

Section 2.06 R-MF-8: Multifamily Residential District

Intent - The R-MF-8 *Districts* are established to protect, promote and maintain the development of *multifamily dwellings* and to provide for limited public and institutional uses that are compatible with a multifamily residential neighborhood. The *development standards* are designed to promote the establishment of *multifamily dwelling* projects, in townhouse style developments, with on-site amenities.

A. *Permitted Uses.*

1. *Primary Uses*

- a. Residential: *Two family dwelling; Multifamily dwellings; or One (1) family care home* – See Section 8.02 – Special Regulations for Family Care Homes. [Amended Ordinance #13-09; 20-01]*

2. *Special Exception Uses*

- a. Communication/Utilities: Electricity Relay Station; Non-municipal Utility Substation; Public Wells; Non-municipal Pumping Station; Non-municipal Sewage Treatment Plant; Telephone Exchange; Water Tower; Non-municipal Water Treatment Plant. [Amended Ordinance #11-07]
- b. Educational Use: Kindergarten; *Child Care Ministry; Family Child Care Home*; Public Library; School - Public or Private. [Amended Ordinance #11-07]
- c. Governmental Use: Fire Station; Municipal / State Road Maintenance Facility; Police Station; Post Office – without outdoor parking of delivery vehicles. [Amended Ordinance #11-07]
- d. Miscellaneous: *Artificial Lake; Bed & Breakfast; Boarding House; Tourist Home*. [Amended Ordinance #11-07]
- e. Public Facilities: Community Center; Public Park; Religious *Use*; Transit Stop. [Amended Ordinance #11-07]
- f. Recreation: *Country Club; Golf Course; Swimming Pool*, private or public. [Amended Ordinance #11-07]
- g. Residential: *Assisted Living Facility; Group Home*. [Amended Ordinance #11-07]

3. *Accessory Uses* - See Section 2.08, A. – Accessory Uses, Buildings and Structures.

4. *Home Occupations* - See Section 2.08, B. – Temporary Uses, Buildings and Structures.

Section 2.06
R-MF-8 Multifamily Residential District

5. *Temporary Uses* - See Section 2.08, C. – Home Occupations.

B. Development Standards.

All uses permitted in the R-MF-8 *District* shall conform to the following development standards.

1. Maximum Project *Gross Density* - Eight (8) *dwelling units* per acre.

Attachment to public water and public sanitary sewer facilities shall be mandatory for development in this *district*.
2. Minimum *Project Frontage* - 150 feet on a public *street* and gain *access* from said *public street*.
3. Minimum *Setbacks* and *Perimeter Landscape Yard* Requirements - a minimum *setback* and *perimeter landscape yard* shall be provided along all property lines of the project as follows: [Amended Ordinance #06-15]

- a. Front - a *minimum front yard* and *minimum building setback* measured from the greater of the *proposed right-of-way* or existing *right-of-way* shall be provided as follows:

<i>Freeway – NC-540 / US 1:</i> [Amended Ordinance #14-07]	100'
<i>Freeway – NC 55 Bypass:</i>	100'
<i>Thoroughfare:</i>	30'
<i>Collector Street:</i>	30'
<i>Local Street / Cul-de-Sac Street:</i>	30'

- b. *Side Yards* - 30 feet.
 - c. *Rear Yards* - 30 feet.
4. Use of *Minimum Yards*.

All *minimum yards* shall be landscaped in compliance with the requirements for *perimeter landscape yard* landscaping as set forth in Section 7.01 – Landscape Regulations of this UDO and shall remain free from *buildings* or *structures* except where expressly permitted below or by Section 2.08 – General Regulations for Residential Districts: [Amended Ordinance #06-15]

- a. *Minimum Front Yards* – may include: *driveways*; *walkways* with a maximum width of up to six (6) feet, or *signs* as regulated by Section 7.03 – Sign Regulations of this UDO, and shall otherwise be maintained as *open space* free from *buildings* or *structures*.

Section 2.06
R-MF-8 Multifamily Residential District

- b. *Minimum Side Yards* – shall be maintained as *open space* free from *buildings* or *structures*.
- c. *Minimum Rear Yards* – shall be maintained *open space* free from *buildings* or *structures*.

[Amended Ordinance #10-11]

5. *Maximum Building Height*

- a. *Primary Building* - 35 feet, but not to exceed two (2) stories containing a *dwelling unit*.
- b. *Accessory Buildings* or *Structures* – the lesser of twenty-five (25) feet or the height of the *primary building*

6. *Off-Street Parking* – See Section 7.04 – Parking Regulations.

7. *Signs* – See Section 7.03 – Sign Regulations.

8. *Landscaping and Screening Requirements* - See Section 7.01 – Landscape Regulations.

9. *Developed Recreational Open Space* Requirements.

