Area: none

807 Water and Sanitation

All uses shall be served by a central water and sanitation facility.

808 Public Utilities

All public utility distribution lines shall be placed underground.

809 Land Dedication

A portion of the gross site area shall be dedicated to Douglas County for public use, or cash-in-lieu as required by the Douglas County Subdivision Resolution.

810 Street Standards

Construction of paved streets in accordance with the Douglas County Roadway Design and Construction Standards, Storm Drainage Design and Technical Criteria manual, and other applicable County regulations.

811 Landscape Requirements

Each parcel shall be landscaped in accordance with a landscaping plan approved by the Site Improvement Plan Review Board.

812 Parking Standards - Refer to Section 28 for non-residential parking standards
(Amended 4/24/02)

The total off-street parking-spaces required:

- 1.5 spaces per 1 bedroom unit
- 2 spaces per 2 and 3 bedroom unit
- 2.5 spaces for 4 bedroom unit
- 0.75 guest space per unit

813 Minimum Setbacks

SETBACK FROM:			
Street	Side Lot Line	Rear Lot Line	115+KV Power Line
Regional/maj. arterial: 100' other: 20**	15*	15*	100'
MINIMUM DISTANCE BETWEEN BUILDINGS 10'			

*Schools or buildings located in recreation areas shall be set back 40'

The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line. (see illustration in the Definition section.) The setback from the POWERLINE is measured from the closest edge of the easement to the structure.

814 Encroachments

- 814.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback. Fire escapes may extend 6 feet into a required setback.
- 814.02 A covered or uncovered deck or porch may extend 6 feet into a required setback, except for a side setback. (Amended 3/8/22)
- 814.03 Foundation anchoring and foundation repair systems may be located within a required setback. (Amended 3/8/22)
- 814.04 A building permit shall not be issued for any structure which is to be located within an easement unless written approval, by the easement holder(s), is provided.
- 814.05 Utility distribution lines and related equipment commonly located along property lines may be located within a required setback. A neighborhood substation or gas regulator/meter station shall meet the required setbacks.

815 Building Height

Maximum building height: 35 feet

- 815.01 The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances carried above the roof level.
- 815.02 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest

walkout level of the church. *(refer to Section 36 building height definition - spire height calculation)*

- 815.03 The height of antennas shall be no greater than the distance to the nearest lot line. *(refer to Section 27A for cell sites and Section 21 for telecommunication facilities)*

816 Fencing Standards

- 816.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setbacks, on private land. A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*
- 816.02 Solid fences or walls, or hedges shall be a maximum of 4 feet in height when located in the front setback, otherwise solid fences or walls, or hedges shall be a maximum of 6 feet in height.
- 816.03 Fences constructed of woven wire or ornamental iron which are a minimum of 80% open may be constructed with no height limitation; however, a building permit is required for any fence greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*
- 816.04 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.
- 816.05 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.
- 816.06 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*
- 816.07 Sound barrier walls, when constructed adjacent to roadways, shall be designed in accordance with the State Department of Transportation criteria and approved by the Site Improvement Plan Review Board.
- 816.08 Barbed, electrically charged, concertina or razor wire is prohibited.

817 Sign Standards - Refer to Section 29 of this Resolution

818 Lighting Standards - Refer to Section 30 of this Resolution

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