

Appendix B Supplemental Documents

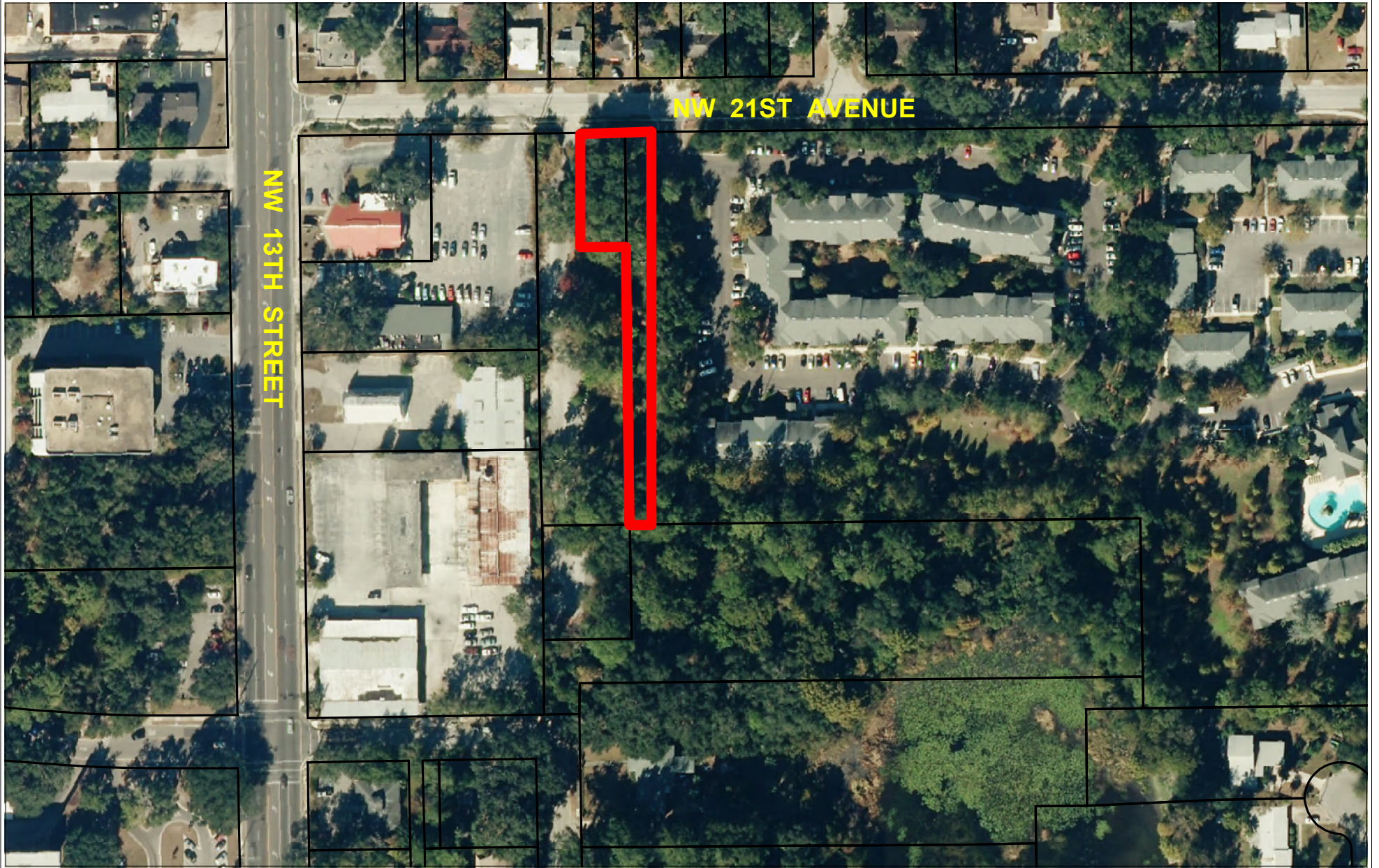


Exhibit B-1

AERIAL PHOTOGRAPH


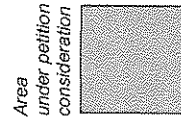
 No Scale	Name	Petition Request	Map(s)	Petition Number
	George F. Young, Inc., agent for Hidden Lake SFR LLC.	Rezone from Conservation (CON) to Mixed-use low intensity (MU-1) and RMF-6 districts	3750	PB-12-160 ZON

