

WC 16.04.040 Multi-Family Districts

A. MF1 – Multi-Family 1 – This district is established to provide opportunities for the development of single-family attached dwellings, including low-density townhomes, duplexes, triplexes, and quadraplexes. The purpose of this district is to encourage variety in housing stock within the community to provide housing opportunities to a diverse socio-economic cross-section of residents.

1. Permitted Uses -

- Multi-family residential
- Single-family attached residential
- Accessory buildings related to the uses listed below
- Assisted living facilities
- Churches
- Day care centers
- Fire Stations
- Hospices
- Nursing Homes
- Public Parks
- Schools - public and private with or without dormitories
- Temporary buildings for construction purposes for a period of time not to exceed time of construction
- Utilities - all utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body

2. 2. Special Exceptions -

- Convent, monasteries, theological schools, rectories, and parish houses
- Manufactured home parks (in accordance with the provisions of WC 16.04.090)

3. Permitted Home Occupations -

- Art studio
- Beauty shop - one chair operated by a resident of home
- Business conducted entirely by mail
- Dressmaking
- Home garage sales not to exceed seven (7) days per year
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Repairing, servicing, or refurbishing equipment or parts, excluding motor vehicles, as long as the work is performed entirely within the home located in this district and performed by a member of the household living in the dwelling.
- Teaching - such as musical instruments or dancing
- Typing and other office services

Permitted home occupations shall not include the employment of persons in addition to occupants of the dwelling unit in performance of such services, and shall not include exterior display of signs, except as permitted by the sign regulations for residential districts as outlined in the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Location - The following criteria shall be met for a rezone to MF1 to be granted:
 - a. MF1 districts shall be located within the corporate limits of the Town of Westfield.
 - b. MF1 districts shall not be located within one-half (.5) mile of another MF1 or MF2 district.
 - c. MF1 districts shall utilize water and sewer facilities of adequate capacity, connected to a public utility.
 - d. MF1 districts shall be contiguous to an existing developed parcel.
5. Maximum Dwelling Density - Six (6) dwelling units per acre
6. Maximum Number of Dwelling Units Per Structure
 - a. Townhouse - 4 units per structure
 - b. Quadraplex- 4 units per structure
 - c. Triplex- 3 units per structure
 - d. Duplex- 2 units per structure
7. Maximum Number of Dwelling Units Per MF1 District – forty-eight (48) units
8. Minimum Square Footage Per Dwelling Unit (excluding porches, terraces, carports, and garages) – one thousand (1000) square feet
9. Minimum Road Frontage
 - a. Townhouse - seventy (70) feet
 - b. Quadraplex - seventy (70) feet
 - c. Triplex- sixty (60) feet
 - d. Duplex - fifty (50) feet

10. Minimum Setback Requirements

- a. Front Yard –twenty (20) feet
- b. Side Yard – twenty (20) feet
- c. Rear Yard – twenty (20) feet

11. Minimum Lot Width at Building Line

- a. Townhouse -forty-five (45) feet
- b. Quadraplex - forty-five (45) feet
- c. Triplex - fifty (50) feet
- d. Duplex - fifty (50) feet

12. Maximum Building Height - thirty-five (35) feet

13. Minimum Distance Between Buildings - twenty (20) feet

14. Parking - In addition to the off-street parking requirements in WC 16.04.120, the following provisions shall apply:

- a. Parking areas and spaces exposed to public streets or adjacent to one and two-family neighborhoods shall be screened by walls or other solid materials in addition to landscaping required in WC 16.06.
- b. Solid screens or landscape materials shall be installed to protect the privacy of residents when parking spaces are located within ten (10) feet of residential units and to prevent headlights from shining directly into windows.
- c. If dwelling units are provided with alley accesses, rear parking areas shall be permitted.

15. Building Materials - At least seventy-five (75) percent of building exteriors shall be covered with masonry materials, excluding all windows and doorways.

16. Green Space Areas- At least twenty (20) percent of the gross land area within each MF1 district shall be designated as secondary green space areas. The ownership of greenspace, how it will be protected from future development, and responsibility for future maintenance must be documented and recorded with the plat.

