

**5.FF. R-MF MULTI-FAMILY RESIDENCE DESIGN DISTRICT\*<sup>46</sup>****5.FF.1. Purpose**

The purpose of this district is to set aside and protect areas which have been or may be developed predominantly for high middle *Density* housing in low rise *Buildings*. Certain other *Uses* are permitted *As-of-Right* or by *Special Permit* subject to adequate conditions and safeguards. It is intended that new *Development* permitted in this district be harmonious and compatible with existing *Buildings*. It is hereby found and declared that these regulations are necessary to the protection of these areas and that their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.

**5.FF.2. Procedure**

All projects located on *Lots* of 20,000 square feet or more, and all applications for R-MF *Special Permit Uses* shall be subject to approval of site and architectural plans by the Zoning Board. R-MF projects located on *Lots* of less than 20,000 square feet shall be subject to review and approval by the *Zoning Enforcement Officer*.

**5.FF.3. Permitted Uses, As-of-Right**

In any R-MF district a *Building* or other *Structure* may be erected, altered, arranged, designed or used, and a *Lot of Structure* may be used *As-of-Right* for any of the following purposes and no other:

- a. Apartment Building for the Elderly<sup>47</sup> provided increase over as-of-right *Density* does not exceed fifty percent (50%)
- b. Apartment - Garden Type
- c. Apartment House
- d. Child Day Care Services. (222-31)
- e. Dwelling - Single Family, Two-Family, Multiple
- f. Garage, Accessory
- f. Home Occupation
- g. Professional Offices, Accessory Use
- h. School, Public

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\* Design District. The additional requirements of Section 1.B.6. shall apply.

<sup>46</sup> [Formerly Section 9.N. (224-07).]

<sup>47</sup> [This Use was eliminated by application # 224-06 Refer to “Independent Living Facility” in Section 4. for Bonus Provisions for Senior Housing.]

**5.FF.4. Permitted Uses, Special Permit**

The following Uses shall be permitted by *Special Permit*:

- a. Boarding House, Rooming House
- b. Camp, Summer Day
- c. Cemeteries and Mausoleums
- d. Christmas Trees, etc., Temporary Sale
- e. Churches & Religious Institutions
- f. Clubs and Lodges, Non-Profit
- g. Colleges and Dormitories
- h. Community Center
- i. *Historic Site*
- j. Hospital Complex
- k. Nursing Home
- l. Public and Charitable Agencies
- m. Public Library or Branch thereof
- n. Public Utility Transformer and Pump Stations
- o. Radio and Television Broadcasting Stations and Masts
- p. School, Non-Public
- q. Accessory on-grade parking for Surgical Center/Outpatient, provided such parking shall not exceed 20 spaces, is physically adjacent to the Principal Use, and the reviewing board shall find that at the time of the application it is unlikely or impractical for residential Uses to occur on site. (95-017)
- r. Supportive Housing. (95-014)
- s. Auto Rental Service Facility. (See Section 7.N) (97-014)
- t. Clinic, Community Health Center (201-20)

**5.FF.5. A. Permitted Uses, Administrative Zoning Board Review.**

- a. Social Hall

**5.FF.6. Building Regulations**

- a. **Minimum Lot Area:** 5,000 square feet
- b. **Minimum Lot Area per dwelling unit:** For all *Lots* less than 20,000 square feet there shall be at least 2000 square feet of *Lot Area* per *Dwelling Unit*.  
On *Lots* of at least 5000 square feet but less than 6000 square feet there may be located by conversion a third *Dwelling Unit* in a *Building* existing as of September 1, 1983. Such *Dwelling Unit* shall be limited to one bedroom. No increase in *Building Coverage* shall be permitted except for exterior stairways required by the *Building Code*.  
For *Lots* 20,000 square feet or more there shall be at least 1,500 square feet of *Lot Area* per

Dwelling Unit.