Developed recreational open space areas equal to, at a minimum, ten (10) percent of the total *project area* shall be required. *Developed recreational open space* may include, but not be limited to, such facilities as: playgrounds; parks; tot lots; swimming pools; tennis, volleyball or basketball courts; and common recreational buildings. Areas designated to comply with the *developed recreational open space* requirements shall not overlap any required *interior yards* or *perimeter landscape yards*. [Amended Ordinance #06-15; 20-01]*

If the project abuts any portion of a greenway as set forth in an adopted plan of the Town of Holly Springs, a direct linkage from the *developed recreational open space* to such greenway shall be provided.

10. Requirements for all *Private Streets*, *Interior Access Driveways*, and *Interior Access Drives* for *Multifamily Dwelling* Projects.

Individual *buildings* and *dwelling units* located within a *multifamily dwelling* project may be served by *private streets*, *interior access driveways*, and *interior access drives* developed in compliance with the standards set forth in Section 2.08, G. – Requirements and Services for Private Streets, Private Alleys, Interior Access Driveways and Interior Access Drives, of this UDO and the Town of Holly Springs' Engineering Design and Construction Standards.

C. Architectural and Site Design Review.

All development within the R-MF-8 *District* shall be subject to the following Architectural and Site Design requirements.

1. General Procedures.

The review and determination of a *development plan* for Architectural and Site Design Review in the R-MF-8 District shall be as specified in Section 9.09 – Decision Matrix of this UDO.

2. Architectural and Site Design *Requirements*.

a. *Building Design and Appearance Requirements.*

All *buildings*, including community *building* / club house, storage *buildings*, maintenance *buildings*, *garages* and *buildings* containing *dwelling units* shall be constructed with at least four (4) of the following five (5) *building* design and appearance requirements: [Amended Ordinance #10-11]



Examples of Building Design and Appearance Requirements

- (1) multiple *building* materials (e.g., brick, fieldstone, limestone, marble, granite, textured block, architectural pre-cast concrete, concrete composite siding, wood clapboard siding, wood beaded siding, stucco, E.F.I.S., aluminum siding, etc.); [Amended Ordinance #10-11]
- (2) multiple surface textures (e.g., rough, striated, imprinted, etc.);
- (3) façade modulations (e.g., *building* off-sets of at least two (2) feet in depth for every forty (40) feet of *building* wall length);
- (4) architectural elements (e.g., quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.) or roof line changes (e.g., changes in direction of ridge, changes in elevation of ridge, inclusion of dormers, etc.);

Section 2.06
R-MF-8 Multifamily Residential District

- (5) multiple colors (the maximum number of colors shall not be limited, provided however, that there shall be no more than three (3) discernable colors and the primary color shall constitute a minimum of sixty (60) percent of the façade (excluding windows, doors, roofing, fascia materials, or soffit materials), [Added Ordinance #10-11]

only each exterior wall surface as approved in connection with the *development plan* for Architectural and Site Design Review. Vinyl siding material shall not be permitted. [Amended Ordinance #10-11]*

b. Site Design Requirements.

- (1) Trash Containers – See Section 2.08, A., 3., i.
- (2) Vehicular design and pedestrian connectivity – See Section 7.09 – Pedestrian Circulation and Vehicular Area Design.
- (3) Signs – A *Master Sign Plan* as set forth in Section 7.03, A. – Master Sign Plans, shall be provided for review and approval.

3. *Waiver* of Architectural and Site Design Requirements.

In order to encourage innovative *building* and site designs capable of enhancing the quality of the built environment within the R-MF-8 *District*, a *waiver* of any of the Architectural and Site Design Requirements specified in this Section 2.06, C., may be heard and determined in connection with the approval of a *development plan* for Architectural and Site Design Review.

4. Findings Required for the Approval of a *Waiver* of Architectural and Site Design Requirements in the R-MF-8 *District*.

A *waiver* of the Architectural and Site Design Requirements specified in this Section 2.06, C., may only be granted upon the finding that:

- a. The proposed development represents an innovative use of *building* materials, site design features or landscaping which will enhance the use or value of area properties beyond the enhancement that would otherwise occur under the strict application of the Architectural and Site Design Requirements set forth in the R-MF-8 *District*; or,

The strict application of the terms of the Architectural and Site Design Requirements set forth in the R-MF-8 *District* represents an unusual or unnecessary hardship when applied to the proposed development;

- b. The proposed development is consistent with and compatible with other development located within the R-MF-8 *District* and the surrounding area; and,
- c. The proposed development is consistent with the intent and purpose of this UDO.

All findings specified above for the granting of a *waiver* of the Architectural and Site Design Requirements shall be reduced to writing, signed by the *Director* and retained as a part of the permanent record of the determination.