

## **12.6.13 R-MF Multi-Family Housing Zone**

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### **12.6.13.1 Purpose and Zone Characteristics**

The R-MF Multi-Family Residential Zone is established to provide areas within the City for multi-family dwellings designed to be compatible with surrounding uses. The R-MF Zone is intended to have limited commercial services including ground level retail and commercial businesses and home occupations. Rezoning to the R-MF Zone should be carefully reviewed to ensure compatibility with existing development and neighborhoods.

### **12.6.13.2 Permitted, Conditional and Accessory Uses**

#### *Permitted Uses*

The following land use types are permitted uses in the R-MF Multi-Family Residential Zone. Unless specifically listed, any other use is not a permitted use in the zone. Uses listed as conditional or accessory uses are allowed in the zone only in accordance with the criteria established in this ordinance.

1. Multi-family dwellings
2. Retirement Centers
3. Sanitariums, convalescent centers
4. Public or private rights-of-way
5. Public or private utilities and maintenance facilities
6. Parks and recreational facilities
7. Subdivisions pursuant to Title 20
8. Child care facilities (less than 6 children)
9. Planned Residential Developments in accordance with Title 11

#### *Conditional Uses*

The following land use types are allowed as conditional uses in the R-MF Multi-Family Residential Zone. Unless specifically listed, any other use is not allowed as a conditional use in the zone. Each conditional use must be reviewed and approved in accordance with Section 12.13 of this ordinance.

1. Single Family Dwellings
2. Water storage facilities, culinary or irrigation
3. Religious buildings and structures
4. Residential care facilities for the elderly or handicapped in accordance with State law
5. Ground level retail and commercial businesses
6. Public uses (*amended 10/8/2002 Ord. 2002-12*)

#### *Accessory Uses*

The following land use types are allowed as accessory uses in the R-MF Multi-Family Residential Zone. Unless specifically listed, any other use is not allowed as an accessory use in the zone. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses are not allowed without the approval of a permitted or conditional use of the parcel unless otherwise noted in this Section.

1. Storage facilities for machinery and equipment as an accessory use to a permitted or conditional use in the zone and only behind the dwelling units. The accessory building shall be constructed of essentially the same materials as the main residential buildings or structures.
2. Except as a legal non-conforming use, accessory structures for the housing of animals or poultry is not permitted, other than incidental shelter for household pets.
3. Home occupations.

#### **12.6.13.3 Minimum Project Area**

Each development project in the R-MF Multi-Family Residential Zone shall be located on a parcel containing not less than five (5) acres.

#### **12.6.13.4 Project Density Calculation**

Multi-Family development projects may be granted up to ten (10) units per acre, provided that all of the requirements of this Section including, but not limited to, lot coverage, setback, and parking have been satisfied.

A multi-family development project may be granted up to twelve and one half (12 ½) units per acre, provided that all of the requirements of this Section including, but not limited to, lot coverage, setback, and parking have been satisfied and the exterior of the buildings or structures are constructed using brick or stone, except roofing materials. Cinder block, stucco, and other similar materials shall not qualify for the higher density calculation. Further, in order to obtain a density bonus, a multi-family development must gain approval of a Planned Residential Development in accordance with Section 11.10 of the Subdivision Ordinance.

#### **12.6.13.5 Project Width**

Each project in the R-MF Multi-Family Residential Zone shall have a minimum width of two hundred (200) feet for all of the area within the required front setback of the zone.

#### **12.6.13.6 Project Frontage**

Each project in the R-MF Multi-Family Residential Zone shall abut a public street, or private street if approved by the City Council, for a minimum distance of two hundred (200) feet.

#### **12.6.13.7 Setback and Build-To Requirements**

The following minimum setback and build-to requirements shall apply in the R-MF Multi-Family Residential Zone. Each setback or build-to line is measured from the property line of the lot or parcel.

