

ARTICLE X.
(MF-12, MF-15, MF-18)
MULTI-FAMILY RESIDENTIAL DISTRICTS

SECTION A. PURPOSE.

1. The (MF-12, MF-15, MF-18) Multi-Family Residential Districts are established to provide adequate space and site diversification for higher density residential development.
2. These zoning districts permit high density residential development, and should be located where additional requirements for streets, water, sewer, fire protection, drainage, and open space are met. Uses permitted within the (MF-12, MF-15, MF-18) Multi-Family Residential Districts should not route traffic through lower density residential areas, and should be located on sites that have direct access to arterial or collector size streets capable of carrying the additional traffic they will generate.
3. Multi-family residential uses may serve as a transition between single-family and commercial or industrial uses, yet should be properly buffered from non-residential land uses and traffic, pollution, and/or environmental hazards.

SECTION B. PRINCIPAL AND ACCESSORY USES.

No land shall be used and no structure shall be erected for, converted to, or used for any principal or accessory use other than such uses as are allowed in any (MF) Multi-Family District, in accordance with Article V of this ordinance.

The following additional uses shall be allowed in any (MF) Multi-Family District:

1. One temporary building used for a real estate sales office only, located on property being sold within a subdivision, upon approval of the City Manager or Designee, for a period not to exceed 180 days. The City Manager or Designee is authorized, however, to approve additional successive 180 day periods of use, provided that such real estate sales office has been in regular and continuous use for the previous 180 day period. At such time as the use of the real estate sales office is terminated, the City Manager or Designee may require its removal from the subdivision. Such real estate sales office shall be maintained at all times;
2. Temporary on-site construction offices and buildings, upon approval of the City Manager or Designee, limited to the period of construction. Such on-site construction offices and buildings shall be maintained at all times;
3. Meeting, party and/or social buildings, laundry facilities, and complex offices, as an accessory use to an apartment complex on the same lot of record;
4. Material recycling collection bin, only on the premises of a governmental, educational or institutional use which is permitted in these districts. (*Ord. No. 1705, 05/07/91*)

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5. ABOVEGROUND STORAGE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS:

(Ord. No. 2338, 06/16/98)

- a. Outside aboveground storage of flammable or combustible liquids, quantities of less than 1,000 gallons or less, shall be allowed as an accessory use only on the premises of a governmental, communication, educational or utility service use which is permitted in these districts. The aboveground storage device, if visible from the street, shall be screened by evergreen shrubs, planted a maximum of five feet on center, minimum six feet in height at time of planting.
- b. The following shall be allowed as an accessory use in any (MF) Multi-Family District upon approval of a Special Use Permit in accordance with Article XXI of this ordinance:
 - i. Outside aboveground storage of flammable or combustible liquids, quantities between 1,001 gallons and 10,000 gallons shall be allowed as an accessory use only on the premises of a governmental, communication, educational or utility service use is permitted in these districts. The aboveground storage device, if visible from the street, shall be screened by evergreen shrubs, planted a maximum of five feet on center, minimum six feet in height at time of planting.
- c. Outside aboveground storage of flammable or combustible liquids, quantities greater than 10,000 gallons shall be permitted in accordance with Article V of this ordinance.

SECTION C. TECHNICAL SITE PLAN REVIEW.

An apartment or residential condominium complex, tri-plex, or four-plex shall be allowed in any (MF) Multi-Family Residential District. A technical review and approval of a site plan shall be required, however, by the Planning and Zoning Commission at an advertised public hearing prior to issuance of a building permit. Such site plan is intended to ensure compliance with the provisions of this ordinance and compatibility between the particular use and the neighborhood. The site plan shall be accompanied by a rendition of a typical building elevation, and shall be prepared and submitted in a manner as prescribed by the Planning and Zoning Commission, instructions of which shall be available from the Planning Department.

