

SECTION 19

MULTI-FAMILY DISTRICTS (MF-12 AND MF-18)

19-100 Purpose of District

The Multi-Family Districts provide for low and medium density multi-family development at densities no greater than twelve units per acre for MF-12 and no greater than eighteen 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 Permitted Uses

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 multi-family 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: Seventy-Five (75) Feet

19-330 Minimum Lot Depth: One Hundred (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 Multi-Family 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 Multi-Family 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 window sills, 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: Twenty (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 (1) 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 (1) 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 50% 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 - Five Hundred (500) Square Feet

19-820 1 Bedroom Unit - Six Hundred Fifty (650) Square Feet

19-830 2 Bedroom Unit - Eight Hundred (800) Square Feet

19-840 For each additional bedroom in excess of two bedrooms, one hundred fifty (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 10% 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 percent (75%) 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:

Masonry such as brick, stone, rock, marble and built-up panels of these materials designed for exterior use,

Concrete such as poured-in-place reinforced concrete or tilt-up concrete panels,

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.

Uses Permitted in the MF-18 (Multi-Family 18) District

Accessory Building
Antenna, Commercial Type 1*
Antenna, Private
Assisted Living Facility*
Athletic Club/Instruction, Indoor Facilities*
Athletic Club/Instruction, Outdoor Facilities*
Batching Plant (Temporary)
Boarding School*
Care of Alcoholic, Drug Dependent or Psychiatric Patients - In Home*
Care of Alcoholic, Drug Dependent or Psychiatric Patients - Residential*
Charter School*
Charitable Boarding (Temporary)*
Church
Convent or Monastery*
Detention Center*
Duplex
Electric Generating Plant*
Electric Substation*
Foster Home*
Halfway House*
Independent Senior Living Facility
Kindergarten, Preschool or Child Care Center*
Library*
Mining*
Multifamily
Neighborhood Assistance Center*
Nursing Home/Convalescent Center*
Sanitary Landfill*
Schools, Public and Private
Sewage Treatment Plant*
Single Family Attached
Stadium, Arena, Athletic Field*
Water Reservoir or Well*
Water Treatment Plant*
Wind Generator*

* Allowed by Specific Use Permit only.