

Article 8. Residential Multi-Family (RM)

a.) Purpose

The purpose of the RM District is to provide areas for moderate and high density residential development.

b.) Principal Permitted Uses

- 1.) All Principal Permitted uses in the "RD" District.
- 2.) Townhouses.
- 3.) Multi-Family dwelling structures.
- 4.) Non-residential educational institutions including commercial and home child day care/nursery schools.
- 5.) Churches.
- 6.) Cemeteries.

c.) Special Exception Uses

- 1.) Bed and Breakfast Inns.
- 2.) Hospitals, Class A, sanitoriums, or charitable institutions for human care and the treatment of non-contagious diseases and nursing homes.
- 3.) Conversions of single-family and two-family (duplex) dwellings up to a maximum of three (3) dwelling units which must also meet all required parking standards set forth in Article 15.
- 4.) Mobile homes parks, subject to the requirements of Section 8.3.
- 5.) Incidental home occupations as defined in Article 2.

d.) Accessory Structures and Uses. Are permitted in association with permitted structures and uses or approved special exceptions, as specified in Section 2.2 and Section 5.8.

e.) Off-street Parking. As applicable in Article 15.

f.) Height Regulations. No principal permitted structure shall exceed three (3) stories or forty (40) feet in height.

g.) Minimum Lot Area, lot width and yard requirements.

USE	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT AREA PER D.U. (SQ. FT.)	MINIMUM LOT WIDTH (FEET)	MINIMUM SETBACKS			NUMBER OF SIDE YARDS
				FRONT (FEET)	EACH SIDE (FEET)	REAR (FEET)	
<u>PERMITTED</u>							
Single-Family Detached	10,000	10,000	70	25	10	20	2
Two-Family Dwellings	12,000	6,000	80	25	10	20	2
Townhouses	12,000	2,000(a)	20	25	10(b)	20	2
Multi-Family Dwellings	20,000	2,000(a)	100	25	10	20	2
Parks, play- grounds, and playfields	-----	-----	--	--	--	--	-
Churches	40,000	-----	100	40	20	30	2
Cemeteries	20,000	-----	100	40	20	30	2
Home child day care and nursery schools	10,000	10,000	70	25	10	20	2
Non-residential education uses, including commercial child day care and nursery schools	20,000	-----	100	25	10	20	2
Group Homes	10,000	10,000	70	25	10	20	2
<u>SPECIAL EXCEPTION</u>							
Bed & Breakfast	20,000	20,000	100	30	10	20	2
Hospitals, Class A, sanitoriums, or charitable institutions for human care and the treatment of non-							

contagious diseases and nursing homes.	40,000	----	200	50	20	30	2
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Mobile Home
Parks (See Section 8.3 for requirements.)

ACCESSORY STRUCTURES AND USES

Accessory uses
and structures See Sections 2.2 and 5.8.

(a) Gross density shall not exceed twenty (20) dwelling units per acre.

(b) No side yard shall be required adjoining any lot line that coincides with a party-wall in an attached dwelling or other use.

h.) Site Plans. See Section 5.9 for site plan requirements.

i.) Performance Standards. See Section 5.10 for all uses required to meet the performance standards.

j.) Landscape Plan and Landscaping Standards. See Section 5.12 for all uses required to meet these requirements.

k.) Play Lots. See Section 5.13 for all uses required to provide play lots.

Section 8.1. Town House Developments

a.) Design Standards

1.) Net Lot Land Area: No town house development is to have an area less than five acres. There shall be at least 3,500 square feet of net land area per town house, and no more than 10 town houses per acre. Each town house lot shall have a minimum of 2,000 square feet. The difference in lot size and net land area per town house shall be allocated to open space common area.

2.) Tract Frontage: Each interior parcel or tract used for a group of town houses shall have a width of at least 100 feet and each corner parcel or tract shall have a width of at least 120 feet.

3.) Town House Lot Width: The minimum width of a town house lot shall be twenty (20) feet. Each lot on the end of a row of town houses shall have an additional width necessary for the required side yard.