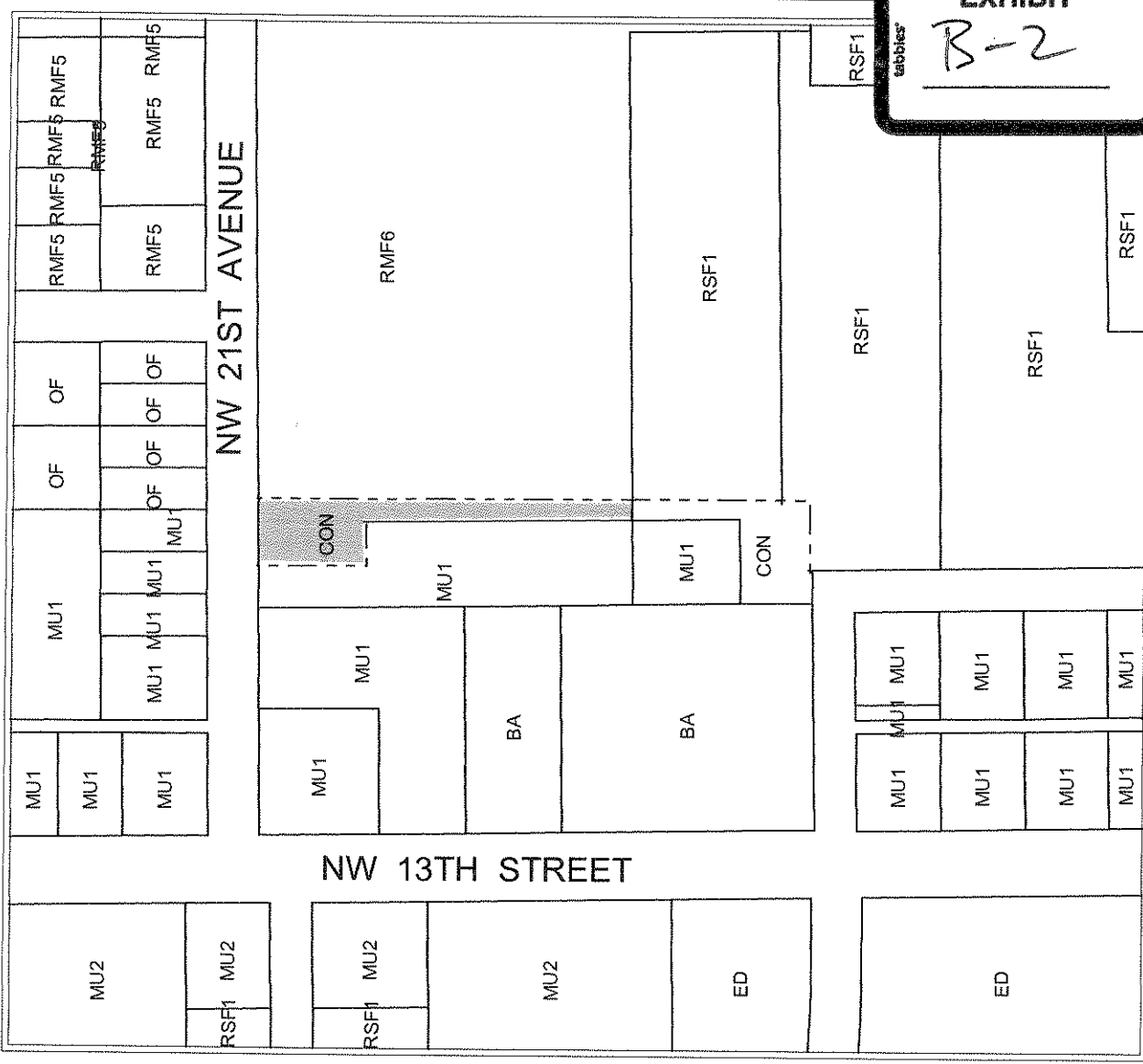
EXHIBIT
B-2

City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- OF General Office
- BUS General Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- MU-2 12-30 units/acre Mixed Use Medium Intensity
- CON Conservation
- ED Educational Services



----- Division line between two zoning districts



EXISTING ZONING

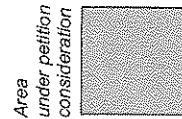
Name	Petition Request	Map(s)	Petition Number
George F. Young, Inc., agent for Hidden Lake SFR LLC.	Rezone from Conservation (CON) to Mixed-use low intensity (MU-1) and RMF-6 districts	3750	PB-12-160 ZON



EXHIBIT
B-3

City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
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----- Division line between two zoning districts

