MF-12, MF-18 (Multifamily) Districts

19-100 Purpose of District: The Multifamily Districts provide for low and medium density multifamily development at densities no greater than twelve (12) units per acre for MF-12 and no greater than eighteen (18) units per acre for MF-18. These districts accommodate a variety of housing types including single-family dwellings, duplexes, triplexes, quadraplexes, apartments and condominiums.

19-200 <u>Permitted Uses</u>: Any use indicated as permitted in this district on the Schedule of Uses, Section 10-200.

19-210 All duplex uses shall comply with the regulations of the D/G/4 District.

19-300 Lot and Density Requirements: No requirements for minimum lot area, width and depth are set forth for non-residential uses. Lots used for multifamily purposes shall conform to the following:

19-310 Minimum Lot Area: No main apartment building shall be placed, erected, altered, or maintained on a lot containing less than eight thousand (8,000) square feet. No minimum lot area is required for other permitted uses. Section 19-210 shall apply to all duplex uses.

19-320 Minimum Lot Width: 75 feet

19-330 Minimum Lot Depth: 100 feet

19-340 Density

19-340.1 A maximum of twelve (12) dwelling units shall be permitted for each acre of site area for property in the Multifamily-12 District.

19-340.2 A maximum of eighteen (18) dwelling units shall be permitted for each acre of site area for property in the Multifamily-18 District.

19-340.3 In computing densities, floodways shall not be considered in determining the density of units per acre permitted on the development.

19-400 Yard (Setback) Requirements: All portions of all main buildings or structures shall be set back from all property lines to provide the following minimum yards. Every part of a required yard shall be open and unobstructed as set forth in Sections 11 and 13 except that:

1. Ordinary projections of windowsills, belt courses and other similar architectural features may not project more than one (1) foot into required yards. Ordinary projections of cornices, roof overhangs, unsupported canopies, unsupported balconies, and other architectural features may not project more than four (4) feet into required yards. Open corridors shall not project into a required yard.

2. Fireplaces, bay windows, and other similar construction not exceeding seven (7) feet in width may extend two (2) feet into a required yard; provided the total length of all such projections into a yard shall not exceed one-third (1/3) the length of the exterior wall, excluding garages adjacent to that yard.

19-410 Yards Adjacent to Streets

19-411 Minimum Front, Side, and Rear Yard: 20 feet

19-412 Where circular or similar entrance drives are used, the minimum yard adjacent to a street shall be thirty (30) feet and no parking or vehicle storage space shall be located closer to the property line adjacent to a street than twenty (20) feet.

19-420 Yards Not Adjacent to Streets

19-421 Minimum Side and Rear Yards: Twelve (12) feet except that all apartment buildings shall be set back from Single-Family Districts or a Planned Development District for single-family development boundaries a minimum of fifty (50) feet, however, multi-family buildings not more than one story in height and seventy-five (75) feet or less in projected length shall be permitted with a twenty (20) foot setback from a Single-Family District boundary lines. A one-story building exceeding seventy-five (75) feet in projected length shall be permitted with a thirty (30) foot setback from Single-Family District boundary lines. Projected length is an orthographic projection of the building viewed from the Single-Family District boundary line.

19-500 Building Spacing

19-510 In no case shall buildings be less than twenty (20) feet apart.

19-600 Maximum Lot Coverage: Buildings or structures shall not be erected, altered, or otherwise placed so as to cover more than sixty (60) percent of the lot area.

19-610 Floor Area Ratio: The maximum floor area of main buildings or structures shall not exceed eight-tenths (0.8) square foot of floor area for each one (1) square foot of site area (.8:1).

19-700 Height

19-710 Buildings or structures shall not exceed a maximum of thirty (30) feet in height measured from the average grade of the building to the highest point of the highest ceiling of the area to be occupied as living space. (See Section 38 Definitions)

General Exceptions: The height regulations contained in the District Regulations shall not apply to spires, belfries, cupolas, television antennas, water tanks, ventilators, chimneys, solar screens or collectors, skylights, elevator towers, cooling towers, mechanical equipment rooms (not exceeding fifty (50) percent of a typical floor area) or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except as noted in various

districts.

19-800 Minimum Dwelling Unit Area: The minimum floor area of a dwelling unit shall be as follows:

19-810 Efficiency Unit: 500 square feet

19-820 1 Bedroom Unit: 650 square feet

19-830 2 Bedroom Unit: 800 square feet

19-840 For each additional bedroom in excess of two bedrooms, 150 square feet shall be added to each dwelling unit area.

19-850 The minimum average dwelling unit area shall be 725 square feet.