- 4.) Length of Town House Row: There shall be not more than ten nor less than three town houses in a row.
- 5.) Yard, Front: Each town house shall have a front yard of twenty-five (25) feet. The Planning and Zoning Commission may allow enclosing of front yard space when the town house development is designed for this feature. Town houses may be arranged to face onto a common open space. Such a space shall not be less than fifty (50) feet in width and shall be arranged to permit access for emergency vehicles. With such an arrangement, the front yard requirement may be reduced to ten (10) feet.
- 6.) Yard, Side: A side yard at least ten (10) feet in width shall be provided at each end of every row of town houses. When the yard adjoining the corner lot along the rear lot line fronts on the side street of the corner lot, the width of the corner lot shall be increased to provide a side yard equal to the adjoining front yards.
- 7.) Yard, Rear: Each town house shall have a rear yard at least twenty (20) feet in depth. An accessory building shall be located only in a rear yard and shall occupy not over twenty-five (25) percent of the rear yard area and shall be located not less than five (5) feet from any alley or rear service street line.
- 8.) Access Drives and Off-Street Parking: Off-street parking space shall be provided at the rate of 1.8 spaces per town house. In a subdivision of town house lots, it will not be necessary that off-street parking be provided on a specific lot so long as the required number of parking spaces are provided in the subdivision for the number of lots to be served. No parking area shall be more than 200 feet from the town house lot it serves.
- 9.) Site Coverage: Impermeable site coverage (building area, parking and other paved surfaces) shall not exceed 80% of the gross site area.
- 10.) Adequate provision shall be made for storage and collection of refuse. This area shall be screened and the dumpsters placed on a concrete pad.
- 11.) Permeable areas of the site shall be planted with ground cover, shrubs, and trees as per Section 5.12.
- 12.) Play Lots shall be provided per the requirements of Section 5.13.

Section 8.2 Multiple-Family Group Developments

a.) Design Standards

1.) Net Lot Area: A parcel of land used for a Multiple-Family Group Development shall be under one ownership and shall have an area of at least 20,000 square feet and a lot frontage of at least 100 feet. When so used, such a parcel of land shall be considered to be one lot for the purpose of these regulations. Multiple-Family Group Developments shall be governed by the lot, yard and bulk requirements in Article 8. The yard requirements shall apply to distance from the private interior streets within the project as well as distance from surrounding public streets.

2.) Width and Depth of Courts: In the case of a building not over forty (40) feet in height, the minimum width of an outer court, bounded by walls on three sides, shall be (40) feet. When the building height exceeds (40) feet, the minimum court width shall be increased by one (1) foot for each additional foot of building height. The depth of an outer court, bounded by walls on three sides, shall not be over one-and-one-half times the width and shall not exceed 100 feet. When an outer court is partially enclosed by projections, the sum of the projections shall not exceed twenty-five (25) percent of the greatest required court width.

3.) Distance Between Multi Group Dwellings: In the case of multiple group buildings not over forty (40) feet high, the distance between opposing buildings shall be a minimum of forty (40) feet. When building height exceeds forty (40) feet, the minimum distance shall be increased by a distance equal to one-half the sum of the additional heights. In the case of opposing buildings on the same lot with opposing partially overlapping walls, the portions of which do not exceed fifteen (15) feet in length, the distance between buildings may be reduced to two-thirds of the required distance. In other cases, except as provided above, the minimum distance between buildings shall be twenty (20) feet.

4.) New Multiple-Family Development concepts and techniques not complying with the Design Standards of this Section, may, after review, be approved by the Planning and Zoning Commission if the Commission finds, in its opinion, as a matter of fact, that such development will not substantially affect adversely the uses of the adjacent and neighboring properties.

5.) Site Coverage: Impermeable site coverage (building area, parking and other paved surfaces) shall not

exceed 80% of the gross site area.

6.) Adequate provision shall be made for storage and collection of refuse. This area shall be screened and the dumpsters placed on a concrete pad.

7.) Permeable areas of the site shall be planted with ground cover, shrubs, and trees as per Section 5.12.

8.) Play Lots shall be provided per the requirements of Section 5.13.

b.) Site Plan Review of Multi-Family Group Development

In reviewing the site plan of a proposed Multiple-Family Group Development, the Planning and Zoning Commission shall consider the overall arrangement of buildings, parking areas and open space on the site and the relation of the project with surrounding development.

