



# *Multi-Family 3 (MF3) Interior Side Setback*

ZONING CODE  
TEXT AMENDMENT

CITY COMMISSION  
JULY 25, 2022



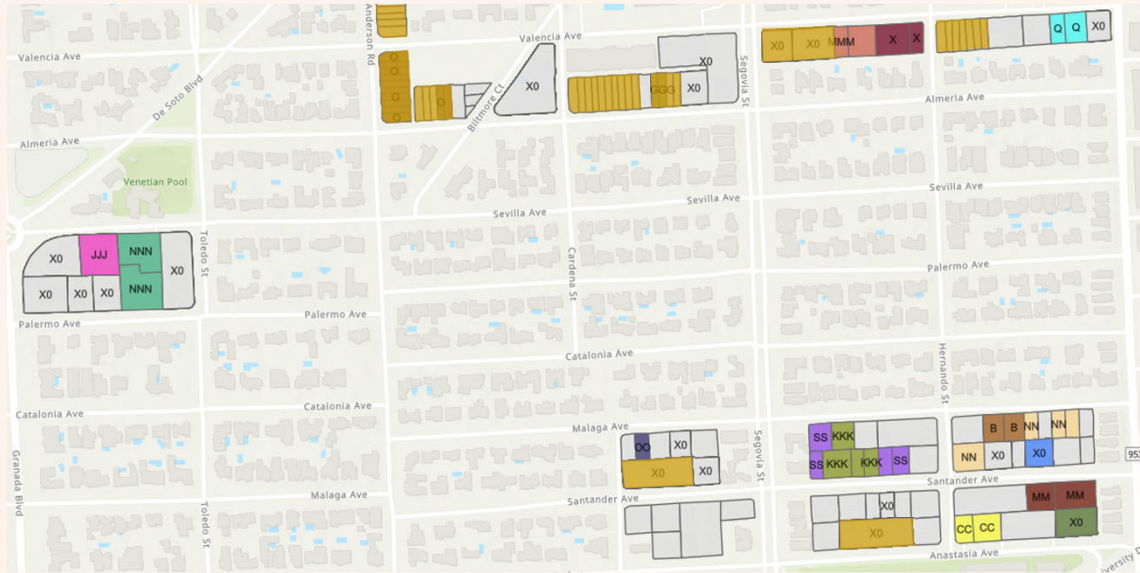
1

## CURRENT CONDITIONS



2

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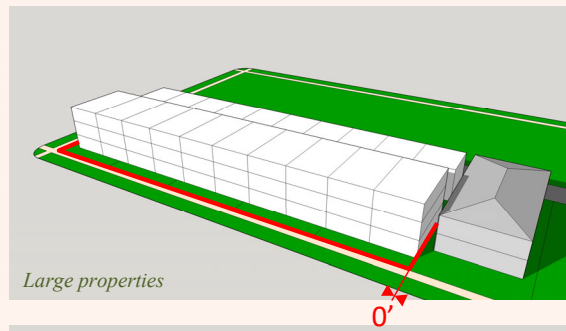


Common ownership of MF3 properties

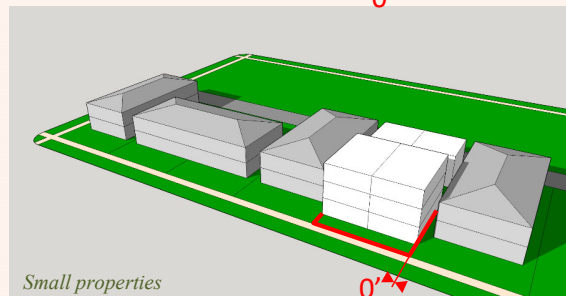
Existing Townhouses

3

## CURRENT REQUIREMENTS



Multiple townhouses, 20-foot wide min.



2 townhouses, 20-foot wide min.

4

## PROPOSED CHANGES

Section 2-104. Multi-Family 3 (MF3) District.

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b. Side setbacks.

i. Townhouses/rowhouses. None, at interior property line when abutting an active alley, five (5) feet if abutting any parcel developed multi-family building and not abutting an active alley with designated historic building. Ten (10) feet abutting a street.

Article 16. Definitions

An alley is considered active when it bisects an entire block, is paved, and is utilized for garbage collection.

## OTHER REQUIREMENTS

Use	Minimum parking requirements
<i>Residential</i>	
Detached dwellings.	One (1) parking space per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte-cochere.
Duplex.	One (1) parking space per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte-cochere.
Live work.	One (1) space per unit, plus one (1) space per three-hundred-and-fifty (350) square feet of work area.
Multi-family dwellings.	Efficiency and one (1) and bedroom units – 1.0 space per unit. Two (2) bedroom units – 1.75 spaces per unit. Three (3) or more bedroom units – 2.25 spaces per unit.
Single-family dwellings.	One (1) parking spaces per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte-cochere.
Townhouses.	Two (2) parking spaces per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or port-cochere.