17. Transportation Accessibility -

- a. Street infrastructure within MF1 developments may be developed as public streets or private streets. Such infrastructure shall be perpetually accessible to residents and emergency vehicles.
- b. Streets within MF1 developments shall align and connect with existing streets outside such developments and provide for connections with future adjacent developments.
- c. At least two street accesses shall be provided for each MF1 development and adequate accessibility for emergency vehicles and school busses shall be ensured.
- d. MF1 developments shall possess primary accesses off of primary arterials or secondary arterials.
- e. Developers of MF1 projects may be required to construct turn lanes or acceleration/deceleration lanes on adjacent streets to minimize the negative traffic impacts of such development.
- f. If shared access roads are constructed to serve multiple developments or multiple owners, appropriate dedication or easement documents must be submitted to ensure perpetual access to emergency vehicles and affected residents.

18. Landscaping and Buffering - MF1 developments shall comply with the landscaping requirements in WC 16.06, Landscaping and Tree Preservation.

19. Lighting - see WC 16.07, Lighting

20. Other Requirements - see WC 16.04.100, Multi-Family Development Plans, Fencing, and Accessory Building Requirements.

B. MF2 – Multi-Family 2 -This district is established for medium density multi-family housing units. The purpose of the MF2 district is to provide affordable rental housing alternatives within the community.

1. Permitted Uses -

- Multi-family residential
- Accessory buildings related to uses listed below
- Assisted living facilities
- Churches
- Day care centers
- Fire Stations
- Hospices
- Nursing homes
- Public parks
- Schools - public and private with or without dormitories
- Temporary buildings for construction purposes for a period of time not to exceed time of construction
- Utilities - all utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body

2. Special Exceptions -

- Convents, monasteries, theological schools, rectories and parish houses
- Manufactured home parks (in accordance with the provisions of the WC 16.04.090)
- Sanitariums

3. Permitted Home Occupations -

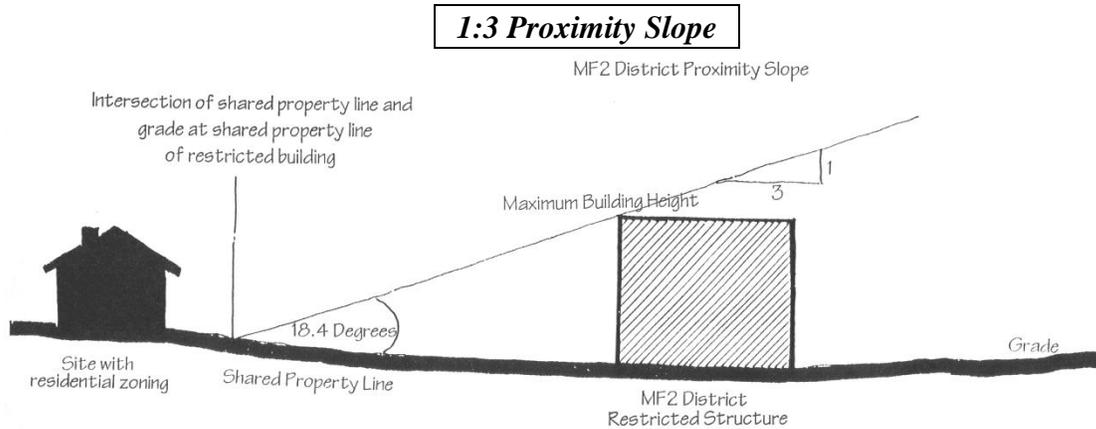
- Art studio
- Beauty shop - one chair operated by resident
- Business conducted entirely by mail
- Dressmaking
- Home garage sales not to exceed 7 days per year
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Repairing, servicing, or refurbishing equipment or parts, excluding motor vehicles, as long as the work is performed entirely within the home located in this district and performed by a member of the household living in the dwelling
- Teaching – such as musical instruments or dancing
- Typing and other office services

Permitted home occupations shall not include the employment of persons in addition to occupants of the dwelling unit in performance of such services, and shall not include exterior display of signs, except as permitted by the sign regulations for residential

districts as outlined in the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Location – The following criteria shall be met for a rezone to MF2 to be granted:
 - a. MF2 districts shall be located within the corporate limits of the Town of Westfield.
 - b. MF2 districts shall not be located within three-quarters (.75) of a mile of another MF1 or MF2 district.
 - c. MF2 districts shall utilize water and sewer facilities of adequate capacity, connected to a public utility.
 - d. MF2 districts shall be contiguous to an existing developed parcel.
5. Maximum Dwelling Density - ten (10) dwelling units per acre
 6. Maximum Number of Dwelling Units Per Structure - ten (10) units
7. Maximum Number of Dwelling Units Per MF2 District - one hundred fifty (150) units
8. Minimum Square Footage Per Dwelling Unit (excluding porches, terraces, carports, and garages) - six hundred fifty (650) square feet
9. Minimum Road Frontage - seventy (70) feet
10. Minimum Setback Requirements
 - a. Front Yard - thirty (30) feet
 - b. Side Yard - twelve (12) feet
 - c. Rear Yard - twenty (20) feet

11. Proximity Slope - The angle of projection of the proximity slope for multi-family developments under this Section shall be at 18.4 degrees or a 1:3 slope, as illustrated in the following figure:



No MF2 structure shall be erected above the projected 1:3 proximity slope line. The maximum height of any structure will be thirty-five (35) feet.

