

Chapter 17.13: Residential Zoning Districts

§17.13.090. MFV, Multi Family Very High Density District

The MFV, Multi Family Very High Density district is primarily intended to accommodate household living in multi dwelling structures. The MFV district corresponds to the MFV land use classification of the General Plan. Explanation 17.13.090 provides examples of development patterns possible in the MFV zoning district.

A. Lot Size and Development Density

1. Minimum area for new lots or parcels: As established in Table 17.15.010, as adopted by the Planning Commission.
2. Number of units per acre of net land area: As established in Table 17.15.010, as adopted by the Planning Commission. Maximum density may be reduced at the discretion of the Planning Commission based on the proposed subdivision design, neighborhood character, terrain, topography, sitespecific considerations, and other requirements of this Title. Final density to be determined through the design review process and with approval of the Planning Commission.

B. Requirements for Planned Developments

Permitted and encouraged, but subject to review.

C. Site Development Considerations

1. Onsite usable open space: 1,386 square feet for each structure and 462 square feet for each dwelling unit.
 - a. Onsite usable open space shall be usable for recreation or play.
 - b. Design review shall determine whether or not it shall be contiguous or in clusters.
2. Design review: Required for planned developments, subdivisions, and all multidwelling structures, but not for individual residences unless located in the visually sensitive area as defined in the General Plan.

Explanation 17.13.090: Development Examples: MFV Zoning District

1. On 1 acre of net land area, 7 detached single family homes could be built, each on a 6,000 square foot lot.
2. After design review and with approval of the Planning Commission, a 32 unit multi story apartment could be built on 1 acre.

Open Space: A complex with 2 fourplexes would require 1,386 square feet of usable open space for each building and 462 square feet of usable open space for each of the 4 units in the structure, a total of 3,234 square feet of usable open space per building. 2 fourplexes would require 6,468 sq. ft; a single building with 8 units would require 5,082 square feet.

D. Maximum Occupancy, Vehicle Limitation

1. One family unit or not more than two unrelated adults per bedroom, not to exceed six unrelated adults per dwelling unit. ²
2. Family unit occupancy – Section Reserved.
3. Parking shall conform to code (Parking §17.38.080). No person shall maintain a number of vehicles in excess of available conforming parking.