

Chapter 17.65MULTI-FAMILY DEVELOPMENT REQUIREMENTSSections:

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17.65.010 Definitions. The following definitions apply to this Chapter:

A. "Apartment" means a structure in which multiple dwelling units under common ownership which share a direct exit to a thoroughfare or to a common space that leads to a thoroughfare.

B. "Dwelling" or "dwelling unit" means any building or portion thereof which contains bathroom and kitchen facilities and is designed for or used for residential purposes.

C. "Family" means one person or two or more persons related by blood, marriage, or legal adoption, or a group of not more than three unrelated persons occupying a dwelling unit. A group of persons occupying a boardinghouse, lodging house, hotel, motel, bed-and-breakfast, or similar accommodation shall not be construed as a family.

D. "Frontage" means all the property on one side of a street between two streets which intersect such street (crossing or terminating), measured along the line of the street, or if the street is dead ended, than all of the property abutting on one side between a street which intersects such street and the dead end of the street.

E. "Multi-plex" means either one-family attached dwellings or a multi-family structure, with each unit having direct access to a private yard or access point, which yard and access may be shared.

F. "One-family dwelling" means a building designed for exclusive occupancy by one family and occupied exclusively by one family.

G. "Multi-family dwelling" or "multiple-family dwelling" means a building designed for two or more families and occupied exclusively by families.

H. "Townhouse" mean a one-family dwelling attached from ground to roof by a common wall to at least one other one-family dwelling.

I. "Two-family dwelling" means a building designed for exclusive occupancy by two families and occupied exclusively by two families. (Ord. 307, 1996)

17.65.020 Developmental standards. All multi-family dwellings must comply with the following provisions:

A. Each multi-family dwelling structure must meet the specific zoning requirements for the zoning district in which it is located.

B. No mobile homes shall be placed in a multi-family development area.

C. All multi-family development plans which include individual ownership of dwelling units shall include legally enforceable restrictive covenants, including any assessments for common areas.

D. Two off-street parking spaces shall be provided for each dwelling unit.

E. No structure may exceed two above-ground stories and shall not exceed thirty-five feet in height. (Ord. 307, 1996)

17.65.030 Landscaping requirements. Exposed surfaces in all parts of a multi-family development area shall be paved, covered with concrete, wood, stone screening or other solid material, or protected with vegetation capable of preventing soil erosion and objectionable dust. (Ord. 307, 1996)

17.65.040 Apartment requirements. In addition to all other applicable requirements in the Pinedale Municipal Code, apartment developments must meet the following requirements:

A. Each apartment shall contain at least one complete bathroom, a kitchen, and sleeping quarters. A kitchen and sleeping quarters may occupy the same room.

B. The lot or parcel upon which an apartment development is placed must have no less than one hundred feet of road or street frontage.

C. No more than twelve dwelling units shall be located in any one building, and no more than twenty-four dwelling units may be placed on the same lot or parcel of land.

D. A utility easement of at least ten feet shall be maintained between each building.

E. Recreational space shall be provided and shall be no less than eight percent of the area of the zone lot upon which the development is to be located. (Ord. 307, 1996)

17.65.050 Multi-plex requirements. In addition to all other applicable requirements in the Pinedale Municipal Code, multi-plex developments must meet the following requirements:

A. For multi-plex developments providing for individual ownership of dwelling units, restrictive covenants must be in place and of public record requiring shared cost of maintenance of common areas, yards, parking areas, recreational areas, landscaping, and snow and ice removal.

B. No more than six dwelling units shall be attached in any single structure.

C. Recreational space shall be provided and shall be no less than eight percent of the area of the zone lot upon which the development is to be located. (Ord. 307, 1996)

17.65.060 Townhouse requirements. In addition to all other applicable requirements in the Pinedale Municipal Code, townhouse developments must meet the following requirements:

A. For townhouse developments providing for individual ownership of dwelling units, restrictive covenants must be in place and of public record requiring shared cost of maintenance of common areas, common yards, common parking areas, common recreational areas, common landscaping, and snow and ice removal for common benefit. If there are no such common areas, such restrictive covenants are not required. (Ord. 307, 1996)

B. All dwelling units must be separated by one or more common fire-resistant walls as required by the Uniform Building Code of 1994, and no dwelling unit shall be constructed above another dwelling unit.

C. All utilities and heating must be separate and separately metered for each dwelling unit as required by the Uniform Building Code of 1994.

D. There shall be a ten-foot utility easement on each side of a townhouse complex.

E. No more than six townhouse units shall be contiguous, and no portion of a townhouse or accessory structure in or related to one group of contiguous townhouses shall be nearer than fifteen feet to any portion of a townhouse or accessory structure of another group.

F. The total ground floor area of the townhouse groups shall not exceed sixty percent of the total project area. For purposes of this section, ground floor area is the area containing the ground floor of a townhouse and enclosed garage, exclusive of accessory buildings and structures.

G. Each lot shall contain a private yard with not less than four hundred square feet of area. Private yards may contain a patio cover or similar structure which does not cover more than twenty-five percent of the area of the private yard.

H. Each townhouse unit shall be located on an individual lot with a minimum width of twenty-eight feet and shall contain at least 2,400 square feet.  
(Ord. 307, 1996)

17.65.070 Application for development. An application development of any multi-family structure must be filed with the Town Clerk, which application shall include a site plan and a development plan as provided in Section 17.65.080.  
(Ord. 307, 1996)

17.65.080 Development plan. Applications for approval of a development plan for a multi-family dwelling shall include a plat of the site plan, drawn to scale, and showing the following detail:

A. The legal description of the land area included in the proposed zone lot.

B. The land area to be included within the development plan, its present zoning classification, the zoning classification of abutting lands and all existing and proposed public and private rights-of-way and easements abutting or crossing the land area.

C. The proposed finished grade of the designated area.

D. The location of each existing and proposed structure in the designated area, together with a notation of the permitted uses to be contained in each structure, the height of each structure, and the location of entrances.

E. All curbs cuts, driving lanes, parking areas and loading areas, including the total number of off-street parking spaces.

F. The location and height of all fences and walls and the location, height and size in square feet of all signs.

G. The type of surfacing for all common areas.

H. The location of all fire hydrants.

I. The location and general character of all landscaping.

J. Any proposed units for future consideration. (Ord. 307, 1996)

17.65.090 Review by Planning and Zoning Commission. Upon receipt of a properly completed application and development plan, the Town Clerk shall forward all submitted materials to the Planning and Zoning Commission for review and hearing, after which the Commission shall make its recommendations to the Town Council.  
(Ord. 307, 1996)

17.65.100. Action by Town Council. At its next regular meeting after receipt of recommendations from the Planning and Zoning Commission, the Town Council shall consider the application and the recommendations of the Planning and Zoning Commission and shall approve the application, approve the application with requirements, or disapprove the application. If the application is approved with requirements, the fulfillment of the requirements is a condition precedent to implementation of the development plan. If the application is disapproved, the reasons for disapproval will be given in writing to the applicant. (Ord. 307, 1996)