Where the Planning and Zoning Commission recommends a deviation from the literal application of this ordinance such that more restrictive standards may be required, such standards shall become effective only upon approval of the City Council at an advertised public hearing. The Planning and Zoning Commission may recommend, and the City Council may require, such additional standards for the following items only:

- 1. Require a screening wall or fence between such use and any other adjacent use where such wall or fence would not normally be required by Article XXV of this ordinance;
- 2. Require a maximum structure height which is less than the maximum height established by this Article;
- 3. Require a greater front, side or rear yard setback than is established by this Article;

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4. Require an exterior brick or stone content greater than is established by this Article;
5. Require on-site landscape greater than is established by Article XXV of this ordinance for this district.

Notice of such site plan review by the Planning and Zoning Commission and/or City Council shall be made in the same manner as for a change of zoning, as prescribed by Article XXXI of this ordinance. The erection of notification signs shall not be required, however. Any change to the total square footage of a building or facility which requires a site plan, such change being in excess of 500 square feet, shall require the submission and approval of a site plan.

Such uses shall be subject to the requirements of the subdivision ordinance, building codes, fire code, or any other applicable code or ordinance of the City of Carrollton. (*Ord. No. 1705, 05/07/91*)

SECTION D. SPECIAL USE PERMITS.

Uses requiring approval of a Special Use Permit shall be allowed in any (MF) Multi-Family District only in accordance with Articles V and XXI of this ordinance. (*Ord. No. 1705, 05/07/91*)

SECTION E. PROHIBITED USES.

The following uses shall be specifically prohibited in any (MF) Multi-Family District:

1. Any structure erected or land used for other than one or more of the uses specifically permitted pursuant to this Article and Article V of this ordinance;
2. Any use of property that does not meet the required minimum lot size; front, side or rear yard dimensions; lot depth or width; or which exceeds the maximum height, building coverage or any other standard as herein required, except as provided by Article XXVIII of this ordinance;
3. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district. (*Ord. No. 1705, 05/07/91*)

SECTION F. SCREENING REQUIREMENTS.

1. SCREENING WALL:

Screening walls applicable to the separation of uses, screening of satellite television reception dishes, trash receptacles, and other items shall be provided in accordance with Article XXV of this ordinance.

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2. OFF-STREET PARKING:

Off-street parking of motor vehicles in connection with any use permitted within the (MF-12, MF-15, MF-18) Multi-Family Residential Districts shall be screened from any adjacent arterial thoroughfare or freeway frontage road, as identified on the Carrollton Thoroughfare Plan, by a landscaped earthen berm constructed on private property to a minimum height of three feet. Side slopes of such berm shall have a minimum of three feet of horizontal distance for each one foot of height.

In lieu of the required earthen berm, any combination of live plant material and berming shall be permitted, provided that such combination creates a solid visual barrier of not less than three feet in height, measured at the highest finished grade, at the time of planting.

The areas adjacent to any required screening wall or earthen berm, or areas adjacent to a public street or right-of-way, shall be maintained in a clean and orderly condition by the property owner, free of debris and trash, in accordance with the applicable codes of the City of Carrollton.

Off-street parking located between any main building and any public street (but not including alleys), shall have enhanced internal landscaping defined as no less than one parking lot landscape island for each 10 spaces. (*Ord. No. 3514, 09/11/12*)

SECTION G. SPECIAL HEIGHT REGULATIONS.

1. Flagpoles, roof gables, chimneys, communication equipment, and vent stacks may extend for an additional height not to exceed 15 feet from the maximum height limit of a structure to the highest point of any flagpole, roof gable, chimney or vent stack.
2. The height of the church steeples, domes and spires may extend an additional height not to exceed twice the height of the main building and shall be set back from any adjacent residentially zoned property line at a minimum distance equal to the total height of the steeple, dome or spire. Church steeples, domes and spires shall be permitted to be placed on the main buildings. This provision for an additional height in excess of the maximum height requirements shall be permitted for maximum of one steeple, dome or spire per lot, tract or project.
3. Municipal water towers and sports lighting facilities, utility poles and utility towers shall be specifically exempted from the maximum height restrictions imposed by this Article.
4. Water tanks, cooling towers, schools, institutional buildings, silos, barns, and ancillary buildings and facilities of a church, synagogue or temple, exclusive of the main sanctuary, such as a gymnasium or classroom building, may be erected to exceed 25 feet in height, as such building height is determined pursuant to Article XXXIV of this ordinance, provided that one additional foot shall be added to the front, rear and side yard setback requirements for each foot that such structures exceed 25 feet in height. Such structures shall not exceed 36 feet in height, except as provided in Section F (1) hereinabove.

