

1005.155 Multiple Family Subdivision Design Standards.

The design standards as set forth in this Section are the minimum standards for the multiple family residential subdivision. Unless otherwise set forth below, the standards and procedures established elsewhere in this Chapter as applicable to all subdivisions shall apply to multiple family subdivisions as well.

1. Lots

- a) A multiple family residential subdivision may consist of only one (1) parcel of land or may include separate lots for one (1) or more multi-family buildings or may include separate lots for each dwelling unit.
- b) If divided into lots, such lots shall not be deemed "lots" for the purpose of determining minimum lot area as provided in Chapter 1003 providing, however, that the total number of dwelling units does not exceed the maximum density requirements of the zoning district or of any special procedure ordinance enacted pertaining to the tract.

2. Street Frontage

Any such lots need not front or abut directly on a street providing that suitable access and easements are provided for both vehicular and pedestrian traffic.

3. Multiple Family Access Streets

Notwithstanding any other provision of this Chapter, private roadways primarily intended to service parking areas as determined by the Department shall not be considered streets for the purpose of Section 1005.270 Sidewalks. However, pedestrian access must be provided from the interior of the development to the public right-of-way sidewalks.

4. Landscaping

- a) In the event the developer submits an alternate landscape plan under Section 1005.340-2 (c), trees need not be located between the edge of the pavement and the building line providing that the Director finds that the proposed alternate landscape plan enhances the value and attractiveness of the subdivision.
- b) Whenever a residential subdivision abuts a non-residential subdivision, a permanently landscaped buffer strip twenty (20) feet in width shall be provided. Up to ten (10) feet of this required buffer strip may be satisfied on the abutting property if provided.

5. Circular Turnaround

Frontage - The minimum building line will in no event be less than fifteen (15) feet from any road maintenance and utility easement. However, the Zoning Ordinance may require a greater front yard or building line setback.

6. Parking Areas

- a) Parking bays on Multiple Family Access Streets may be accepted by the Department to satisfy off-street parking space requirements in multiple family subdivisions.
- b) Parking areas should be of sufficient dimension to accommodate a 9' x 19' parking bay independent of the driveway aisles. All multiple family access drives and internal parking lot aisles shall be not less than twenty-two (22) feet in width.

7. Yard Limitations

In the event the plan proposes the construction of dwelling units either with walls joined together or having a common wall but on separate lots, such group of dwelling units or walls or both shall be deemed one (1) structure for the purpose of determining the side, front, and rear yard limitations of the Zoning Ordinance.

8. Party Wall or Cross-Easement Agreements

If the proposed subdivision necessitates the creation of party wall agreements, cross-easements, or other similar agreements to be of record for the use and benefit of two (2) or more dwelling units, the developer shall submit to the Department all such agreements or indentures at the time of submission of the record plat for approval. (O. No. 12035 - Adopted 4/25/85)