

# 8-500 MF-H Multi-Family High Density Zoning Checklist

Check the following to determine zoning compliance

PROPERTY ADDRESS \_\_\_\_\_

PROPERTY OWNER NAME \_\_\_\_\_

LEGAL DESCRIPTION \_\_\_\_\_

ZONING DISTRICT 8-500 MF-H Multi-Family Residential District - High Density

The Multi-Family Residential District - High Density District - MF-H District - This district is intended to be composed of mobile home parks and/or mobile home subdivisions. Recreational vehicle parks are allowed after approval of a conditional use permit.

Permitted uses include: Apartment type attached dwelling units - high density

Non-Residential Uses and Home Occupations as designated in 8-100

6-70 More restrictive uses shall be permitted in less restrictive use districts, subject to the limitations imposed elsewhere in this Ordinance

**COMPLIES WITH USE CHART**

YES

NO

**AREA REGULATIONS**

SIZE OF YARDS/SETBACKS	REQUIRED	ACTUAL	REQUIRED	ACTUAL
YARD ADJACENT TO STREETS	30'	_____	MINIMUM DWELLING UNIT SIZE	1 bedroom = 650 sq ft living area each additional bedroom + additional 150 sq ft living area
SIDE YARD	15'	_____	MAXIMUM HEIGHT	3 1/2 stories
REAR YARD	15'	_____	MINIMUM LANDSCAPE AREA	15% of lot excluding paved areas
MAXIMUM DENSITY	24 dwelling units per acre	_____	MINIMUM MASONRY COVERAGE	50% vertical wall (unless conforming to the majority of buildings in the area)
			ACCESSORY BUILDING SIDE & BACK YARD SETBACKS	5' minimum (each)

**OTHER REGULATIONS**

- Buildings containing dwelling units fronting on a place or court and facing other such buildings shall be separated by not less than sixty feet (60').
- All buildings shall be so arranged to maintain a ten-foot (10') separation between all structures.
- All single-family residential uses in this section shall meet the requirements of 8-300

**6-900 & 8-200 PARKING REGULATIONS**

- At least 2 spaces on same site as the use it serves
- Concrete, asphaltic concrete or similar impervious surface
- Concrete curb and gutter
- Minimum 9' width and 20' depth
- In all Residential Districts no parking space, garage or carport, or other automobile storage space or structure shall be used for the storage of any truck, truck trailer or van except panel and pickup trucks not exceeding 1 ton capacity
- No parking space shall occupy any part of the required front yard of a non-residential use in a residential district
- Off-street parking regulations for uses other than residential are contained in Appendix D

**6-500 PERMITTED OBSTRUCTIONS IN REQUIRED YARD AND OPEN SPACES**

- IN ALL YARDS**
  - Open terraces not over 4' above the average level of the adjoining ground but not including a permanently roofed-over terrace or porch, awnings and canopies.
  - Steps 4' or less above grade which are necessary to provide access to a permitted building, or for access to a building lot from a street or alley.
  - Chimneys projecting 24" or less into the yard but not occupying more than 2% of the required yard area.

**IN FRONT YARDS**

- One-story bay windows, balconies and over hanging eaves or gutters, none of which shall project more than 4' into a required yard.
- Trees having single trunks shall be permitted when lower branches are pruned to a height of 7' above said grade to prevent obstruction to traffic.
- Decorative fences and/or shrubs 2' or less in height.

**IN SIDE YARDS**

- Bay windows, overhanging eaves or gutters projecting 2' or less into a required yard, but in no case shall such eaves or gutters be closer than 3' from the side lot line.

**IN REAR YARDS**

- Detached off-street parking structures; open off-street parking spaces; tool rooms; and, similar buildings or structures for domestic or agricultural storage, balconies, breezeways and open unroofed porches, one story bay windows and overhanging eaves or gutters. All such permitted obstructions shall be a minimum of 5' from all property lines.
- Obstruction to view that may constitute traffic hazard shall not be permitted. On corners or on street curves of more than 60 degrees, when doubt may exist regarding sight obstructions, the approval of the Traffic Engineer shall be required. All costs related to obtaining approval of a Traffic Engineer shall be borne by the property owner and/or applicant. No obstructions of any kind shall be placed within 20' of any corner or street curves of more than 60 degrees.

Additional regulations may apply, including non-residential uses and home occupations uses, accessory building regulations, landscaping regulations, etc...

This checklist is provided as a convenience for Zoning compliance. Additional regulations exist including but not limited to: Fire & Safety Code, Building Code, etc....

For definitions or further details and clarity refer to the Jacksboro Zoning Ordinance

UNDER PENALTY OF INTERNATIONAL MISREPRESENTATION AND/OR PERJURY, I DECLARE THAT I HAVE EXAMINED AND/OR MADE THESE STATEMENTS AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, I AGREE TO CONSTRUCT SAID IMPROVEMENT IN COMPLIANCE WITH ALL PROVISIONS OF THE ORDINANCES OF THE CITY OF JACKSBORO. I realize that the information that I have stated herein forms a basis for the issuance of the Building Permit herein applied for and approved of any plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of the Jacksboro City Code or any other ordinance or to excuse the owner or his successors from complying therewith.