

ARTICLE 15.00

RESIDENTIAL B – MULTIPLE FAMILY RESIDENTIAL DISTRICT

RESIDENTIAL B-2 – ONE AND MULTIPLE FAMILY RESIDENTIAL DISTRICT

Section 15.01 -- STATEMENT OF PURPOSE

The intent of the Residential B – Multiple Family Residential District is to address the varied housing needs of residents by providing areas for attached housing at a higher density than is permitted in any of the Residential Districts. It is intended that multiple family housing: 1) be designed with essential services, such as public water and sewer, and outdoor recreation space and recreation facilities; 2) have access to roads that can adequately handle the traffic generated by such uses; and 3) be designed to be compatible with surrounding uses, especially when a Multiple Family Residential District serves as a transitional use between single family residential development and more intensive development.

The intent of the Residential B-2 – One and Multiple Family Residential District is to allow for a range of single and multi-unit or clustered housing types that are compatible in scale with single-family-only residential neighborhoods. It is intended that this district will provide medium-to-high densities of housing which will reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this district, and support transportation alternatives.

Section 15.02 – RESIDENTIAL B PERMITTED USES AND STRUCTURES

A. Principal Uses and Structures

In all areas zoned Residential B, no buildings shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

1. Fire Stations.
2. Schools.
3. Parks.
4. Social Service Agencies.
5. Single family dwellings.

B. Accessory Uses and Structures

The following uses and structures accessory to principal uses and structures in the Residential B District shall be permitted, subject to the provisions in Section 3.03:

1. Home occupations, subject to the provisions in Section 3.06.
2. Signs, subject to the provisions in Article 8.00.
3. Off-street parking, subject to the provisions in Article 5.00.
4. Uses and structures incidental to the primary use.
5. Small Wind Energy Systems.

C. Permitted Uses with Special Standards

In all areas zoned Residential B District, the following uses are permitted, subject to the conditions specified for each use as set forth in Article 9.00.

1. Multiple family dwellings, subject to the provisions in Section 9.03 A.
2. Two family dwellings, subject to the provisions in Section 9.03 A.
3. Recreation Facilities such as parks, playgrounds, campgrounds, and swim clubs, subject to the requirements in Section 9.02 M.
6. Senior apartments and elderly housing complexes, as defined in “Housing for the Elderly” in Section 2.02, subject to the provisions in Section 9.03 A.
7. Congregate housing and dependent housing facilities, as defined in “Housing for the Elderly” in Section 2.02, subject to the provisions in Section 9.02 I.
8. Residential Inpatient Treatment subject to the provisions in Section 9.02 I.

D. Conditional Land Uses

The following uses may be permitted by the City Council, upon recommendation from the Planning Commission, subject to the conditions specified for each use; review and approval of the site plan by the City Council; any special conditions imposed by the City Council that are necessary to fulfill the purposes of this Ordinance; and the procedures and requirements set forth in Article 28.00.

1. Bed and breakfasts.
2. Public and private libraries.
3. Places of worship.
4. Adult foster care family home, as defined in “Residential Care Facilities” in Section 2.02.
5. Adult foster care facility, as defined in “Residential Care Facilities” in Section 2.02.
6. Adult foster care large group home, as defined in “Residential Care Facilities” in Section 2.02.
7. Adult foster care small group home, as defined in “Residential Care Facilities” in Section 2.02.
8. Child care centers, as defined in “Residential Care Facilities” in Section 2.02.

9. Family day care, as defined in “Residential Care Facilities” in Section 2.02.
10. Foster family group home, as defined in “Residential Care Facilities” in Section 2.02.
11. Foster family home, as defined in “Residential Care Facilities” in Section 2.02.
12. Golf courses. Golf courses located in the Multiple Family Residential zoning district may include golf driving ranges as an accessory use.
13. Group day care home, as defined in “Residential Care Facilities” in Section 2.02 and operating before 7:00am and after 6pm.
14. Off street parking lots, subject to the provisions of Section 9.02 N.
15. Transitional housing.
16. Day Shelters.
17. Private and nonprofit social service agencies.
18. Wireless Reception Facilities, subject to the provisions in Section 3.16.
19. Public Utility Facilities, subject to the provisions in Section 9.02, subsection K.
20. Housing for clients and ancillary offices of private, nonprofit social service agencies.
21. Clubs and Fraternal Organizations.

