

6. Proposed Multifamily "MF" Overlay

Monterey City Code Chapter 38 Article 16C – Multifamily Residential Overlay District

38-99.4 Specific Purposes

The Multifamily Residential Overlay District is intended to facilitate the provision of multifamily residential uses to address the housing shortage in the City of Monterey and promote infill development and workforce housing, which may encourage affordable housing near jobs.

38-99.5 Applicability and Zoning Designator

The Multifamily Residential Overlay District shall be shown on the Zoning Map by adding "MF" Multifamily to the base district designator.

38-99.6 Land Use Regulations

In the Multifamily Residential Overlay District, a Multifamily Residential use may be allowed with a Use Permit. This overlay district allows conversion of existing buildings into residential units at a rate of one multifamily residential unit per 900 square feet of existing building area; and new construction is restricted at a rate of one multifamily residential unit per 2,000 square feet of parcel area. The maximum density for this overlay district shall be 30 dwelling units per acre. No more than 405 units may be constructed in the Multifamily Residential Overlay District on Garden Road.

38-99.7 Development Regulations.

All Multifamily uses in the Multifamily Residential Overlay District shall comply with the underlying zone's development standards as well as those regulations within this code section. Where conflict occurs between the provisions of this overlay district and any other city code, the more restrictive provision shall control.

- A. Mixed Use shall be prohibited on any single parcel and/or within a single building.
- B. Open Space Requirements
 1. Basic Requirement for Total Required Open Space. Where reasonably feasible, total usable and active recreational open space on a site having three or more new dwelling units shall be at least 600 square feet per dwelling unit, and shall be provided in one or more of the following ways:
 - a. Private Open Space. Private open space shall be on patios or balconies immediately adjacent and accessible to individual residential units within which a horizontal rectangle has no dimension less than five feet. Private open space shall make up no more than 50 percent of the total required open space.
 - b. Shared Open Space. Shared open space shall be accessible to all residents, shall include seating and pedestrian-level lighting, shall be designed so that a horizontal rectangle inscribed within it has no dimension less than 10 feet, and shall not include driveways or parking areas.
 1. Outdoor shared open space shall be provided in the form of patios, terraces, courtyards, plazas, rooftop decks, lawns and gardens with pathways, children's play areas, picnic and barbeque areas, and outdoor sports equipment and facilities. Outdoor shared open space may be located within required yard setbacks.
 2. Indoor recreation rooms may meet up to 50 percent of the total required open space, provided that the room is walkable to all dwelling units, and is designed for and includes recreational equipment.
 2. Permeable Open Space. Where feasible and except as provided in Section 38-

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99.7(B)(3), outdoor open space shall only be constructed with a permeable surface to allow groundwater to recharge wherever possible, with the amount and type to be approved by the Public Works Director or designee. It is not the intent to prohibit a use where its impermeability is inherent.

3. Infeasibility of Providing Open Space Requirement. Generally, an action or element is considered infeasible only if it is physically impossible or if it substantially alters the intent of the project. Spatial analysis shall be provided, demonstrating that there is not enough area on site to meet the 600 square-foot per dwelling unit open space requirement. In every case, a minimum of 350 square feet per dwelling unit shall be provided. The Public Works Director or designee shall confirm infeasibility. Infeasibility shall mean accomplishable within standard construction and development practices, as determined by the Public Works Director or designee. An element or action may be considered feasible even if it raises the cost of that aspect or element of the project.
- C. Parking
1. Off Street Parking Required
 - a. Studios: 1.2, including 1 covered
 - b. One Bedroom Units: 1.5, including 1 covered
 - c. Two Bedroom Units: 2, including 1 covered
 - d. Three or more Bedroom Units: 2.5, including 1 covered
 2. Units that result from the conversion of existing building area to residential area shall not be required to provide covered spaces, but must otherwise meet the parking requirements of Section 38-99.7(D).
- D. Bicycle Parking. One secure parking space or locker is required per dwelling unit.
- E. Laundry and Storage. Each residential unit shall be provided a separate storage area consisting of at least 100 cubic feet and having a minimum horizontal surface of 25 square feet. In addition, for projects with more than four units, there shall be at least one washer and one dryer for each five units.
- F. Lighting. All light sources shall be directed downward and focused on the subject so that no light spillage results. Prevent glare by using shielded and focused light sources; conceal all light sources from adjoining properties; use energy efficient light sources; use light sources that provide a quality of light similar to daylight; avoid "uplighting" of entire building faces, or outlining the frame of a building; and, shield light sources with simple shade devices that are consistent with the building design.
- G. Noise. All units will carry a deed restriction notifying owners, and requiring owners to notify occupants, that the property is near an airport, which generates noise.