

## 2-500 SUPPLEMENTARY DEVELOPMENT STANDARDS

### 2-501 MULTIFAMILY RESIDENTIAL/

#### PERMITTED NONRESIDENTIAL USES IN A DISTRICTS

Ord. 3438/8-20-01; Ord. 2669/4-16-90

The standards set out below shall be required for all uses in an A district, except for single family and duplex dwellings in accordance with 2-301, and shall serve as guidelines for review of multifamily developments in PD districts.

#### A. SITE PLAN

~~Submittal and approval of a~~ site plan showing the proposed development including all ~~easements, property lines, physical features, fire lanes and hydrants, buildings, parking facilities, landscaping, and locations of refuse containers shall be submitted with the application for building permits and approved by the Development Review Committee items on the Site Plan Review Checklist kept of file in the Planning Office and all items required by this section shall be required.~~

#### B. LOT AND SETBACK REQUIREMENTS

All multifamily and other permitted uses in the A districts shall comply with the following lot and setback requirements.

1. <i>Minimum Lot Size</i>	10,000 square feet.
2. <i>Minimum Lot Width</i>	80 feet
3. <i>Minimum Front and Exterior Side Yards</i>	25 feet; <del>No parking shall be permitted in the front or exterior side yard setbacks.</del>
4. <i>Minimum Interior and Rear Yards</i>	Adjacent shall mean that the building site in the A district abuts or is across an alley from a lot or tract in the specified district. <ul style="list-style-type: none"> <li>a. Adjacent to AG, R or D district: 25 feet (Also see height regulations below for setbacks required for <del>two and three story structures taller than one story.</del>)</li> <li>b. Adjacent to A or nonresidential district: 15 feet.</li> </ul>

#### C. HEIGHT REGULATIONS MAXIMUM STORIES

~~The maximum height of a structure in an A district shall be 35 feet measured from the lowest level of Fire Department vehicle access to the top plate of the uppermost story. Height shall be further restricted by district and by adjacency to an AG, R or D district as follows:~~

~~The maximum number of stories in an A district shall be:~~

~~2-stories if less than 200 feet from a single-family residential zoning district~~

~~3-stories if 200-300 feet from a single-family residential zoning district~~

~~5-stories if greater than 300 feet from a single-family residential zoning district~~

District	A-1/A-2 Districts	A-3 District
Maximum number of stories:		
Within 80 feet of an AG, R or D district	1	1
Within 200 feet of an AG, R or D district	2	2
Over 200 feet from an AG, R or D district	2	3*

~~\*Three story structures shall not be permitted in the first tier of buildings closest to an AG, R or D district regardless of distance.~~

#### D. EXTERIOR FIRE RESISTANT CONSTRUCTION REQUIREMENTS

All main structures shall be of fire resistant construction having at least 75% of the total exterior walls, excluding doors and windows, constructed of brick, ~~or stone, concrete block, stucco, or other masonry, or materials of equal characteristics; provided however, that at least 50% of the exterior walls, excluding doors and windows, shall be constructed of masonry unit construction. Masonry unit construction shall mean brick or stone which is laid unit by unit and set in mortar.~~

### E. ~~MINIMUM UNIT SIZE DWELLING UNIT REQUIREMENTS~~

The minimum living area required for a multifamily dwelling unit shall be as follows:

1. <del>One-Bedroom Units</del> <u>Minimum Dwelling Size</u>	725 square feet, <u>provided that efficiency units may be 500 square feet</u>
2. <del>Two-Bedroom Units</del> <u>Maximum number of efficiency units</u>	<del>875 square feet</del> <u>5% of total number of dwelling units in the development</u>
3. <del>Three-Bedroom Units</del> <u>Minimum number of one bedroom units</u>	<del>1,100 square feet</del> <u>50% of total number of dwelling units in the development</u>
4. <u>Maximum number of units with three or more bedrooms</u>	<u>5% of the total number of dwelling units</u>

Each dwelling unit will include the following:

- Washer and Dryer hookups
- Security System
- The entry to all dwelling units shall be from an interior hallway of the building, provided that private patios and balconies shall have access to the unit

Bathrooms shall be required as follows:

- 1- bedroom and efficiency units shall have a minimum of one (1) full bathroom
- 2-bedroom units shall have a minimum of one (1) full and one (1) half bathrooms
- 3 and 4-bedroom units shall have a minimum of two (2) full bathrooms
- 5 or more bedroom units shall have a minimum of two (2) full and one (1) half bathrooms