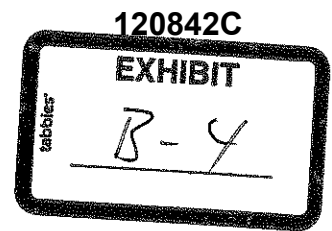


PROPOSED ZONING

Name	Petition Request	Map(s)	Petition Number
George F. Young, Inc., agent for Hidden Lake SFR LLC.	Rezone from Conservation (CON) to Mixed-use low intensity (MU-1) and RMF-6 districts	3750	PB-12-160 ZON




No Scale



MEMORANDUM

TO: Dean Mimms, AICP, Lead Planner
Planning & Development Services Department

FROM: John Hendrix, Environmental Coordinator 
Planning & Development Services Department

DATE: January 8, 2013

SUBJECT: PB-12-159 LUC and PB-12-160 ZON (Hidden Lake SFR LLC); and PB-12-161 LUC and PB-12-162 ZON (Iris McWilliams), Parcels located at 1015 NW 21st Avenue and 2029 NW 13th Street, respectively.

The subject application for land use and rezoning has been reviewed for considerations relating to environmental resources which may be present on or immediately adjacent to the subject parcels and subparcels located in close proximity on the east side of NW 13th Street and south of NW 21st Avenue, adjacent to the Hidden Lake apartments. The parcels are surrounded by a mix of commercial and residential land uses. Approximately 200 feet southeast offsite from the most proximal location of the subject property, a small lake/surface water (Lake Meta) is present on the southern edge of the Hidden Lake apartments. This pond and its associated wetland fringe are regulated surface waters/wetlands pursuant to LCD 30-300. Based on the information provided in the application and due to the separation distance involved, none of the proposed land use and rezoning changes associated with the petition would be expected to result in development that would encroach into the regulated surface water/wetland or its associated upland buffer. Any application for development approval on the subject properties that would be proposed subsequent to the proposed land use and zoning change would be reviewed for compliance with 30-300 at that time.

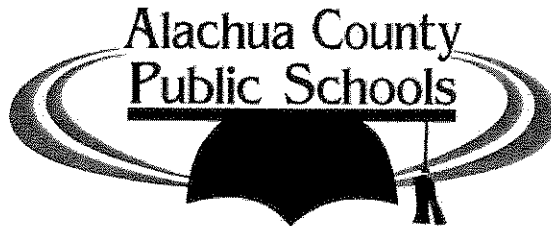
Otherwise, no other issues relating to regulated surface waters/wetlands or natural and archaeological resources are known to exist which might present a constraint or otherwise adversely affect the proposed land use and rezoning proposals.

BOARD MEMBERS

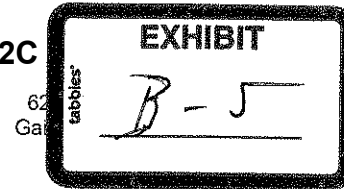
April M. Griffin
Carol Oyenarte
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Eileen F. Roy
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SUPERINTENDENT OF SCHOOLS

W. Daniel Boyd, Jr., Ed.D.



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January 10, 2013

Dean Mimms, AICP
Planning Department
City of Gainesville
Gainesville, FL

RE: **Hidden Lake Phase 2.** Review Comprehensive Plan Small Scale Amendment and Rezoning. Tax Parcels 09970-000-000, 09970-002-000

Dear Mr. Simmons:

Based on data provided by the City of Gainesville, we have completed an updated School Capacity Review for the above referenced project. The review was conducted in accordance with the City of Gainesville Public School Facilities Element as follows:

POLICY 1.1.2: Coordinating School Capacity with Planning Decisions

The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of a development proposal on school capacity.

POLICY 1.1.3: Geographic Basis for School Capacity Planning.

For purposes of coordinating land use decisions with school capacity planning, the SCSAs that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

POLICY 1.1.5: SBAC Report to City

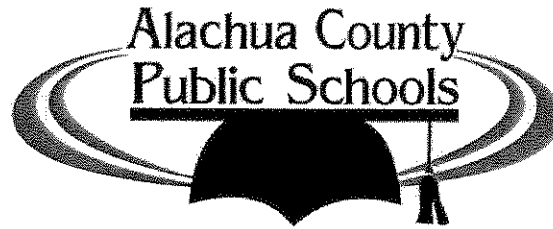
The School Board shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The School Board shall forward the Report to all municipalities within the County.