12. Minimum Distance Between Structures - twenty (20) feet
13. Development Amenities - MF2 districts shall be provided with development amenities in accordance with the following requirements:
- a. At least twenty (20) percent of the gross land area within each MF2 district shall be designated as secondary green space areas. The ownership of green space, how it will be protected from future development and responsibility for future maintenance must be documented and recorded with the plat.
 - b. In accordance with Table 16.04.040-1 below, MF2 districts shall be provided with the following number of amenities within their secondary green space.
 - c. The number of amenities required shall be proportional to the size of MF2 developments and may include, but is not limited to, clubhouses, gymnasiums, swimming pools, tennis courts, basketball courts, ball-fields (soccer, baseball, etc.), walking/jogging/biking trails, volleyball courts, and racquetball courts. Picnic/barbecue areas and playgrounds are permitted as amenities in accordance with the following standards:
 - 1.) One picnic/barbecue area, that shall include at least one barbecue grill and one picnic table, per 50 dwelling units
 - 2.) One large playground at least 5,000 square feet in area per 150 units. The amount of square feet required is the total play area including safe fall zones. Play equipment should include a variety of elements within a designated area mulched

with ADA and CPSC approved safety surfacing. The play elements shall include at least the following numbers and types:

- Six (6) swings
- Three (3) detached/freestanding play elements
- Three (3) sliding elements
- Six (6) climbing elements
- One (1) overhead element
- Panels featuring play elements
- Decks, bridges, tunnels as required to attach various play elements to each other.

All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.

- 3.) One small playground at least 2,000 square feet in area per 50 dwelling units. The amount of square feet required is the total play area including safe fall zones. Play equipment should include a variety of elements with a designated area mulched with ADA and CPSC approved safety surfacing. The play elements shall include at least the following numbers and types:

- Three (3) detached/freestanding play elements
- Three (3) sliding elements
- Three (3) climbing elements
- One (1) overhead element
- Panels featuring play elements
- Decks, bridges, tunnels as required to attach various play elements to each other.

All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.

- d. Each type of amenity shall counts as one amenity, regardless of the quantity of the amenity that is provided (i.e., if two basketball courts are provided, they count as only one amenity).

Table 16.04.040-1

Number of Units in Development	Minimum Number of Amenities Provided
1-60	2
61-90	3
91-120	4
121-150	5

14. Parking - In addition to the off-street parking requirements in WC 16.04.120, the following provisions shall apply:

- a. Parking lots and spaces exposed to public streets or adjacent to one and two-family neighborhoods shall be screened by walls or other solid materials in addition to landscaping required in WC 16.06.
- b. Solid screens or landscape materials shall be installed to protect the privacy of residents when parking spaces are located within ten (10) feet of residential units and to prevent headlights from shining directly into windows.

15. Building Materials - At least seventy-five (75) percent of building exteriors shall be covered with masonry materials, excluding all windows and doorways.

16. Transportation Accessibility -

- a. Street infrastructure within MF2 developments may be developed as public streets or private streets. Such infrastructure shall be perpetually accessible to residents and emergency vehicles.
- b. Streets within MF2 developments shall align and connect with existing streets outside such developments and provide for connections with future adjacent developments.
- c. At least two street accesses shall be provided for each MF2 development and adequate accessibility for emergency vehicles and school buses shall be ensured.
- d. MF2 developments shall possess primary accesses off of primary arterials or secondary arterials.
- e. Developers of MF2 projects may be required to construct turn lanes or acceleration/deceleration lanes on adjacent streets to maintain traffic service levels.
- f. If shared access roads are constructed to serve multiple developments or multiple owners, appropriate dedication or easement documents must be submitted to ensure perpetual access to emergency vehicles and affected residents.

17. Landscaping and Buffering - MF2 developments shall comply with the landscaping requirements in WC 16.06, Landscaping and Tree Preservation.

18. Lighting - see WC 16.07, Lighting

19. Other Requirements - see WC 16.04.100, Multi-Family Development Plans, Fencing, and Accessory Building Requirements.