1. Front setback - Each building or structure in the R-MF Zone shall have a minimum front setback of thirty (30) feet and a build-to line of forty (40) feet.
2. Side setback - Each building or structure in the R-MF Zone, unless otherwise noted below, shall have a minimum side setback of twenty (20) feet.
  - a. Side setback for corner lot - Each corner lot or parcel in the R-MF Zone shall have a minimum setback of twenty-five (25) feet along the public street on the side of the lot not being used as the front setback.
  - b. Side setback for driveway - Each side setback, when used for access to a garage, carport, or parking area shall have a minimum setback of twenty (20) feet and shall be hard surfaced.
  - c. Side setback for accessory building - The side setback for any permitted accessory building shall have a minimum side setback of twenty (20) feet.
3. Rear setback - Each building or structure in the R-MF Zone shall have a minimum rear setback of thirty (30) feet.
  - a. Rear setback for accessory building - An accessory building may be located within twenty (20) feet of the rear property line.

#### **12.6.13.8 Projections into Setbacks**

The following structures may be erected on or projected into any required setback:

1. Fences and walls in conformance with all applicable City ordinances and resolutions.
2. Appropriate landscaping.
3. Necessary appurtenances for utility service.

The following structures may be erected on or projected into any required front or rear setback not more than four (4) feet, and into a side setback not more than two (2) feet:

1. Cornices, eaves, sills, buttresses, or other similar architectural features.
2. Awnings, decks, and planter boxes.

#### **12.6.13.9 Building Height Requirements**

A primary building or structure may not exceed thirty-five (35) feet in height, nor be lower than ten (10) feet in height, except that accessory buildings may not exceed eighteen (18) feet in height.

Any building or structure proposed to exceed the height restrictions shall be approved by the Fire Chief and be equipped with the appropriate internal and external fire sprinkler system.

#### **12.6.13.10 Distance Between Buildings**

The distance between any residential building or structure and any other residential building or structure shall not be less than twenty (20) feet.

The distance between any accessory building and any residential building or structure shall not be less than ten (10) feet, unless the accessory building is attached to the building or structure.

#### **12.6.13.11 Permissible Lot Coverage**

The sum total of all buildings and structures on any parcel in the R-MF Zone shall not be greater than forty (40) percent of the total area of the parcel.

#### **12.6.13.12 Parking, Loading and Access**

Each unit in the R-MF Zone shall have on the premises two off-street parking spaces, one of which shall be covered. Additionally, there shall one (1) guest parking space for each four (4) dwelling units. The spaces shall be hard surfaced with asphalt or concrete and be accessed from a public road by a hard surfaced, composed of asphalt or concrete, drive approach.

Each project may also have a recreational vehicle parking area not to exceed two thousand (2,000) square feet per acre of the project secured by a six (6) foot sight obscuring fence. The recreational vehicle parking area may be placed in the rear or side setback area of the project.

The parking requirements found listed above represent the minimum and maximum parking requirements. Any additional parking, beyond that required above, must be approved by the City Council due to a loss in the amount of landscaping in the project.

#### **12.6.13.13 Project Plan Approval**

Any request for project plan approval in the R-MF Zone is subject to any and all applicable City resolutions and ordinances including the Subdivision Ordinance, Design Guidelines and Standard Specifications, and the Bluffdale City General Plan.

Each applicant shall first submit a Concept Plan of the proposed development. Following review of the Concept Plan and after receiving staff comments, the applicant may prepare a Preliminary Plan and Construction Plans in accordance with Section 12.28 of the Subdivision Ordinance. The Planning Commission and City Council will hold a public hearing to receive input about the Preliminary Plan. Notice of the public hearing will be in accordance with Section 12.2.8 herein. Following a public hearing the Planning Commission will forward a recommendation to approve, approve with conditions, or deny the Preliminary Plan.

After receiving a recommendation from the Planning Commission, the City Council will hold a public hearing to receive input about the Preliminary Plan. Notice of the public hearing will be in accordance with Section 12.2.8 herein. Following the public hearing the City Council may approve, amend and approve, approve with conditions, remand the proposed development back to the Planning Commission for further review, or deny the application for Preliminary Plan approval.