POLICY 1.1.6 City to Consider SBAC Report

The City shall consider and review the School Board's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

BOARD MEMBERS

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 Carol Oyenarte
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SUPERINTENDENT OF SCHOOLS

W. Daniel Boyd, Jr., Ed.D.

This review does not constitute a “concurrency determination” and may not be construed to relieve the development of such review at the final subdivision or final site plan stages as by the City of Gainesville Comprehensive Plan. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.

The Hidden Lake Phase 2 consists of 14 multi family units..

Table 1: University Corners – Projected Student Generation at Buildout

	Elementary	Middle	High	Total
Single Family	0			
Multiplier	0.159	0.080	0.112	0.351
Students	0	0	0	0
Multi Family	14			
Multiplier	.042	.016	.019	0.077
Students	1	0	0	1
Total Students	1	0	0	1

Summary Conclusion. Student generation by the Hidden Lakes Phase 2 project at the elementary, middle levels is negligible.

This evaluation is based on best projections and upon the 2012-2013 Five Year District Facilities Plan adopted by the School Board of Alachua County. The Hidden Lakes Phase 2 project is subject to concurrency review and determination at the final subdivision for single family and the final site plan for multi-family and the availability of school capacity at the time of such review.

If you have any questions, please contact this office.

Regards,

Vicki McGrath

CC: Gene Boles

Exhibit B-6 - Mixed use low intensity district (MU-1)

Sec. 30-64 - Mixed use low intensity district (MU-1).

(a)

Purpose. The mixed-use low intensity district is established for the purpose of allowing coordinated developments designed to offer a mixture of residential, convenience-type retail, professional and consumer service uses primarily for residents of mixed-use and adjacent residential neighborhoods, and places of religious assembly. The district is intended to reduce the length and number of vehicular trips by providing for basic needs within close proximity to residential areas, by encouraging pedestrian access, and by the combining of trips. This district is established to allow uses compatible with each other and with surrounding residential areas to be developed near each other. The MU-1 district may be located in areas where analysis of residential characteristics demonstrates that such facilities are required. This district is intended to encourage the development of planned and unified neighborhood shopping centers in a relationship harmonious with adjoining residential activities. It is also intended to accommodate traditional neighborhoods that include nonresidential uses and neighborhood centers.

(b)

Objectives. The provisions of this district are intended to:

(1)

Permit compatible commercial, office, service and residential developments that benefit from being located near each other.

(2)

Provide an adequate mix of residential uses including multifamily, townhouse, zero lot line, and detached single-family at urban densities.

(3)

Provide opportunities for the development of compound residential uses.

(4)

Minimize traffic congestion by:

a.

Requiring that shopping center and/or mixed-use developments be located on appropriate major collector and arterial roadways, as defined in the comprehensive plan;

b.

Minimizing the number and regulating the location of driveway connections; and

c.

Encouraging pedestrian and nonautomotive access.

(5)

Ensure, through development plan approval, that nonresidential and mixed-use developments are designed to promote the most efficient use of the land, and that they coordinate the internal activities of the site as well as establish a harmonious relationship between such developments and their environment.

(6)

Require buffering or screening around nonresidential and/or mixed-use development in accordance with the land development code when the development abuts any property zoned for residential use or shown as residential on the future land use map.

(7)

Accommodate neighborhood-level services and retail uses along existing business corridors.

(8)

Coordinate the location and size of mixed-use developments commensurate with the character and density of the areas to be served.

(9)

Allow the market some flexibility in determining locations of new nonresidential development, and the ability to expand such areas in relation to the population densities achieved.

(10)

Encourage nonresidential and/or mixed-use developments to locate on land that is physically capable of supporting the particular type of development.

(c)

Permitted uses. See permitted uses listed in subsection (g) of this section pertaining to permitted uses.

(1)

Specific conditions for residential uses. If MU-1 zoning abuts a single-family residential zoning district, then the density of the residential portion of the mixed-use development shall be limited to that allowed by the RMF-6 residential district in the area within 100 feet of the property line, plus the required buffers for that single-family residential zoning district. In addition, multi-family development shall comply with all regulations in the RMF-6 district and the requirements of section 30-56.

(2)

Specific conditions for single-family compound uses. Twenty-five percent of the total floor area up to 1,000 square feet may be used for commercial or office uses. Such uses shall require a minimum lot size of 6,000 square feet and a lot width of 70 feet and shall have direct or shared access to a collector or arterial roadway.

(d)

Specific conditions for neighborhood shopping centers.

