

MULTI-FAMILY RESIDENTIAL



This designation involves areas devoted primarily to structures with multiple residential units, at a greater intensity (i.e., units per building or acre) than found in single-family residential. Site design and open space standards may be applied to offset the relative density of this residential type, to ensure adequate recreational space on the site for residents, and to provide buffering and screening between this and less intensive residential uses. This use category can also provide a transition from primarily residential to mainly non-residential areas.

Development Types

- Multi-unit attached residential in concentrated development, whether for rent (apartments) or ownership (condominiums)

Characteristics

- Auto-oriented character typically due to the extent of off-street parking needed. However, the auto-oriented appearance can be softened by perimeter and on-site landscaping, minimum spacing between buildings, site coverage limits, and on-site recreation or open space criteria.
- Multi-family residential can achieve a suburban character if appropriate design and bulk standards within the context of attached residential and/or single-family detached residential uses in the vicinity.
- Building designs should be generally limited to two or three stories.