The requirements established herein for additional setbacks shall not apply to the sanctuary building of a church, synagogue or temple which is in excess of 25 feet in height. (*Ord. No. 2572, 11/07/00*)

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SECTION H. SPECIAL YARD REGULATIONS.

1. SPECIAL FRONT YARD REGULATIONS:

- a. Open and unenclosed terraces and porches may extend into the required front *and/or side* yard for a distance not to exceed five feet;
- b. Every part of a required front yard shall be open and unobstructed from a point 30 inches above the general ground level of the graded lot to the sky. The requirements of this paragraph shall not apply to living plant material or landscaping, lighting fixtures, flagpoles, mailboxes, basketball goal supports and similar structures, fountains, overhead service lines and utility poles, or fences, which shall be situated and constructed in accordance with the applicable codes of the City of Carrollton. (*Ord. No. 1947, 10/19/93*)
- c. The location, placement and dimensions of any sign located within these districts shall be permitted in accordance with the applicable provisions of the Sign Ordinance.

2. SPECIAL FRONT, REAR AND SIDE YARD REGULATIONS:

- a. The ordinary extensions of window sills, eaves, balconies, belt courses, cornices, roof overhangs, chimneys, or other architectural features may extend an additional five feet into a required yard.

SECTION I. IRREGULAR SHAPED LOTS.

Irregular or pie shaped lots, or any lot located on an "eyebrow", cul-de-sac or curved portion of a street, may be required to demonstrate on a subdivision plat submitted for approval the ability to accommodate a building envelope for a structure meeting the minimum floor area as required herein. Such building envelope shall be established consistent with all required setback lines, which shall be computed inclusive of any easements which may exist on the lot. It is the intent of this paragraph to ensure that adequate area exists to allow proper placement of a structure on any irregular or pie shaped lot, or any lot located on an "eyebrow", cul-de-sac or curved portion of a street. (Reference Figure 1.2, Appendix A)

SECTION J. SIDEWALKS.

Sidewalks shall be provided in accordance with the Subdivision Ordinance, and shall be constructed in accordance with the standards prescribed by the City of Carrollton. (*Ord. No. 1947, 10/19/93*)

SECTION K. SPECIAL PARKING REGULATIONS.

1. Every required off-street parking space or spaces shall be located within 150 feet of the apartment or multi-family dwelling unit to be served by such space or spaces. This distance shall be measured in a straight line, irrespective of intervening structures, from the front door of the dwelling unit to the nearest point of the designated parking stall.

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2. No off-street parking space or vehicle storage area shall be located within the designated front yard.
3. No off-street parking space or vehicle storage area for recreational vehicles (“RV’s”), boats or similar vehicles shall be located between a street right-of-way and the building façade or projected building façade of the building(s) closest to said street right-of-way. Any such parking space or vehicle storage area shall be screened from view of the street right-of-way in a manner to completely obscure the view of any parked or stored recreational vehicle, boat or similar vehicle. *(Ord. No. 3514 09/11/12)*

SECTION L. MISCELLANEOUS REQUIREMENTS.

1. UTILITIES:

All utility lateral and service lines located within the (MF) Multi-Family Residential Districts shall be installed underground, except for any transmission lines or feeder lines, either existing or proposed, located within the (MF) Multi-Family Districts, provided that such transmission or feeder lines shall be located within a designated paved easement or alley way provided by the property owner.