(1)

Developments of more than 30,000 square feet. There is no minimum size for buildings within the MU-1 zoning district. However, within the MU-1 zoning district, nonresidential developments of more than 30,000 square feet of gross leasable floor area are considered neighborhood shopping centers and are subject to the rights of and conditions for neighborhood shopping centers.

(2)

Location. Neighborhood shopping centers shall be located within one-fourth mile of intersections of arterials or intersections of arterials and collectors, as shown on the map entitled Functional Classification of Streets, in the transportation mobility element of the city's comprehensive plan. Such uses shall have direct or shared access to an arterial.

(3)

Maximum gross leasable nonresidential floor area. No more than 100,000 square feet of gross leasable nonresidential floorspace shall be allowed within any neighborhood shopping center.

(4)

Maximum gross leasable nonresidential floor area in any one business. No more than 50,000 square feet shall be contained in any one business located within a neighborhood shopping center, except MG-54 (food stores).

(5)

Dimensional requirements for permitted nonresidential uses. All principal and accessory structures shall be located and constructed in accordance with the following requirements:

a.

Required yard setbacks:

1.

Minimum front: 20 feet.

2.

Maximum front: 80 feet.

3.

Where the side or rear yard abuts property which is in a residential zoning district, or is shown for residential use on the future land use map of the comprehensive plan, the minimum setback shall be 50 feet

or the distance created by the 45 degree angle of light obstruction, whichever is greater.

b. Maximum lot coverage: 50 percent for single-purpose, nonresidential; 60 percent for mixed-use (inclusive of residential) or compound use.

c. Maximum building height: Five stories.

(6)

Multiple structures. The use of multiple structures shall be considered on a case-by-case basis during development plan approval. Approval shall be conditioned upon findings by the appropriate reviewing board that all such structures are compatible with the uses and purposes of the center and surrounding uses and traffic patterns and are safely incorporated into the overall transportation system for the center.

(7)

Outparcels. The proliferation of outparcels contributes to strip commercial development, traffic circulation problems and visual clutter, and obstructs pedestrian and bicycle movement. To mitigate the problems associated with outparcels, the following regulations shall apply:

a. *Creation and design.* The creation of outparcels shall be considered on a case-by-case basis during subdivision, lot split approval or development plan approval. Approval shall be conditioned upon findings by the appropriate reviewing board or staff, as applicable, that the neighborhood shopping center and all outparcels are integrated through the use of landscaping and buffers; shared parking, traffic access and circulation; and stormwater management.

b. *Dimensional requirements for outparcels.* Outparcels which have unified circulation systems with the adjoining neighborhood shopping center shall not be required to meet the minimum lot area, width and depth requirements; however, development on outparcels shall be required to meet yard setback, lot coverage and building height requirements for the MU-1 district.

(8)

Access.

a. *Vehicular access.* Access to the neighborhood shopping center shall be in accordance with the provisions of article IX, division 3, and chapter 23 of the Code of Ordinances. Parking areas, including maneuvering space, ingress and egress roads and driving lanes, shall be improved in accordance with the provisions of article IX, division 3, and chapter 23 of the Code of Ordinances. All loading and unloading shall be done on the neighborhood shopping center property. Areas used by motor vehicles shall be physically separated from public streets by landscaped buffer areas.

b. *Bicycle, greenway and pedestrian access.* Provisions shall be made to safely incorporate travel ways for bicycle and pedestrian usage into any neighborhood shopping center project. Where bikeways, greenways or sidewalks are presently adjoining the property, provisions shall be made to safely link the internal bicycle and pedestrian system with adjoining facilities. During development plan review, the appropriate reviewing board shall also review the relationship of the neighborhood shopping center to adjoining properties and may require appropriate access for bicycles or pedestrians at locations where vehicular access is prohibited.

(e)

Dimensional requirements for projects of less than 30,000 square feet.

(1)

Yard setbacks:

a.

Front: The front setback shall be no deeper than the average setback of existing development in the same block face, and within 15 to 80 feet.

b.

Where the side or rear yard abuts property which is in a residential district or is shown for residential use on the future land use map of the comprehensive plan, the minimum setback shall be 25 feet or the distance created by the 60-degree angle of light obstruction, whichever is greater.

c.

Where the property abuts a side street, the minimum setback from that street shall be ten feet.

d.

Where a nonresidential use is adjacent to a nonresidential use no side yard setback is required.

(2)

Accessory structures shall not exceed 25 feet in height.

(3)

Maximum lot coverage: 50 percent for single-purpose, nonresidential; 60 percent for mixed-use (inclusive of residential) or compound use.

