

## CHAPTER 10: MULTI-FAMILY DEVELOPMENT

### Section

14-1001 Definitions

14-1002 Multi-family and cluster housing development requirements

### § 14-1001 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**ARTERIAL, COLLECTOR, OR LOCAL STREET.** As identified on the City of Crossville's Major Thoroughfare Plan.

**CLUSTER HOUSING.** Three or more single-family residential structures per lot or per acre, whichever is smaller.

**COMMON GROUND/OPEN SPACE.** An area designated for use of all residents located in a multi-family or cluster housing single-family development, for the use of but not limited to: recreation, playgrounds, picnic areas/shelters, or pools. Cluster mailboxes can be located within the common ground or open space.

**DRIVEWAY/PRIVATE ROAD.** The designated ingress/egress

**MULTI-FAMILY DEVELOPMENT.** A classification of housing units for residential inhabitants are contained within one building complex, including but not limited to: apartments, condos, quadplexes or more.

**MAINTENANCE AGREEMENT.** A document granting the city the right of entry to conduct maintenance and repairs and the financial responsibility of those repairs, to a dedicated fire line to be recorded and be attached to the development in perpetuity.

**STRUCTURE.** Any constructed or erected material or combination of materials, requiring space, including but not limited to: buildings, stadiums, towers, sheds, storage buildings, swimming pools, fences, or signs.

(Ord. 1664, passed 4-12-2022)

### § 14-1002 MULTI-FAMILY AND CLUSTER HOUSING DEVELOPMENT REQUIREMENTS.

(A) *Driveways/private roads.*

(1) All driveways and/or private roads designated as the ingress/egress within the development, that are not designated as one-way, shall be a minimum of 20 feet in width.

(2) The driveway or road surface may be paved, concrete, or gravel.

(3) They must have a turnaround area, either a circular or offset cul-de-sac with a minimum road or driveway surface radius of 40 feet, to allow school buses, fire trucks, or any emergency vehicles an adequate area to turn around without backing up.

(B) *Fire protection.*

(1) A fire hydrant must be installed within 500 feet of any occupied structure located within the

development.

(2) A dedicated fire line is acceptable.

(C) *Spacing and setbacks.*

(1) Structures on the property must be spaced to meet

(2) Structures must be outside the front, side, and rear

(3) *Front setback.*

(a) Thirty feet from local road.

(b) Forty feet from collector road.

(c) Fifty feet from an arterial road.

(4) *Side and rear.* Ten feet from the side and rear property lines.

(D) *Sidewalks.*

(1) Any multi-family or cluster housing development fronting on an arterial or collector street, that does not already have sidewalks in place, must install sidewalks running the length of the property that is adjacent to the arterial or collector street.

(2) The design of the sidewalk must be approved by the City of Crossville's Engineering Department to ensure compliance with proper ADA regulations and must be consistent to any previous designed sidewalk(s) in that area.

(E) *Common ground/open space.*

(1) All multi-family and cluster housing developments are required to have an area designated common ground/open space.

(2) Minimum common ground or open space is 300 square feet per housing unit. The area designated for the cluster mailbox postal delivery is excluded from the total calculation of common ground/open space.

(3) *Cluster mailbox postal delivery area.*

(a) An area must be provided for the cluster mailboxes, if required by the U.S. Postal Service.

(b) Area must have proper and adequate lighting.

(Ord. 1664, passed 4-12-2022)

(a) The fire line will be accepted by the city and must be constructed to meet all city specifications. A maintenance agreement must be signed and recorded at the register of deeds, granting the city an easement to do maintenance and repairs on the line. Any repairs to the dedicated fire line and hydrants, will be performed by the city and any costs associated with those repairs will be the responsibility of the property owner. A bill for those repairs will be attached to the water bill.