- c. **Minimum Lot Area per dwelling unit, Apartment Building for the Elderly<sup>48</sup>:** An Apartment Building for the Elderly may be built on any *Lot* consisting of 8,000 square feet or more. Because these units tend to be smaller and require less parking, the *Density* for such *Buildings* may be increased. The minimum *Lot Area* per Dwelling Unit may be as follows:
- For all *Lots* of at least 8,000 square feet but less than 20,000 square feet there shall be at least 1,333 square feet of *Lot Area* per Dwelling Unit.
- For *Lots* 20,000 square feet or more there shall be at least 1000 feet of *Lot Area* per Dwelling Unit.
- The provisions of this paragraph 5.FF.6.c shall apply only to Apartment Buildings for the Elderly.
- d. **Minimum Frontage:** *Lots* less than 20,000 square feet: 50 feet  
*Lots* 20,000 square feet or more: 100 feet
- e. **Maximum Building Coverage, all Buildings:** *Lots* less than 20,000 square feet: 30 percent  
*Lots* 20,000 square feet or more: 35 percent
- f. **Maximum Building Height:** 4 *Stories*, may not exceed 40'
- g. **Minimum Yards:** Front: 15 feet  
Rear: 30 feet  
Side: *Lots* less than 20,000 square feet or 20,000 square feet or more utilizing the bonus *Density* set forth in subsection (h) below: one side 8 feet, both sides 18 feet.  
*Lots* 20,000 square feet or more not utilizing the bonus *Density* set forth in subsection (h) below: one-half the height of the *Building* but need not exceed 15 feet each side.
- h. **Below Market Rate Requirement:** *Below Market-Rate Housing* shall be provided pursuant to Section 7. of these Regulations. On *Lots* with an area greater than 20,000 square feet, a premium *Density* bonus not to exceed 40 Dwelling Units per acre may be permitted with Zoning Board approval by *Special Permit*, if all required *BMR Units*, except for fractional units, are provided on-site. (201-23; 203-14; 220-13)
- i. On *Lots* with an area of 20,000 square feet or more utilizing the premium *Density* bonus set forth in Subsection 5.E.5.h above, the Zoning Board may require useable open space to be provided on-site, with the amount, location and design of such open space subject to determination and approval of the Zoning Board. (201-23; 203-14; 220-13)

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<sup>48</sup> [This Use was eliminated by application # 224-06 Refer to “Independent Living Facility” in Section 4. for Bonus Provisions for Senior Housing.]

**5.FF.7. Screening of Parking.**

- a. The following requirements shall apply to all *Parking Areas* for more than five (5) cars on any *Lot* of 20,000 square feet or more in the R-MF District:
- (1) There shall be a buffer strip of land on the same *Lot* as the *Parking Area* located between the *Parking Area* and the *Property Line*. The buffer strip shall be at least three feet wide and shall not be encroached on or over by any part of a parked car.
  - (2) Said buffer strip shall be landscaped with dense evergreen planting of a species which normally grows to a height of at least four feet, at least two feet high at planting, designed to screen noise, odors, visibility and headlight glare in the *Parking Area* from adjacent property. A suitable opaque *Fence* or wall at least five feet high may be substituted for the evergreen planting. In cases where a *Fence* or wall is provided, such wall or *Fence* shall be supplemented by landscaping. Landscaping shall consist of hedges or other ornamental plants supplemented by shade or flowering trees. There shall be at least one tree for each twenty-five linear feet of buffer area.
  - (3) All trees and plants required by this section shall be maintained in a healthy growing condition. Plant materials which do not meet this requirement shall be replaced by the property owner. (99-004)

**5.FF.8. Office Use**

Legally nonconforming Professional Office *Uses*, established between December 31, 1950 and January 1, 1985, within *Buildings* designed and constructed as office *Buildings* consisting of not less than 10,000 square feet in *Gross Floor Area* and on *Lots* of not less than 10,000 square feet, may be used for “Offices, Business & Professional” provided that no residential *Use* exists within the *Building*, business operations generally take place during normal business hours, and that any service/commercial vehicles, which shall not exceed three-quarter ( $3/4$ ) tons in capacity, are covered by a *Building* or garage and suitably screened from a public *Street* and occupy not more than 20% of the required or provided parking, whichever is less. (215-08).