Nothing set forth herein shall prohibit or restrict any utility company from recovering the difference between the cost of overhead facilities and underground facilities. Each utility whose facilities are subject to the provisions of this Article shall develop policies and cost reimbursement procedures with respect to the installation and extension of underground services.

2. SATELLITE TELEVISION RECEPTION DISHES: *(Ord. No. 3514, 09/11/12)*

Common areas located on the roof(s) of the building(s) shall be provided for the installation of satellite television reception dishes for each dwelling unit in said building. Said common area shall be screened in accordance with Article XXVII Performance Standards related to roof-top screening.

All satellite television reception dishes on site shall be located in said common area.

3. LANDSCAPING & DETENTION OR RETENTION:

Landscaping shall be provided on the premises of any property within the (MF-12, MF-15, MF-18) Multi-Family Districts in accordance with Article XXV of this ordinance.

The design and location of any proposed on-site detention or retention ponds, shall be included as part of the Technical Site Plan approval process. *(Ord. No. 3514, 09/11/12)*

4. BUILDING ELEMENTS: *(Ord. No. 3514, 09/11/12)*

- a. Staircases shall be screened from view from public streets (but not including alleys). This may be accomplished by substantially enclosing them in an architectural manner consistent with the design of the building, by placing them away from public streets or by any other method which achieves the objective.

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- b. Utility meters and similar mechanical equipment shall be screened from view from any public street (not including alleys). This may be accomplished by placing them in meter closets or cabinets consistent with the architectural design of the building, by placing them away from public streets, by screening them with evergreen shrubs and trees adequate to screen said equipment at the time of planting, or by any other method which achieves the objective.
- c. Any multi-family project that has a single block form of design shall be required to use the ‘urban’ style flat-roof line that reinforces the vertical orientation and composition of design elements. Projects with multiple building blocks that encompass a gradient of building heights up to three stories shall represent the primary characteristics of roof line identity of the lowest building height.
- d. Any siding material used shall be horizontally slatted or have a “clapboard” appearance.
- e. Any carports, detached garages or similar vehicular or other storage structures shall have an architectural design consistent with the overall architectural design of the project.
- f. Any fencing, screening walls, retaining walls or similar features shall have a design consistent with the overall architectural design of the project.

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SECTION M. HEIGHT AND AREA REGULATIONS.

	(MF-12) DISTRICT	(MF-15) DISTRICT	(MF-18) DISTRICT
1. Minimum lot area (Square feet)	10,000	10,000	10,000
2. Maximum density (Dwelling units per net acre) (Net acre shall be defined as the acreage of a site less any existing or proposed rights-of-way or flood plain that is not either reclaimed or substantially improved as open space and incorporated into the project. The Planning and Zoning Commission shall make a determination, where necessary, at the time of site plan approval as to the degree of improvement necessary to include the flood plain in the acreage/density calculation) (Ord. No. 1739, 10/01/91)	12 du/ac	15 du/ac	18 du/ac
3. Minimum floor area per dwelling unit (Square feet of living area)			
a. Efficiency unit	600	600	600
b. 1 bedroom unit	600	600	600
c. 2 bedroom unit	800	800	800
d. 3 bedroom unit	1,000	1,000	1,000
(Minimum required floor area shall be computed exclusive of breezeways, garages, porches, carports, accessory buildings, or accessory space, and shall include only that area designated and used specifically for dwelling purposes.)			
4. Maximum height of structure (A maximum height of 3 stories is allowed where an enclosed garage occupies the first floor of the building.) (Ord. No. 2099, 09/05/95); (Ord. No. 3514, 09/11/12)	2 stories	2 stories	2 stories
5. Minimum brick or stone content, exterior	75%	75%	75%
(All main buildings shall have a percentage not less than specified herein of each exterior wall, excluding doors, windows, and window walls, constructed of brick or stone unless an alternate material is approved by the Planning & Zoning Commission. A denial of the request by the Planning & Zoning Commission may be appealed to the City Council if the appeal is filed with the Planning Department within ten (10) days of the action of the Planning & Zoning Commission.) (Ord. No. 3514, 09/11/12)			
6. Maximum amount of impervious coverage (As a percentage of total lot area)	80%	80%	80%
7. Minimum amount of landscaped area (As a percentage of total lot area)	20%	20%	20% (Reference Article XXV of this ordinance)