Following approval of the Preliminary Plan by the City Council, the applicant may prepare the Final Development Plan. After their review, the City Council may approve, amend and approve, approve with conditions, remand the subdivision back to the Planning Commission for further review, or deny the application for Final Plat approval. The City Council, at their discretion, may approve the Preliminary Plan and the Final Plat concurrently. A copy of the Final Development Plan will be included in the Planning Commission packet for their review prior to final review by the City Council.

#### **12.6.13.14 Other Requirements**

The following requirements are in addition to the requirements found in this Chapter, the General Provisions or Supplementary Provisions of this ordinance, or any other applicable resolution or ordinance.

1. Signs - The following signs, and no others, are allowed in the R-MF Zone:
  - a. Development entrance signs not exceeding thirty-six (36) square feet in area to identify the project. The entrance signs are limited in height to eight (8) feet and must be approved at the time of development approval.
  - b. As part of a Conditional Use Permit, signs advertising on-site ground level retail or commercial businesses, not to exceed thirty-six (36) square feet in area and eight (8) feet in height. Each project is limited to one such sign per project and the sign must be approved at the time of development approval.
2. Landscaping - All open areas not covered by residential buildings or structures, parking, or permitted accessory structures shall be attractively landscaped and maintained. Each Multi-Family project shall submit a complete landscaping and irrigation system plan. The initial landscaping plan shall include at least one (1) tree for every two (2) dwelling units, half of which shall be coniferous evergreen trees. The coniferous trees shall be at least eight (8) feet in height and the deciduous trees shall be at least two (2) inches in caliper. Additionally, there shall be no less than one shrub of five (5) gallon size for each two (2) dwelling units. All other landscaped grounds must contain grass or other ground cover approved on the landscaping plan. The landscaping plan is an essential part of the project and the project shall not be approved prior to approval of the landscaping plan.
3. Project amenities - Each development approved in the R-MF Zone shall include appropriate amenities for the residents of the project. Because each project will be different in nature, the amenities are likely to be different. As a general rule, there shall be picnic areas with tables and barbecue areas, active recreation areas with sport courts, shuffleboard, swimming pools, tennis courts, playgrounds, clubhouses etc., and passive recreation (lawn) areas. The amount of amenities required shall be in proportion to the proposed number of units in the development.

Projects with less than ten (10) units shall furnish public areas with tables and barbecue areas. Projects with ten (10) to twenty (20) units shall furnish picnic areas with tables and barbecue areas, a sport court with at least five hundred (500) square feet or shuffleboard for retirement facilities, and a playground complete with equipment. Projects with twenty (20) to fifty (50) units shall furnish picnic areas with tables and barbecue areas, a sport court with at least five hundred (500) square feet or shuffleboard for retirement facilities, two (2) playgrounds complete with equipment, and a clubhouse used for gatherings of residents not less than seven hundred and fifty (750) square feet in size complete with restrooms. Developments with more than fifty (50) units shall furnish picnic areas with tables and barbecue areas, a sport court with at least five hundred (500) square feet or shuffleboard deck for retirement facilities, three (3) playgrounds complete with equipment, a clubhouse used for gatherings of residents not less than seven hundred and fifty (750) square feet in size complete with restrooms, and either a regulation size lighted tennis court or a sub-surface swimming pool no less than twenty (20) feet by forty (40) feet in size. At the discretion of the Planning Commission and City Council a sports court may be allowed as an alternative to a regulation size lighted tennis court or subsurface swimming pool. *(amended 12/11/2001 Ord. 2001-14)*

4. Trash, junk, and other debris - No trash, used materials, unsightly storage of any kind, or non-licensed or abandoned vehicles shall be stored in an open area. All such materials shall be enclosed in a building or, if deemed to not be injurious to adjacent properties and appropriate by the City, by a sight obscuring fence.
5. Fencing standards - Multi-Family projects shall be fenced on at least three sides by a six (6) foot sight obscuring fence, or other fencing, as determined necessary by the Planning Commission and City Council, to make the proposed project compatible with the surrounding area. *(amended 21/11/2001 Ord. 2001-14)*