

5-30.4. Regulations for Zoning District MF-1 Residential Multi-Family District.

- (1) **Intent.** The intent of the MF-1 district is to provide for a variety of housing accommodations, in suitable areas within the Development District, at moderate and high densities allowing for efficient delivery of utility services including public and semi-public facilities to serve the residents. Development in this district is intended to be served by public water and sewer.
- (2) **Permitted Uses** (also identified in Table of Uses Permitted by District, Sec. 5-70).
 - a. The use table in (e) below lists Permitted uses (P) through administrative review, uses permitted by Special Exception (SE), and uses permitted by Conditional Use Permit (CUP). Refer to Article 14 – Administrative Procedures Sections 14-16 through 14-23 for procedures related to Special Exceptions (SEs) and Conditional Use Permits (CUPs). **(Revise as needed once Art 14 is revised and reorganized.)**
 - b. Certain uses have additional, modified or more stringent standards listed in Article 9B Supplementary Use Regulations. References to those regulations are identified in the use table in e below for each use in which they apply.
 - c. No building or structure shall be erected, added to, structurally altered, or land use be established or changed in use without a permit issued by the Administrator.
 - d. **In the MF-1 district only one permitted principal use and its associated structures may be established on a single lot except as otherwise permitted by Special Exception or Conditional Use Permit (CUP).**
 - e. **Use Table for the MF-1, Multi-Family Residential District**

Permitted Uses: MF-1 Multi-family Residential District	Supplemental Regulations	P	SE	CUP
Agricultural, Animal, and Outdoor				
Agriculture				
Forestry operation		√		
Animal				
Domestic Pets		√		
Outdoor				
Camping, personal use or enjoyment	9D-30	√		
Civic and Institutional Uses				
Churches and other places of worship		√		
Family day home, 5-12 children	9B-5.20			√
Fire and/or EMS company stations		√		
Museum			√	

Permitted Uses: MF-1 Multi-family Residential District	Supplemental Regulations	P	SE	CUP
Park, natural area, or community facility	9B-5.30	√		
Public building / facility		√		
Residential group homes, 1-8 individuals	9B-5.40	√		
Residential group homes, 9+ individuals	9B-5.40			√
Schools, private in-home		√		
Schools, public elementary /secondary		√		
Transitional home, 8 or fewer individuals	9B-5.50			√
Consumer Products & Services (commercial)				
Parking lots or structures		√		
Consumer Products and Services (commercial) Lodging				
None permitted				
Industrial & Utilities				
Industrial				
Freight containers as accessory structures	9D-10	√		
Utilities				
Commercial communication facility, major	9B-8.10		√	
Commercial communication facility, minor	9B-8.10	√		
Power utility-electric	9B-8.20			√
Solar energy facility, private large-scale, ground mounted	9B-8.30			√
Solar energy facility, private large-scale, roof mounted / solar canopy	9B-8.30	√		
Solar energy facility, private small-scale	9B-8.30	√		
Uses required for provision and maintenance of public utilities	9B-8.40	√		
Residential				
Dwelling, multifamily	9B-9.30	√		√
Dwelling, single-family attached (townhouse)	9B-9.40	√		

Permitted Uses: MF-1 Multi-family Residential District	Supplemental Regulations	P	SE	CUP
Dwelling, single-family detached, conventional	9B-9.60			√
Dwelling, two-family		√		
Home occupation, Type I	9B-9.70	√		
Home occupation, Type II	9B-9.70		√	

(3) **Minimum Lot Area and Maximum Residential Density.**

- a. Lot size:
 - i. Minimum lot area: 5,000 SF (or as specified in Article 9B Supplementary Use Regulations for specific uses)
 - ii. Minimum frontage/average lot width: 50 feet (or as specified in Article 9B Supplementary Use Regulations for specific uses)
- b. Density: Maximum residential density: 8 dwelling units / net acre. Public water and sewer required. (Up to 12 dwelling units / net acre possible with a Conditional Use Permit (CUP), see Section 14-23.)

(4) **Lot coverage.** As required by other local, state, or federal regulations including but not limited to Chesapeake Bay Preservation and Stormwater Management Ordinances.

(5) **Setback requirements.**

a. Setback table.

	Front	Side	Rear
Principal Building / Structure	35 feet	10 feet (for townhomes see Section 9B-9.40)	30 feet
Accessory Building / Structure	35 feet	5 feet	5 feet

- b. Additional Setback Regulations:
 - i. For nonconforming lots of record see Section 10-3 Nonconforming lots of record.
 - ii. There is no setback requirement for fences or retaining walls, however on corner lots they must comply with Article 9E Other Regulations “Visibility at Intersections” Section 9E-30 and fences within the Highway Corridor Overlay District must comply with Article 6A Highway Corridor Development District setbacks.
 - iii. Architectural projections, as defined in Article 2, shall be considered parts of the building to which attached and shall not project into the

required minimum front, side, or rear yard and shall comply with the requirements of the Virginia Uniform Statewide Building Code.

- iv. **There is no setback requirement for residential utilities and utility shelters such as well pump houses, heating, ventilation, and air conditioning (HVAC) units, generators, and the like.**
- v. **Where a development requiring a site plan is proposed to encompass and be situated on multiple existing lots, the lot lines separating said lots shall be vacated through the preparation and recordation of a plat in accordance with the subdivision ordinance. There shall be no fee for boundary line vacation plats necessitated by this requirement. The recordation of such plat shall be required prior to site plan approval. In the event the development proposed can stand alone on each of the lots and in compliance with all applicable setback, parking, and other zoning requirements, then vacation of the lot lines shall not be required. Buildings cannot straddle property lines unless they meet building code requirements and are located in a zoning district where setback requirements do not apply.**

(6) **Building / Structure Requirements.** Maximum footprint and height.

	Maximum Footprint	Maximum Height <i>See i & ii below.</i>
Principal Building / Structure	None	50 feet
Accessory Building / Structure	None	35 feet <i>See iii below.</i>

i - The height limitations do not apply to buildings/ structures used for agricultural purposes or to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except where the height of such structures will constitute a hazard to the safe landing and take-off of aircraft at an established airport. For uses such as commercial communication facilities, solar energy facilities, utilities, and wind energy facilities see associated Article 9B Supplementary Use Regulations.

*ii - The maximum permitted height of principal buildings located in designated special flood hazard areas inundated by the one hundred (100) year flood shall be **an additional five (5) feet above the** height limitation set forth **above.***

iii - If an accessory building meets principal building setback requirements, it may also utilize the same maximum height.

(7) **Other Requirements.**

- a. **All utility lines, including electrical, telephone, and cable television service shall be placed below ground except where not feasible based on documentation from the utility provider.**
- b. **Pedestrian Accommodations. All structures shall be served by ADA accessible routes to encourage pedestrian movement throughout the site and provide safe and convenient access to internal facilities, including parking lots, and to the adjacent streetscape.**

(8) **Other Regulations. The following regulations may be applicable to uses in this district.**

- a. See Article 6A Highway Corridor Development District. For lots located along Route 17 additional requirements apply.
- b. See Article 9A for Supplementary Regulations applicable to all Districts.
- c. See Article 9B for Supplementary Use Regulations
- d. See Article 9C for Screening and Buffering regulations
- e. See Article 9D for regulations related to Temporary and Accessory Uses/Structures.
- f. See Article 10 for regulations related to Nonconformities.
- g. See Article 11 for regulations related to Off-Street Parking and Loading Facilities.
- h. See Article 12 for regulations related to Signs.