
Section 2.07 R-MF-15: High-Density Multifamily Residential District

Intent - The R-MF-15 *Districts* are established to protect, promote and maintain the development of higher density *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 with on-site amenities.

A. Permitted Uses.

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

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

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

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B. Development Standards.

All uses permitted in the R-MF-15 *District* shall conform to the following development standards.

1. Maximum *Project Gross Density* - Fifteen (15) *dwelling units* per acre, provided, however:
 - a. Any *project* with a *gross density* in excess of eight (8) *dwelling units* per acre shall comply with the additional Design Feature requirements set forth in Section 2.07, C., below; and,
 - b. Attachment to public water and public sanitary sewer facilities shall be mandatory for development in this *district*.
2. Minimum *Project Frontage* – One-hundred and fifty (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 yard* shall be provided along all property lines of the project as follows:
 - 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: [Amended Ordinance #12-05]

<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 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:

- 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*.
- 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* – Sixty (60) feet, but not to exceed four (4) stories containing a *dwelling unit*; provided, however, any project with a maximum building height for a primary building in excess of thirty-five (35) feet or two (2) stories containing a *dwelling unit* shall comply with the additional Design Feature requirements set forth in Section 2.07, C., below
 - 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 *lot area* of the project 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]

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.

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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. Design Features. [Supplement #9- corrected typographical error]

In order to mitigate the impacts of increased *gross density*, increased *building height* or increased number of stories containing *dwelling units* within a *multifamily project*, the following Design Features shall be required for any *multifamily project* which includes: a project *gross density* of over eight (8) *dwelling units* per acre; buildings over thirty-five (35) feet in height; or, *buildings* with more that two (2) stories containing *dwelling units*.

1. Design Features Required.

Any proposed *multifamily dwelling* project located in the R-MF-15 *district* shall provide at least six (6) design features as set forth in this Section. [Amended Ordinance #10-11]

Each design feature selected shall be considered separate from and in addition to the other design features listed below or in Section 2.07, B., 5., b., and in no event shall any area, *building*, *structure* or other element of one design feature be credited toward compliance with any other design feature.

2. Design Features. [Amended Ordinance #10-11, 19-03]*

The design features listed below may be utilized in a *multifamily project* in order to increase *project gross density* or increase maximum *building height* as set forth above.

- a. Recreational opportunities are provided in manner and amount which:
(i) exceed the minimum requirements of the R-MF-15 *district* by at least 50% in area; (ii) are superior in design and layout from minimum requirements; and, (iii) are appropriate to the anticipated resident profile of the project;
- b. The project includes a community *building* / club house featuring four (4) or more common recreational facilities including, but not limited to, a swimming pool, hot tub, tennis court, basketball court, lounge area, multi-purpose room, game room, and the like which are appropriate to the project;
- c. If the *project* features a flat roof, design a ‘cool roof’ which is specifically designed to reflect the heat that comes from sunshine. They can be bright white membrane roofs, paint-on coatings (for retrofit applications or light colored. [Added Ordinance #10-11]
- d. The provision of a transit stop, park and ride lot, rideshare pickup/dropoff location, protected bicycle storage lockers or other facility to encourage alternative means of travel (i.e. greenway), in an amount and design as

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- approved in connection with the *development plan* for Architectural and Site Design Review. Multiple options may be provided on a site as distinct design features to meet this requirement; [Amended Ordinance #19-03]*
- e. Façade comprised of masonry materials covering more than fifty (50) percent of the front, sides and rear façade. [Added Ordinance #10-11]
 - f. Use landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries. [Added Ordinance #10-11]
 - g. Green Building Elements. Any building achieving the elements necessary for any level of LEED, Energy Star, Green Globes, North Carolina High Performance Building Guidelines, BRE Environmental Assessment Method, or similar approved certifying program; [Added Ordinance #10-11]
 - h. The utilization of re-use water or storm water ponds for on-site irrigation;
 - i. *Building* entrances oriented to face the perimeter *public streets* with no *parking areas* between a *front building line* and *front lot line*; [Amended Ordinance #19-03]*
 - j. The massing of upper *stories* shall be modulated by stepping back massing elements a minimum of two feet from the ground floor *setback*, and/or through the use of projecting bays; [Added Ordinance #19-03]*
 - k. Include at least two different *building* types of distinct but compatible style within a single *project*; [Added Ordinance #19-03]*
 - j. Install pedestrian scale light fixtures (pole or bollard) along sidewalks and pedestrian areas no taller than 16 feet and spaced a max of 60 feet. [Added Ordinance #19-03]*

D. Architectural and Site Design Review.

All development within the R-MF-15 *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-15 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:



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., etc.);
- (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.); or,

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- (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),

on each exterior wall surface as approved in connection with the *development plan* for Architectural and Site Design Review. Vinyl or aluminum siding material shall not be permitted.

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-15 *District*, a *waiver* of any of the Architectural and Site Design Requirements specified in this Section 2.07, D., 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-15 *District*.

A *waiver* of the Architectural and Site Design Requirements specified in this Section 2.07, D., 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-15 *District*; or,

The strict application of the terms of the Architectural and Site Design Requirements set forth in the R-MF-15 *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-15 *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.