

CARSON CREEK SPECIFIC PLAN

Sections 4.7 – CCMF

4.7 Multi-Family

1. Permitted Uses:

The following uses are allowed by right, without special use permit:

Primary Uses:

Apartments

Accessory Uses:

Home Occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker, dressmaker, draftsman, handicrafts, insurance, photographer, therapist, musician, teacher and other similar occupations normally conducted by mail or telephone on the premises where the activities do not generate any additional traffic; provided that instruction or consultation is not given to more than one person at a time, and no more than four times per day; no display of goods is visible from the outside of the property, such use must be incidental to the residential use of the premises and be carried on by a resident of the dwelling

Non-commercial accessory uses and buildings, including such structures as a swimming pool or other recreational facilities for residents of the apartment building or complex, and garages

Public utilities distribution lines

Public Parks

Churches, temples, and other places of worship

Real estate or management office within the residential structure for sale, lease or rent, for the exclusive sale, lease or rent of the property or of units in the building

Uses permitted with a special use permit. The following uses are permitted only after obtaining a special use permit from the Planning Commission:

Senior related facilities including but not limited to congregate care, skilled nursing and assisted living

Public utilities buildings and structures other than distribution and transmission lines

2. Site Development Standards

Minimum Site Area: Minimum Density: 5 du/ac
Maximum Density: 24 du/ac

Lot Coverage: Not to exceed 75% (including accessory buildings)

- Minimum Setbacks:** Front: Ten feet (10') from public right-of-ways or streets when not on a street adjacent to the Town Green. Ten feet (10') from private drives. Zero feet (0') where adjacent to the Town Green.
Rear: Ten feet (10').
Side: Ten feet (10') between separate buildings.
- Special Rear and Side Setbacks:** Thirty feet (30') from residential uses - other than apartments located adjacent to side or rear yard areas if the apartment is more than one (1) story.
- Maximum Height:** Forty five feet (45') and 3 stories. Underground parking areas shall not be included in determining the number of stories,
- Required Parking:** One space per bedroom up to three bedrooms Four bedrooms require 3.5 spaces. Parking bays for guest parking may be clustered. Curbside parking can be utilized in calculating the guest parking provision. For Senior housing the parking requirement may be reduced by 1 space per unit.