Section 8.3 Mobile Home Parks

a.) Design Standards

1.) Size of the Mobile Home Park: A tract proposed for development as a mobile home park shall have a minimum area of five (5) acres and a minimum width of 300 feet. In a case where a mobile home park is removed from the public highway, an access road with a minimum right-of-way of forty (40) feet shall be provided.

2.) Design of Mobile Home Park Spaces:

a.) In a mobile home park, a separate space shall be provided for each mobile home and shall include a patio area and connections for public or community water supply and sewerage disposal and electrical service.

b.) Mobile home spaces in different sections of the park may vary in size, but no space shall be less than 3,600 square feet in area and there shall not be more than ten (10) mobile home spaces per net acre.

c.) In no case may mobile homes be located closer than twenty (20) feet apart.

d.) Each space shall be permanently marked by a number.

e.) All mobile homes shall be located at least fifty (75) feet from any street right-of-way which abuts a Mobile Home Park boundary and at least fifty (50) feet from any other boundary line. These open areas shall follow the guidelines established in the Landscaping Standards in Section 5.12.

- f.) Each mobile home lot shall have a concrete stand or pad at least fifty (50) feet long and twenty-four (24) feet wide.
- g.) There shall be a minimum distance of twenty-five (25) feet between an individual mobile home and the pavement of an adjoining park street, or common parking area or other common areas within the mobile home park.
- h.) Common areas are required to meet the Landscaping Standards set forth in Section 5.12.
- i.) A site plan is required for Mobile Home Parks per the requirements of Section 5.9.
- j.) Mobile Home Parks shall meet the Play Lot requirements of Section 5.13.

3.) Parking and Street Standards:

- a.) Access to mobile home parks shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent public streets. Each mobile home park shall be provided with at least two (2) points of access to a public street or streets.
- b.) All Mobile Home Parks shall be provided with safe and convenient paved access streets serving every mobile home space. Alignment and gradient shall be properly adapted to topography in accordance with City street standards, which are the same as Jefferson County's standards.
- c.) All two-way streets within the park shall have a minimum right-of-way of forty (40) feet and a minimum paved cartway of twenty-eight (28) feet if parallel parking on one side of the street is planned. The paved cartway shall be a minimum of twenty (20) feet if no parallel parking is planned. One-way streets shall have a minimum right-of-way of thirty (30) feet and a minimum paved cartway of eighteen (18) feet if parallel parking is planned on one side of the street. The paved cartway shall be a minimum of ten (10) feet if no parallel parking is planned.
- d.) All streets shall be paved in accordance with the City Street Specifications, which are the same as Jefferson County's standards and shall be kept in good repair.
- e.) One (1) parking space shall be provided as part of each mobile home space.
- f.) One (1) additional parking space shall be provided for each four (4) mobile home spaces to provide for two-car families.
- g.) Common parking areas shall be provided for every mobile home park at the community center, administration building, laundry, and at any other accessory structure designed to serve the mobile home park at a rate one

(1) off-street parking place for every three-hundred (300) square feet of floor area. Recreation facilities including all outdoor sports, such as swimming pools, tennis courts, and shuffleboard courts shall provide off-street parking spaces at the rate of one (1) per eighty (80) square feet of floor space and/or as determined by extent of outdoor use.

- h.) All parking areas shall meet the design requirements set forth in Section 15.13.
- i.) No space within a Mobile Home Park shall have direct vehicular access to a public road abutting the Mobile Home Park.

4.) Other Site Improvements:

- a.) Individual tenants at the Mobile Home Park may construct attached enclosures to individual mobile homes, provided that they meet the requirements of this ordinance. Board of Appeals approval would be required for attachments not meeting the requirements of the ordinance. In all cases, these must meet all city building code requirements.
- b.) All parks shall be provided with safe, convenient, all-season pedestrian walks of adequate width for intended use, durable and convenient to maintain, between individual mobile home spaces, the parks streets, and all community service, administration, and recreation facilities provided for park residents.
- c.) Skirting shall be of a vinyl or metal material, safely secured with approval by the City Building Inspector.