### F. ~~DENSITY AND OPEN SPACE REQUIREMENTS~~

In the district specified, multifamily development shall not exceed the density specified below, ~~and multifamily development, as well as other permitted uses, shall provide the specified percentage of open space. Open space shall be that portion of the land area which is not covered by buildings, parking or drives provided that a conditional use permit may be granted to allow densities exceeding the maximums specified below.~~

<u>District</u>	<u>Maximum Density (Units/Acre)</u>	<u>Minimum Open Space (%)</u>
A-1	12*	40%
<del>A-2</del>	<del>18*</del>	<del>35%</del>
A-3	25*	30%

\* The maximum density computation indicated is based on gross site acreage as set out in 6-102. However, in no case shall density be permitted to exceed 25 units per acre on the net buildable area regardless of the gross acreage density computation unless approved by Conditional Use Permit. Net buildable area is the acreage of the portion of a tract which is not in a 100 year flood plain or will not be in the 100 year flood plain after reclamation.

### G. SCREENING AND SECURITY

1. **Screening** Screening and buffering requirements for multifamily uses are set out in 1A-304.
2. **Security Fencing** (Ord. 4398/11-2-15) Multifamily developments shall be required to provide security fencing and gates adequate to regulate and control access to the complex. In order to assure emergency access, all gate installations shall be in accordance with established rules and regulations of the Mesquite Fire Department. Fencing erected pursuant to this requirement shall be six (6) to eight (8) feet in height and shall be ~~(i)~~ constructed of wrought iron with a maximum picket spacing of six (6) inches, ~~or (ii)~~ a long-span precast concrete decorative screening wall, brick, stone or vinyl. Only fencing of a non-solid construction is permitted within the front and exterior side yard setbacks, provided that all gates must be set back from the street right-of-way a minimum of 25 feet.

## **H. RECREATIONAL FACILITIES OPEN SPACE AND OUTDOOR AMENITIES**

~~Recreational facilities~~ Open Space and outdoor amenities shall be provided as follows for the use and enjoyment of the residents.

1. ~~Minimum~~ Open Space Requirement ~~Any multifamily site of 50 or more dwelling units shall provide at a minimum one swimming pool and one playground area with a minimum 5 pieces of equipment, which is of heavy-duty construction similar to the type normally used in public parks and school playgrounds. Any multifamily site containing more than 12 dwelling units shall be required to provide a minimum of 400 square feet of open space per dwelling unit. Open spaces shall not include any area with drainage structures, floodplain or within any required front or exterior side setback. Open spaces that count toward this requirement shall have a minimum dimension of 25 feet and a minimum area of 800 square feet.~~
2. ~~Number of Facilities~~ Amenities ~~Any multifamily site with 50 or more dwelling units shall provide a minimum of two outdoor amenities from the list of Outdoor Amenities Group A and two from Outdoor Amenities Group B, below. For each additional 75 dwelling units on a property one additional outdoor amenity from Group A and Group B shall be provided. All amenities shall be of quality and construction similar to the type normally used in public parks. Sites of less than 150 units shall comply with the requirements stated above. Sites with more than 150 units shall provide one recreational facility for each 75 units or portion thereof. The required pool and playground shall be counted as two facilities. Additional facilities may include additional pools or playgrounds; tennis, handball, basketball, or volleyball courts; spas and hot tubs; open play fields (minimum 150 feet by 200 feet); recreation rooms; jogging tracks; or similar areas for sports, exercise or leisure activities.~~

### Outdoor Amenities – Group A

Swimming Pool

Splash Pad

Sports Courts – Regulation sized (such as basketball, volleyball, tennis)

Playgrounds with a minimum of five pieces of equipment

Other amenities may be allowed as approved by the Director of Planning and Development Services

### Outdoor Amenities – Group B

Fire Pit

Outdoor Cooking Facilities

Picnic Areas to include dining tables and permanent shade structures

Hot Tub/Spa

Others amenities may be allowed as approved by the Director of Planning and Development Services

## **I. INDOOR AMENITIES**

Any multifamily site with 50 or more dwelling units shall provide a minimum of two indoor amenities from the list of Indoor Amenities, below. For each additional 50 dwelling units on a property one additional indoor amenity shall be provided.

