

## G. Marshfront (MF) District

# MF Marshfront District

### 1. Purpose

The purpose of the Marshfront (MF) District is to provide for a mix of **uses** such a residential, institutional, and commercial **uses** at a scale suitable for the district. The district is intended to be a service area for the occupants of the Resort Development (RD) District located in the vicinity of Folly field Road. **Development** should take advantage of the views of Broad Creek. Permitted **uses** in the district are intended to complement this area and its relationship to the headwaters of Broad Creek, where environmental, aesthetic, or traffic concerns are significant.

### 2. Allowable Principal Uses

USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
<b>Residential Uses</b>				
<b>Mixed-Use</b>	PC	Sec. 16-4-102.B.1.a	Residential	1.5 per du
			Nonresidential	1 per 500 GFA
<b>Multifamily</b>	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
<b>Single-Family</b>	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
<b>Public, Civic, Institutional, and Educational Uses</b>				
<b>Community Service Uses</b>	P		1 per 400 GFA	
<b>Government Uses</b>	P		Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area
<b>Major Utilities</b>	SE		1 per 1,500 GFA	
<b>Minor Utilities</b>	P		n/a	
<b>Public Parks</b>	P		See Sec. 16-5-107.D.2	
<b>Religious Institutions</b>	P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
<b>Telecommunication Towers, Monopole</b>	PC	Sec. 16-4-102.B.2.e	1	
<b>Resort Accommodations</b>				
Bed and Breakfasts	PC	Sec. 16-4-102.B.4.a	1 per guest room	
<b>Commercial Recreation</b>				
<b>Indoor Commercial Recreation Uses</b>	P		1 per 3 <b>persons</b> + 1 per 200 GFA of office or similarly used area	
<b>Office Uses</b>				
<b>Contractor's Offices</b>	PC	Sec. 16-4-102.B.6.a	1 per 350 GFA of office/administrative area	
<b>Other Office Uses</b>	P		1 per 350 GFA	
<b>Commercial Services</b>				
<b>Bicycle Shops</b>	PC	Sec. 16-4-102.B.7.c	1 per 200 GFA	
<b>Convenience Stores</b>	PC	Sec. 16-4-102.B.7.d	1 per 200 GFA	
<b>Eating Establishments</b>	PC	Sec. 16-4-102.B.7.e	1 per 100 sf of <b>gross floor area</b> and outdoor eating area	

**Chapter 16-3: Zoning Districts**  
**Sec. 16-3-105. Mixed-Use and Business Districts**

<b>Liquor Stores</b>	SE	Sec. 16-4-102.B.7.g	1 per 200 GFA
<b>Nightclubs or Bars</b>	PC	Sec. 16-4-102.B.7.h	1 per 70 GFA
<b>Open Air Sales</b>	PC	Sec. 16-4-102.B.7.i	1 per 200 sf of sales/display area
<b>Shopping Centers</b>	PC	Sec. 16-4-102.B.7.j	1 per 335 GFA
<b>Other Commercial Services</b>	P		See Sec. 16-5-107.D.2
<b>Vehicle Sales and Services</b>			
<b>Auto Rentals</b>	P		See Sec. 16-5-107.D.2
<b>Car Washes</b>	P		10 per wash unit for automatic wash + 5 per bay for manual wash
<b>Gas Sales</b>	PC	Sec. 16-4-102.B.8.d	
<b>Other Uses</b>			
<b>Agriculture Uses</b>	P		Stables or Riding Academies
			Other
			1 per 5 stalls
			n/a

**3. Development Form Standards**

<b>MAX. DENSITY (PER NET ACRE)</b>		<b>LOT COVERAGE</b>	
Residential	Along major arterials	4 du (8 du if <b>lot</b> area is at least 3 acres)	Max. <b>Impervious Cover</b>
	Along other streets	6 du (10 du if <b>lot</b> area is at least 3 acres)	Min. <b>Open Space</b> for Major Residential Subdivisions
Nonresidential		7,000 GFA	60%
			16%

<b>MAX. BUILDING HEIGHT</b>	
All <b>Development</b>	45 ft <sup>1</sup>

**USE AND OTHER DEVELOPMENT STANDARDS**

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

**TABLE NOTES:**

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = **dwelling units**; sf = square feet; GFA = **gross floor area** in square feet; ft = feet; n/a = not applicable

1. May be increased by up to ten percent on demonstration to the **Official** that:

- a. The increase is consistent with the character of **development** on surrounding **land**;
- b. **Development** resulting from the increase is consistent with the purpose and intent of the **building height** standards;
- c. The increase either (1) is required to compensate for some unusual aspect of the site or the proposed **development**, or (2) results in improved site conditions for a **development** with **nonconforming site features**;
- d. The increase will not pose a danger to the public health or safety;
- e. Any adverse impacts directly attributable to the increase are mitigated; and
- f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.