

Attachment D – Multi-Family Zone District General Guidelines

| Multi-Family Designation | Intent/Purpose | Maximum Density | Maximum Building Height |
|----------------------------------|---|--|--|
| Neighborhood Multi-Family | The MF-N district is intended to promote and preserve various types of medium-density housing. This district is intended for use close to collector streets and public transit facilities. The primary use in this zone district is multi-family, including apartment complexes, and some attached single-family residences. | 36 du/acre | 45 feet |
| Corridor (baseline) Multi-Family | The MF-C district is intended to be conveniently located near collector and arterial streets, with easy access to major employment and activity centers, and public amenities or complementary uses and activities, such as schools, parks, open space, and public transit. The district is primarily intended for residential uses but may also include limited nonresidential uses that support the surrounding area. | 52 du/acre | 55 feet |
| TOD Multi-Family | The TOD MF district is intended to allow for high-density residential development to occur near public transit facilities. Residential uses in this district shall be limited to multi-family housing and may include ground-floor commercial uses. | Minimum 52 du/acre No maximum density | 65 feet (Portions of Affordable Housing structures located more than 75 feet from a single-family zone district have a maximum height of 75 feet). |