### Indoor Amenities

Fitness Room to include cardio and weight training equipment with a minimum area of three square feet per dwelling unit

Indoor pool

Indoor hot tub/spa

Business Center to include at least two computer stations, a printer, scanner, and photocopying device

Media Room with permanent television/movie viewing equipment and seating for a minimum of 20 individuals

Club Room with a minimum area of 10 square feet for each dwelling unit, but in no case less than 1500 square feet.

Club room shall include a sink, coffee bar, seating and tables.

Recreation Room with equipment such as pool tables, ping pong, foosball, shuffle board, or similar

Other amenities may be allowed as approved by the Director of Planning and Development Services.

#### **IJ. LANDSCAPE REQUIREMENTS**

Landscaping shall be provided for all multifamily and all permitted nonresidential uses in the A district in accordance with the requirements set out in 3-304; provided however, that the minimum area required to be landscaped in multifamily developments shall be all open space areas with the exception of ~~recreational areas~~ where outdoor amenities are located.

#### **JK. OFF-STREET PARKING REQUIREMENTS**

A ~~total minimum~~ of two off-street parking spaces shall be provided on the lot for each ~~efficiency, one or two bedroom~~ dwelling unit. A minimum of three parking spaces shall be provided for each unit with three or more bedrooms. A minimum of 50% of required parking spaces shall be covered spaces provided either in an enclosed garage, a multilevel garage or under a carport, and that a minimum of 10% of the required parking spaces shall be provided in a garage which is directly accessible to the dwelling unit, which includes accessibility by covered walkway. Garage parking structures shall provide the same exterior masonry as set out above for main buildings. Off-street parking shall be provided in accordance with the requirements set out in 2-403 and 2-404. In no case shall parking be provided between any building and any public street, nor shall parking be permitted in any front or exterior side setback.

If carports are provided, the support columns must be encased in brick or stone to match the primary structures. The roof of the carport must have a minimum pitch of 4 to 12 with the peak being located above the center of the structure.

#### **KL. PROJECTIONS OF ARCHITECTURAL FEATURES**

Cornices, eaves, chimneys, bay windows, balconies, canopies, and fire escapes may project 3 feet into any required yard, provided that such feature does not occupy more than 1/3 of the length of the building wall on which it is located.

#### **LM. ACCESSORY STRUCTURES**

Accessory structures shall be regulated in accordance with the requirements set out in 2-600.

#### **MN. REFUSE CONTAINERS**

Refuse containers, compactors and similar facilities shall be located a minimum of 100 feet from any property line abutting an AG, R or D district. All refuse containers shall be enclosed ~~on three sides by walls at least 6 feet in height and constructed of masonry which matches the exterior of the main buildings~~ as required in the City of Mesquite Engineering Design Manual.

#### **O. TRAFFIC IMPACT ANALYSIS**

The proposed construction of 50 or more multifamily dwelling units, whether a new development or expansion of an existing development, shall require a Traffic Impact Analysis. The traffic impact analysis shall include an analysis of pedestrian facilities serving the site.

#### **P. SCHOOL IMPACT ANALYSIS**

All requests for rezoning or conditional use permit for any development that includes 25 or more multifamily dwelling units, whether a new development or expansion of an existing development, shall require an analysis of the expected impact on the public school system. The school impact analysis shall be submitted to the Director of Planning and Development Services prior to consideration of the zoning request by the Planning and Zoning Commission.

## 1A-300 SCREENING AND BUFFERING REQUIREMENTS

### 1A-304 MULTIFAMILY USE REQUIREMENTS

Ord. 3129/12-16-96

**A. MULTIFAMILY ABUTTING AN R OR D DISTRICT AT THE REAR OR SIDE** (Ord. 3343/11-15-99; Ord. 4398/11-2-15)

When a multifamily district backs or sides upon a school property, single family or duplex residential district, an eight (8) foot long-span precast concrete decorative screening wall and a buffer tree line shall be established and maintained along the property line abutting the single family or duplex residential district. The buffer tree line may be located on either side of the wall, provided that both the wall and tree line be located on the multifamily property. Alternate screening, as set out in 1A-303A above may be utilized by a multifamily use when stated conditions of 1A-303A are satisfied.

**B. MULTIFAMILY ACROSS STREET FROM AN R OR D DISTRICT**

When a multifamily district is across a street from a single family or duplex district, the multifamily use shall provide a 25-foot landscape strip along the property line parallel to the street. A buffer tree line shall be established in the landscape strip; and a parking screen shall be established along the perimeter of any parking areas adjoining the landscape strip. Driveways across a landscape strip to non-arterial streets shall be prohibited, except when access to a non-arterial street is required for adequate circulation or property fire access.