(4)

Maximum building height: Five stories.

(f)

Access. Access shall be designed to integrate all aspects of the development and shall meet the requirements of article IX, division 3, of this chapter. Driveways and parking shall be coordinated or shared insofar as possible.

.....

(g)

Permitted uses.

SIC	Uses	Conditions
	USES BY RIGHT:	
	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Bed and breakfast establishments	In accordance with article VI
	Community residential homes with 14 or fewer residents	When part of a permitted single-family or multifamily residential component and in accordance with article VI
	Community residential homes with more than 14 residents	In accordance with article VI
	Compound uses	
	Eating places	
	Family child care homes	When part of a permitted single-family or multifamily residential component and in accordance with state law
	Large family child care homes	In accordance with article VI
	Itinerant food vendor	In accordance with chapter 19, article IV
	Outdoor cafes	As defined in article II and in accordance with article VI
	Personal fitting and sales	

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	of prosthetic or orthopedic appliances	
	Places of religious assembly	In accordance with article VI
	Public service vehicles	As defined and in accordance with article VI
	Repair services for household needs	As defined in article II
	Residential (8 to 30 dwelling units per acre)	In accordance with the requirements of the RMF-6, RMF-7 or RMF-8 zoning districts and the additional requirements of this section, and the requirements of section 30-56
	Residential use buffer	
	Neighborhood convenience center	
	Neighborhood shopping center	
	Specialty T-shirt production	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
IN-0752	Animal specialty services, except veterinary	Only within enclosed buildings
GN-078	Landscape and horticultural services	
MG-15	Building construction - General contractors and operative builders	
GN-171	Plumbing, heating and air conditioning	
GN-172	Painting and paper hangers	
GN-173	Electrical work	
MG-27	Printing, publishing and allied industries	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation	Offices only, with no operation of passenger tours from the site
GN-481	Telephone communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services
GN-482	Telegraph and other message communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-483	Radio and television broadcasting stations	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI

GN-523	Paint, glass and wallpaper stores	
GN-525	Hardware stores	
GN-526	Retail nurseries, lawn and garden supply stores	
MG-53	General merchandise stores	
MG-54	Food stores	Accessory gasoline and alternative fuel pumps in accordance with article VI, and by special use permit in neighborhood convenience and shopping centers
GN-553	Auto and home supply stores	Excluding garage and installation facilities
GN-554	Gasoline service stations including the sale of alternative fuels for automobiles	In accordance with article VI and by special use permit in neighborhood convenience and shopping centers
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding direct selling establishments (IN-5963); fuel dealers (IN-5983); including liquor stores (IN-5921) limited to 2,000 square feet and excluding on-site consumption when located in neighborhood convenience and shopping centers, inside storage, display and sales only for all uses
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developers (IN-6553)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding linen supply (IN-7213), industrial laundries (IN-7218), and diaper services in neighborhood convenience and shopping centers
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-752	Automobile parking	
MG-76	Miscellaneous repair services	Excluding miscellaneous repair shops and related services (GN-769) and including repair services for household needs as defined in this chapter
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities
MG-79	Amusement and recreation services	Only within enclosed structures, and excluding go-cart rental and raceway operations and also raceway operations and also excluding commercial sports (GN-794)
MG-	Health services	Including nursing and intermediate care facilities in

80		accordance with article VI when applicable, and excluding rehabilitation centers and hospitals (GN-806)
MG-81	Legal services	
MG-82	Educational services	Including private schools, in accordance with article VI
MG-83	Social services	Including day care centers as defined in this chapter and in accordance with article VI, excluding residential care (GN-836), rehabilitation centers, halfway houses, social service homes, and residences for destitute people as defined in this chapter
GN-841	Museums and art galleries	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research management and related services	Excluding testing laboratories (IN-8734) and facilities support management services (IN-8744)
MG-89	Services, not elsewhere classified	
Div. J	Public administration	
	USES BY SPECIAL USE PERMIT	
	Accessory gasoline and alternative fuel pumps	In accordance with article VI in neighborhood convenience and shopping centers
	Accessory transmission, retransmission and microwave towers over 100 feet in height	In accordance with article VI
	Alcoholic beverage establishments	In accordance with article VI
	Limited automotive services	In accordance with article VI
	Other uses (including light assembly or packaging)	Within completely enclosed structures; no outdoor storage, truck traffic limited to that normal to commercial activities such as grocery stores, loading docks and mechanical equipment must be screened, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; no access to any residential street; must meet industrial buffers. Storage of hazardous materials in accordance with the county hazardous materials management code
	Rehabilitation centers	In accordance with article VI
	Residences for destitute people	In accordance with article VI
	Social service homes	In accordance with article VI
GN-	Fuel dealers	