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	(MF-12) DISTRICT	(MF-15) DISTRICT	(MF-18) DISTRICT
8. Minimum distance between detached structures on the same lot or parcel			
a. From main structure to main structure, with doors and or windows on facing walls	20'	20'	20'
b. From main structure to main structure, without doors and/or windows on facing walls	10'	10'	10'
c. From main structure to accessory structures <i>(Ord. No. 1557, 07/11/89)</i> <i>(Ord. No. 1844, 11/03/92)</i>	0'	0'	0'
d. From main structure to swimming pool, sauna, hot tub, antenna, carport <i>(Ord. No. 1557, 07/11/89)</i> <i>(Ord. No. 1641, 07/17/90)</i>	0'	0'	0'
e. Structures facing upon an open court	30'	30'	30'
9. Minimum distance from public right-of-way, alley, or driveway, street or alley easement to entrance of a garage or enclosed carport. (Where the applicable front, rear, or side yard requires a greater setback, such front, rear, or side yard setback shall apply) <i>(Ord. No. 1641, 07/17/90)</i>	18'	18'	18'
10. Minimum lot frontage on a public street (Measured at the front building line)	100'	100'	100'
11. Minimum lot depth (Length of side lot lines)	100'	100'	100'
12. Minimum depth of front setback (Measured from front property line to any structure) (Reference Figure 5.5, Appendix A)			
a. Without a circular drive or similar entrance way located in front of any building(s) within a multi-family complex	25'	25'	25'
b. With a circular drive or similar entrance way located in front of any building(s) within a multi-family complex	35'	35'	35'

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	(MF-12) DISTRICT	(MF-15) DISTRICT	(MF-18) DISTRICT
13. Minimum width of side setback (Distance between structure and any property line not deemed a front or rear yard)			
a. Main Structure			
i. From internal lot line to main and accessory structures or alley (<i>Ord. No. 1641, 07/17/90</i>)	20'	20'	20'
ii. Main structures to adjacent property zoned to a (SF) single-family residential district (<i>Ord. No. 3514, 09/11/12</i>)	1.5 times height of said main structure	1.5 times height of said main structure	1.5 times height of said main structure
b. Accessory Structures			
i. Accessory structure, swimming pool, sauna, hot tub (<i>Ord. No. 1739, 10/01/91</i>); (<i>Ord. No. 1844, 11/03/92</i>); (<i>Ord. No. 3514, 08/07/12</i>)	0'	0'	0'
ii. Accessory structures abutting property zoned to a (SF) single-family residential district	20'	20'	20'
c. From any structure to any adjacent street of any type (<i>Ord. No. 1844, 11/03/92</i>)	25'	25'	25'
14. Minimum depth of rear setback (Measured from rear property line to any structure)			
a. Main Structure			
i. Main structure	20'	20'	20'
ii. Main structure abutting property zoned a (SF) single-family residential district (<i>Ord. No. 3514, 09/11/12</i>)	1.5 times height of said main structure	1.5 times height of said main structure	1.5 times height of said main structure
b. Accessory Structures			
i. Accessory structure, swimming pool, hot tub, (<i>Ord. No. 1844, 11/03/92</i>); (<i>Ord. No. 3514 08/07/12</i>)	0'	0'	0'
ii. Accessory structure abutting property zoned to a (SF) single-family residential district	20'	20'	20'
c. From any structure to any adjacent street of any type (<i>Ord. No. 1844, 11/03/92</i>)	25'	25'	25'
15. Minimum required off-street parking	(Reference Article XXIV of this ordinance)		