19-860 The maximum number of efficiency units shall not exceed ten (10) percent of the total number of units in the same project. Any fractional number of units should be rounded up to the next whole number of units.

19-900 General Requirements: The provisions of Section 11 (General Development Requirements), Section 13 (Accessory Buildings), and Section 37 (Site Plan Approval) shall apply.

19-1000 Parking: Off-street parking and loading shall be provided in accordance with provisions of Section 12 of this ordinance. Provisions of Section 19-412 also apply. Parking shall be permitted within required yards adjacent to streets.

19-1100 Masonry Construction: All exterior walls of all buildings shall have a minimum masonry exterior of seventy-five (75) percent on all outside wall surfaces, except for windows and doors.

Masonry Exterior: A term designating an exterior facade material consisting of one or more of the following materials in any combination, which complies with the building code and other construction codes of the City of Garland:

- 1. Masonry such as brick, stone, rock, marble and built-up panels of these materials designed for exterior use.
- 2. Concrete such as poured-in-place reinforced concrete or tilt-up concrete panels.
- 3. Stucco to consist of Portland cement plaster for exterior use as defined in the Uniform Building Code as currently adopted by the City of Garland or as it may be subsequently amended.

Permitted Uses:

MF (Multifamily) District

The Standard Zoning category lists the permitted uses within property zoned MF (Multifamily) District and not located within one of the three freeway corridor overlay districts. Within the freeway corridor overlay districts, IH 30 Overlay, IH 635 Overlay, and SH 190 Overlay, the permitted use lists have been modified in order to promote a development pattern that is appropriate for that particular corridor.

An asterisk (*) denotes that a use is permitted by Specific Use Permit only.

Standard Zoning	IH 30 Overlay	IH 635 Overlay	SH 190 Overlay
Accessory Building	Accessory Building	Accessory Building	Accessory Building
Antenna, Commercial Type 1*	Antenna, Commercial Type 1*	Antenna, Commercial Type 1*	Antenna, Commercial Type 1*
Antenna, Private	Antenna, Antenna, Commercial Type 2* Type 2*		Antenna, Commercial Type 2*
Assisted Living Facility*	Antenna, Private	Antenna, Private	Antenna, Private
Athletic Club/Instruction, Indoor Facilities*	Athletic Club/Instruction, Indoor Facilities*	Athletic Club/Instruction, Indoor Facilities*	Athletic Club/Instruction, Indoor Facilities*
Athletic Club/Instruction, Outdoor Facilities*	Athletic Club/Instruction, Outdoor Facilities*	Athletic Club/Instruction, Outdoor Facilities*	Athletic Club/Instruction, Outdoor Facilities*
Batching Plant, Temporary	Batching Plant, Temporary	Batching Plant, Temporary	Batching Plant, Temporary
Boarding School*	Boarding School*	Boarding School*	Boarding School*
Care of Alcoholic, Drug Dependent or	Church	Care of Alcoholic, Drug Dependent or	Church

Psychiatric Patients - In Home*		Psychiatric Patients - In Home*	
Care of Alcoholic, Drug Dependent or Psychiatric Patients - Residential*	Convent or Monastery*	Care of Alcoholic, Drug Dependent or Psychiatric Patients - Residential*	Convent or Monastery*
Charter School*	Duplex	Charitable Boarding, Temporary*	Duplex
Charitable Boarding, Temporary*	Electric Substation*	Church	Electric Substation*
Church	Family Home, Registered*	Convent or Monastery*	Family Home, Registered*
Convent or Monastery*	Kindergarten, Preschool or Child Care Center*	Duplex	Kindergarten, Preschool, or Child Care Center*
Detention Center*	Library*	Electric Substation*	Library*
Duplex	Multifamily	Kindergarten, Preschool, or Child Care Center*	Multifamily
Electric Generating Plant*	Nursing Home/Convalescent Center*	Library*	Neighborhood Assistance Center*
Electric Substation*	School, Private*	Multifamily	Nursing Home/Convalescent Center*
Foster Home*	Single Family Attached	Neighborhood Assistance Center*	School, Public and Private
Halfway House*	Water Reservoir or Well, Public*	Nursing Home/Convalescent Center*	Single Family Attached

Independent Senior Living Facility

Kindergarten, Preschool, or Child Care Center*

Library*

Mining*

Multifamily

Neighborhood Assistance Center*

Nursing Home/Convalescent Center*

Sanitary Landfill*

School, Public and Private

Sewage Treatment Plant*

Single Family Attached

Stadium, Arena, Athletic Field*

Water Reservoir or Well*

Water Treatment Plant*

Wind Generator*

School, Public and Private

Water Reservoir or Well, Public*

Single Family Attached

Water Reservoir or Well, Public*