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598		
GN-701	Hotels and motels	Except in neighborhood convenience and shopping centers
GN-702	Roominghouses and boardinghouses	In accordance with article VI

(h)

General requirements. All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-67 and article IX.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3918, § 4, 11-15-93; Ord. No. 3963, § 5, 3-14-94; Ord. No. 4075, § 7, 5-8-95; Ord. No. 950862, § 5, 11-13-95; Ord. No. 951420, § 4, 7-8-96; Ord. No. 961100, §§ 1—3, 7-14-97; Ord. No. 980273, § 3, 11-9-98; Ord. No. 990299, § 3, 10-25-99; Ord. No. 002469, §§ 4—6, 3-17-03; Ord. No. 020590, § 2, 4-14-03; Ord. No. 041268, § 8, 8-22-05; Ord. No. 070619, § 4, 3-24-08)

Exhibit B-7 - Multiple-family medium density residential districts (RMF-6, RMF-7 and RMF-8)

Sec. 30-53. - Multiple-family medium density residential districts (RMF-6, RMF-7 and RMF-8).

(a)

Purpose. The multiple-family residential districts are established to provide for the efficient use of land for multifamily residential developments. These districts are designed to encourage the establishment and maintenance of a suitable residential environment for medium density housing. Due to the existing residential environment and the goals and objectives as outlined by the comprehensive plan, particular development criteria must be instituted in order to harmonize the existing patterns of growth with the needs of the community.

(b)

Objectives. The provisions of these districts are intended to:

(1)

Provide for the development of such projects with population densities and development patterns generally compatible with medium density residential areas or in transitional areas on land where the clustering of units would permit the most effective utilization of such land, while preserving open space and other natural features;

(2)

Encourage such development projects to locate near activity centers;

(3)

Discourage undue traffic congestion on minor streets by directing such new development to abut upon or have relatively close access to major transportation arteries;

(4)

Encourage privacy, internal stability, attractiveness, order and efficiency in these areas by providing for adequate light, air and usable open space for dwellings and related facilities through the careful design and consideration of the proper functional relationships among uses permitted; and

(5)

Encourage such residential development to occur where sufficient public facilities and services exist or are within plans for improvement.

(c)

Permitted uses.

(1)

Uses by right.

a.

Single-family dwellings.

b.

Multiple-family dwellings.

- c. Accessory uses incidental to permitted uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the development and their guests.
- d. Roominghouses, in accordance with article VI.
- e. Family child care homes, in accordance with state law.
- f. Housing for the elderly, in accordance with article VI.
- g. Emergency shelters.
- h. Day care centers, in accordance with article VI.
- i. Adult day care homes, in accordance with article VI.
- j. Community residential homes, in accordance with article VI.
- k. Home occupations, in accordance with section 30-58
- l. Places of religious assembly, in accordance with article VI.
- m. Public schools other than institutions of higher learning, in accordance with the provisions of section 30-77, educational services district (ED).
- n. Large family child care homes, in accordance with article VI.
- o. Private schools, in accordance with article VI.

(2)

Uses by special use permit.

- a. Nursing and personal care facilities (GN-805), in accordance with article VI.
- b. Social service homes and halfway houses, in accordance with article VI.
- c. Dormitories (RMF-8 only), in accordance with article VI.
- d.

Bed and breakfast establishments, in accordance with article VI.

e.

Community residential homes over 14 persons, in accordance with article VI.

f.

Off-site parking facilities for uses permitted by right in MU-1 or MU-2 zoning districts, in accordance with article VI.

(d)

Intensity of development.

(1)

Maximum intensity by right. See permitted intensity tables.

(2)

Permitted intensity using density bonus points. Development criteria, as described in the density bonus points manual, which, when met, shall allow increases in development intensity based upon the limits in this section. These increases in intensity shall be allowed should a developer propose to undertake a project which will result in a development sensitive to the unique environmental and developmental needs of the area. For each criterion met by the developer, certain points shall be credited to the project. Those points, calculated in accordance with the Density Bonus Points Manual, shall determine the maximum allowable density.

