

# EXHIBIT B

## Section 10. "UMF" Urban Multi Family Residential District

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- A. General Purpose and Description. This district is intended to provide for dwellings that are high-density multi-family in nature, including those within the previous zoning district of MF-2 (Multi-Family Residential 2). Typical developments are apartments located near downtown and may included mixed-use on the ground floor with 2nd story residential.
- B. Use Regulations. A building or premises in the UMF district shall be used only for the following purposes:
1. Multi-family dwelling (apartment building).
  2. Other uses as listed in Article III, Section 2 of this ordinance.
- C. Specific Uses. The following specific uses shall be permitted in an MFR district, when granted in accordance with Article III, Section 20:
1. Uses listed in **Article III, Section 2.C.** of this ordinance.
- D. Height Regulations. No building shall exceed forty-five (45) feet.
- E. Area Regulations.

<u>Lot Size</u>	<u>Standards</u>
<u>Lot width (min.)</u>	<u>none</u>
<u>Lot depth (min.)</u>	<u>none</u>
<u>Lot area (min. per dwelling unit)</u>	<u>none</u>

  

<u>Coverage</u>	<u>Standards</u>
<u>Lot coverage (max.)</u>	<u>100%</u>
<u>Dwelling Size (min.)</u>	<u>Efficiency - 550 sq. ft. 1 BR - 650 sq. ft. 2 BR - 800 sq. ft. 3 BR - 950 sq. ft.</u>

  

<u>Building Setbacks</u>	
<u>Front Yard (min.)</u>	<u>none</u>
<u>Rear Yard (min.)</u>	<u>none except 10' when adjacent to a residential district</u>
<u>Side Yard (min.)</u>	<u>none except 10' when adjacent to a residential district</u>
<u>Side Street (min.)</u>	<u>15'</u>

  

<u>Secondary Buildings</u>	<u>Standards</u>
<u>Rear Yard (min.)</u>	<u>none except 10' when adjacent to a residential district</u>
<u>Side Yard (min.)</u>	<u>none except 10' when adjacent to a residential district</u>

Front Yard (min.)                      60'

1. Size of Yards.

a. Front Yard. None required.

b. Side Yard. None required, except where a UMF district abuts a residential district in which case there shall be a minimum side yard depth of ten (10) feet. The minimum side yard depth on a lot adjacent to a side street shall be fifteen (15) feet.

c. Rear Yard. None required, except where a UMF district abuts a residential district (whether separated by an alley or not) in which case a minimum rear yard of ten (10) feet shall be provided.

2. Size of Lot.

a. Minimum Lot Size: None.

b. Minimum Lot Width: None.

c. Minimum Lot Depth: None.

3. Lot Coverage. The maximum lot coverage by buildings shall be one hundred (100) percent of the lot area.

F. Parking Regulations. Required off-street parking and loading shall be provided as set forth in Article 1, Section 6, with the first twenty (20) required off-street parking spaces being subtracted from the total number required.

G. Each story in any multistory design, regardless of density, shall be provided with two (2) paths of entry and exit with each providing separate access to places of safety in the event of fire or other emergency.