Section 15.03 – RESIDENTIAL B DEVELOPMENT STANDARDS

A. Site Plan Review

Site plan review and approval is required, in accordance with Article 27.00.

B. Area, Height, Bulk, and Placement Regulations

Buildings and uses in the Residential B District are subject to the area, height, bulk and placement requirements in Article 26.00, Schedule of Regulations.

C. Planned Unit Development

Planned unit development may be permitted in the Residential B District as a means to achieve the basic intent of this district, in accordance with Article 24.00.

Section 15.04 – RESIDENTIAL B-2 PERMITTED USES AND STRUCTURES

A. Principal Uses and Structures

In all areas zoned Residential B-2, no buildings shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

1. Fire Stations.
2. Schools.

3. Parks.

B. Accessory Uses and Structures

The following uses and structures accessory to principal uses and structures in the Residential B-2 District shall be permitted, subject to the provisions in Section 3.03:

1. Home occupations, subject to the provisions in Section 3.06.
2. Accessory dwelling units (ADUs).
3. Signs, subject to the provisions in Article 8.00.
4. Off-street parking, subject to the provisions in Article 5.00.
5. Uses and structures incidental to the primary use.
6. Small Wind Energy Systems.

C. Permitted Uses with Special Standards

In all areas zoned Residential B-2 District, the following uses are permitted, subject to the conditions specified for each use.

1. Single family dwellings.
2. Two family dwellings, subject to Table 9.2 only.
3. Multiple family dwellings, subject to Table 9.2 only.

D. Conditional Land Uses

The following uses may be permitted by the City Council, upon recommendation from the Planning Commission, subject to the conditions specified for each use; review and approval of the site plan by the City Council; any special conditions imposed by the City Council that are necessary to fulfill the purposes of this Ordinance; and the procedures and requirements set forth in Article 28.00.

1. Bed and breakfasts.
2. Public and private libraries.
3. Places of worship.
4. Adult foster care family home, as defined in “Residential Care Facilities” in Section 2.02.
5. Adult foster care facility, as defined in “Residential Care Facilities” in Section 2.02.
6. Adult foster care large group home, as defined in “Residential Care Facilities” in Section 2.02.
7. Adult foster care small group home, as defined in “Residential Care Facilities” in Section 2.02.
8. Child care centers, as defined in “Residential Care Facilities” in Section 2.02.

9. Family day care, as defined in “Residential Care Facilities” in Section 2.02.
10. Foster family group home, as defined in “Residential Care Facilities” in Section 2.02.
11. Foster family home, as defined in “Residential Care Facilities” in Section 2.02.
12. Group day care home, as defined in “Residential Care Facilities” in Section 2.02 and operating before 7:00am and after 6pm.
13. Wireless Reception Facilities, subject to the provisions in Section 3.16.
14. Public Utility Facilities, subject to the provisions in Section 9.02, subsection K.

Section 15.05 – RESIDENTIAL B-2 DEVELOPMENT STANDARDS

A. Site Plan Review

Site plan review and approval is required, in accordance with Article 27.00.

B. Area, Height, Bulk, and Placement Regulations

Buildings and uses in the Residential B-2 District are subject to the area, height, bulk and placement requirements in Article 26.00, Schedule of Regulations and the following special standards:

1. Front Yard: Minimum 0-foot, Maximum 20-foot.
2. Rear Yard: Minimum 10 feet.
3. Side Yard: Minimum 5 feet.
4. Side Street: Minimum 0-foot, Maximum 20-foot.
5. Spacing between Buildings: Minimum 10 feet
6. Height: Minimum 50% of façade within minimum and maximum front yard setback must be two stories, maximum 28 feet.

C. Planned Unit Development

Planned unit development may be permitted in the Residential B-2 District as a means to achieve the basic intent of this district, in accordance with Article 24.00.