PERMITTED DENSITY, RMF-6

Points	Maximum Residential Density (du/ac)
0	10
<u>26</u>	11
52	12
79	13
<u>108</u>	14

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138+	15
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PERMITTED DENSITY, RMF-7

Points	Maximum Residential Density (du/ac)
0	14
<u>20</u>	15
39	<u>16</u>
59	<u>17</u>
79	<u>18</u>
98	<u>19</u>
118	20
138+	<u>21</u>

PERMITTED DENSITY, RMF-8

Points	Maximum Residential Density (du/ac)

0	20
16	21
30	22
46	23
59	24
75	25
89	26
105	27
118	28
134	29
148+	30

(3)

Minimum density exemption. Parcels 0.5 acres or smaller existing on November 13, 1991 are exempt from minimum density requirements.

(e)

Dimensional requirements. All principal and accessory structures shall be located and constructed in accordance with the requirements in Table 3.

(f)

General requirements. All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-56 and article IX.

TABLE 3. DIMENSIONAL REQUIREMENTS FOR RMF DISTRICTS
Principal Structures

	RMF-6	RMF-7	RMF-8
Allowable density ²	8–15 du/a	8–21 du/a	8–30 du/a
Maximum density by right	10 du/a	14 du/a	20 du/a
Allowable density with bonus points	See density bonus point table		
Minimum lot area:			
Single-family (SF)	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.
Multiple-family	8,700 sq. ft.	7,500 sq. ft.	7,500 sq. ft.
Minimum lot width at minimum front yard setback:			
Single-family	50 ft.	50 ft.	50 ft.
Multiple-family	75 ft.	75 ft.	75 ft.
Minimum lot depth	90 ft.	90 ft.	90 ft.
Minimum yard setbacks:			
(For SF):			
Front	20 ft.	20 ft.	20 ft.

	Side (interior)	7.5 ft.	7.5 ft.	7.5 ft.
	Side (street)	15 ft.	15 ft.	15 ft.
	Rear	20 ft.	20 ft.	20 ft.
	Multiple-family	See ¹	See ¹	See ¹
	Maximum building height (for MF buildings)	Three stories by right; five by SUP ³	Three stories by right; five by SUP ³	Three stories by right; five by SUP ³
	Maximum building height (for SF buildings)	35 ft.	35 ft.	35 ft.
	Maximum lot coverage	35%	35%	35%

¹ Angle of light obstruction: 45 degrees. Minimum building setback is 25 feet from any property line abutting a street or land which is in an RC, RSF-1, RSF-2, RSF-3 or RSF-4 district, or which is shown for single-family residential use on the future land use map of the comprehensive plan. Maximum building height for multiple-family buildings within 100 feet of abutting land designated single-family on the Future Land Use Map is 35 feet (in a maximum of two stories). However, within traditional city, minimum building setback is eight feet from side property lines and the maximum building height is five stories.

² Parcels 0.5 acres or smaller existing on November 13, 1991, are exempt from minimum density requirements.

³ To be granted a special use permit for four or five stories in the RMF-6, RMF-7 or RMF-8 districts excluding the College Park, University Heights and Traditional City Special Area Plans (where up to five stories is allowed by right), the applicant must demonstrate that:

a.

The property is not adjacent to property with a single-family residential land use category (this restriction does not apply in College Park, University Heights and Traditional City); and

b.

To promote a more vital, interesting sidewalk environment for pedestrians near taller buildings, reduce the perception of a massive scale delivered by larger buildings with

monotonously blank walls, and increase security through citizen surveillance, a minimum of 25 percent non-reflective, transparent glazing is provided on the front and side building walls at pedestrian level (and this glazed area shall be between three feet and eight feet above grade) on the first floor.

c.

First story is at least ten feet floor to ceiling for all buildings.

Accessory Structures for RMF-6, RMF-7 and RMF-8

Minimum front and side yard setbacks	Same requirements as for the principal structure, excluding fences and walls.
Minimum yard setback, rear	15 ft. or 25 ft. when abutting property designated single-family on the future land use map, except within traditional city where the setback is 15 ft.
Maximum building height	25 ft.
Transmitter towers ¹	80 ft.

¹ In accordance with section 30-98.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3954, § 2, 2-14-94; Ord. No. 4045, § 2, 11-28-94; Ord. No. 950808, § 1, 1-22-96; Ord. No. 980990, § 3, 6-28-99; Ord. No. 980735, §§ 2, 3, 9-27-99; Ord. No. 002469, § 1, 3-17-03; Ord. No. 031254, § 1, 9-27-04; Ord. No. 041268, § 4, 8-22-05; Ord. No. 060501, § 1, 6-25-07; Ord. No. 070619, § 1, 3-24-08)