**Section 10-110. Amount of required parking.**

4. Dimensions of garages and carports.

a. Twelve (12) feet minimum is recommended, the minimum dimensions of garages, carports and porte-cocheres are as follows:

Type	Interior Width	Interior Length
One-car garage or carport	10 feet	22 feet
Two-car garage or carport	20 feet	22 feet
Porte-cochere	10 feet	22 feet
For each additional space	An additional ten (10) feet in width shall be required for each additional car being stored in a garage or carport.	

b. A minimum clearance of nine (9) feet by eighteen-and-a-half (18.5) feet must be maintained within garages to satisfy the requirements for storage of one (1) vehicle.

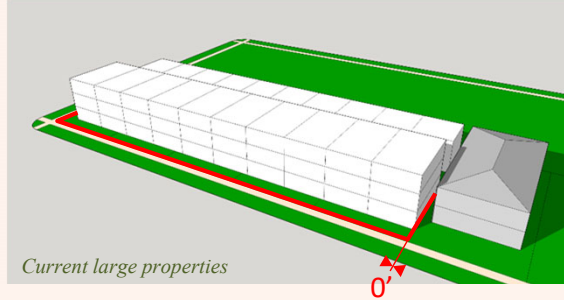
c. Existing carports that were constructed before October 1, 1992 may be converted into enclosed garages if they have the following minimum dimensions:

**Section 10-102. Geometric standards for parking and vehicular use areas.**

## PROPOSED CHANGES

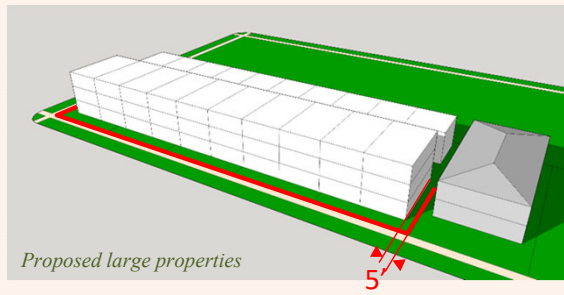
2

2



*Current large properties*

10 townhouses,  
20-foot wide  
min.



*Proposed large properties*

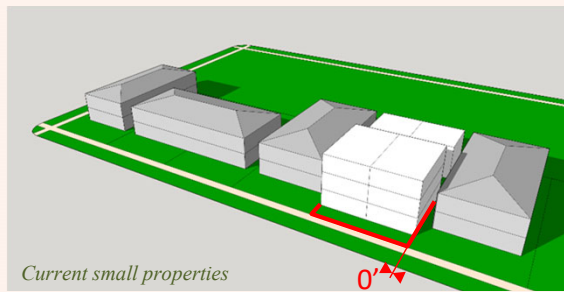
10 townhouses,  
20-foot wide  
min.

7

## PROPOSED CHANGES

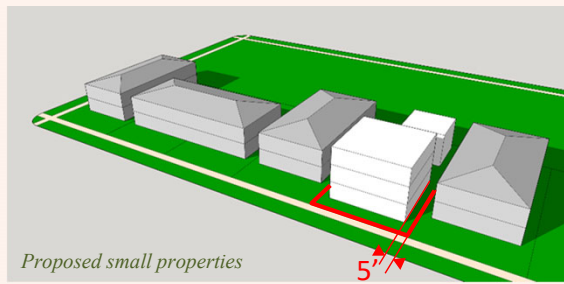
2

2



*Current small properties*

2 townhouses,  
20-foot wide  
min.



*Proposed small properties*

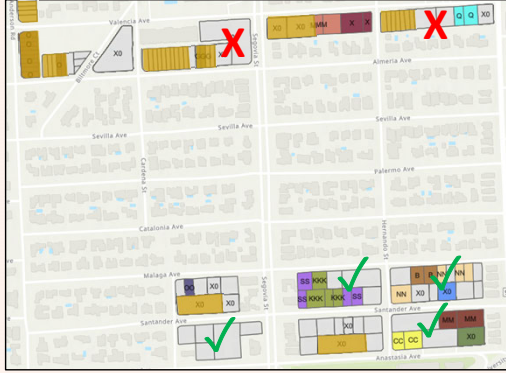
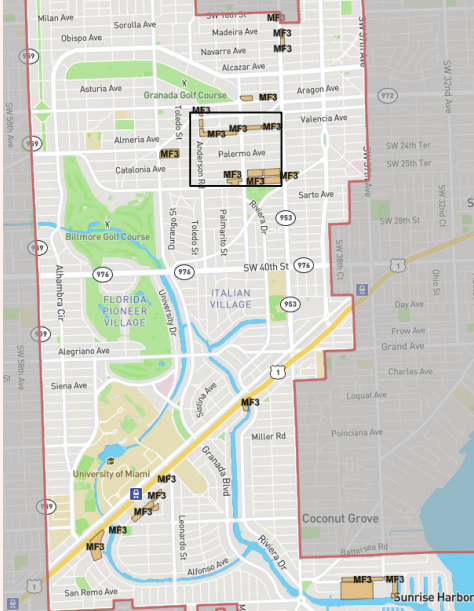
1 townhouse

8

# PROPOSED CHANGES

2

2



Existing Townhouses

9



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