## 2-100 DISTRICTS ESTABLISHED

### **2-104 A - MULTIFAMILY RESIDENTIAL**

**Ord. 2669/4-16-90; Ord. 4098/6-7-2010**

The A - districts are established to accommodate multifamily housing, thereby providing for apartment and condominium housing opportunities. The districts also accommodate parks, schools, churches, and other public and semi-public facilities to serve and complement the residential development. The Traditional Neighborhood Mixed Residential (TNMR) zoning district is established to create new regulations for infill multifamily development and is expressly intended ~~to replace the A — districts on land designated on in the Mesquite Comprehensive Plan as appropriate for Urban Multifamily Residential. After June 7, 2010, no property within the City shall be rezoned to any of the A — districts.~~

#### **A. A-1 MULTIFAMILY**

To accommodate multifamily developments which are low in density ~~and located in park-like settings with extensive open space. This district generally applies to existing multifamily zones which are not located in areas where greater density is appropriate.~~

#### **~~B. A-2 MULTIFAMILY~~**

~~To accommodate multifamily developments in locations where special relationships warrant a limitation of overall density. This district will generally be applied where multifamily development is appropriate, but where location is adjacent to a single family neighborhood, does not have direct freeway access, or includes flood plain/greenbelt areas in the gross acreage, thereby reducing the developable portion of the tract.~~

#### **C. A-3 MULTIFAMILY**

To accommodate multifamily development at average to higher densities. ~~This district will generally be applied where multifamily development is appropriate along the freeway corridors and not directly adjacent to single family development.~~

#### **D. TRADITIONAL NEIGHBORHOOD MIXED RESIDENTIAL (TNMR)<sup>1</sup>**

To accommodate new multifamily and mixed residential uses at a variety of densities and dwelling types in a traditional neighborhood setting. The district is intended for urban residential development at medium to large infill locations, including an assemblage of tracts, and provides housing choices and urban design characteristics that complement adjoining residential neighborhoods and support commercial uses within a pedestrian shed. See Section 4-1500 for TNMR district regulations.

<sup>1</sup> See Section 4-103(D) for further information.

## 2-400 OFF-STREET PARKING

### 2-403 PARKING - MULTIFAMILY USES

Ord. 2669/4-16-90

#### **A. NUMBER AND LOCATION OF SPACES**

Two off-street parking spaces shall be provided on the lot for each dwelling unit. ~~No parking shall be permitted in the required front or exterior side yard.~~ Location of parking lots shall comply with the requirements found in Section 2-501.1.

#### **B. DESIGN, LAYOUT AND CONSTRUCTION**

All parking areas for multifamily uses shall comply with the requirements for nonresidential parking lots as set out in 3-400.

## 2-600 ACCESSORY STRUCTURE REGULATIONS

### 2-601 GENERAL PROVISIONS

Ord. 2592/4-3-89

Accessory structures, used only for permitted accessory uses, shall be permitted in the residential districts in compliance with the following requirements.

#### A. MAIN BUILDING REQUIRED

No accessory structure, except fences, shall be permitted on any tract where no principal building has been established.

#### B. ATTACHED STRUCTURES

Any structure which is attached to the principal building shall be considered a part thereof and shall comply with all requirements for a principal structure, unless otherwise provided herein.

#### C. DETACHED STRUCTURES (Ord. 3979 / 8-04-08)

Detached structures shall comply with the requirements set out below. Those structures which require no separation from other structures on the lot and those structures which are connected to the principal building by breezeways or patio covers shall be considered to be "detached" for the purpose of identifying applicable regulations.

#### D. EXTERIOR SIDE YARD REQUIREMENTS - FENCED YARDS

Whenever an exterior side yard is legally fenced with a solid fence at least 6 feet in height, the setbacks required shall be the same as those required for an interior side yard.

#### E. MULTIFAMILY ACCESSORY BUILDINGS

Accessory buildings permitted in conjunction with multifamily uses shall be limited to storage buildings with a maximum size of 120 square feet and a maximum height of 8 feet. All other structures shall comply with the requirements for a principal structure, ~~except that carports shall be excluded from the masonry requirement.~~

#### F. EASEMENTS

No accessory structure shall be constructed in any easement, unless approved in writing by the holder of the easement.