

4.6.1. Intent



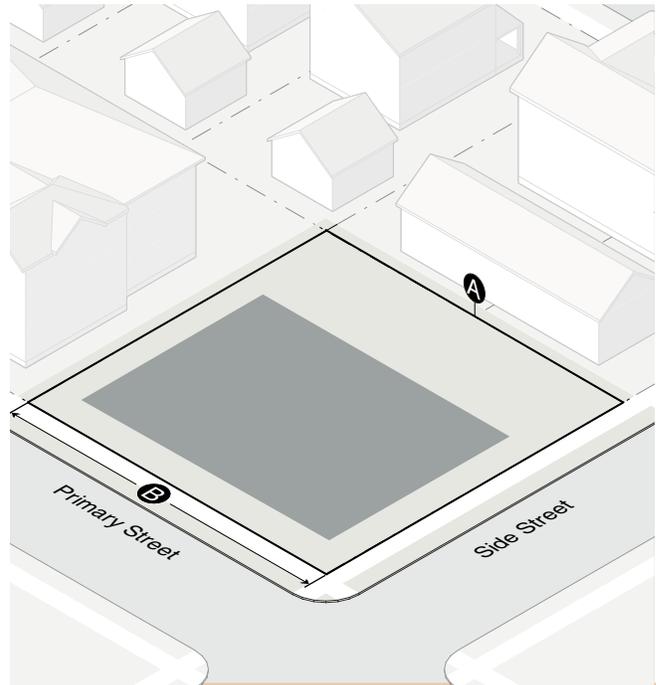
Description

RM-2 is intended to accommodate a variety of residential options including single-family, two-family and multifamily. Building type options include detached house, backyard cottage, cottage court, duplex, attached house, four-plex, townhouse and apartment. RM-2 should be applied in areas where the existing or proposed land use pattern allows for a variety of residential options. Uses that would substantially interfere with the residential nature of the district are not allowed.

Building Types Allowed

Detached house	see Art. 8.2 & Sec. 10.3.1.B
Backyard cottage	see Art. 8.3 & Sec. 10.8.2
Cottage court	see Art. 8.4
Duplex: side by side	see Art. 8.5
Duplex: back to back	see Art. 8.6
Attached house	see Art. 8.7
Four-plex	see Art. 8.8
Townhouse	see Art. 8.9
Apartment	see Art. 8.10
Land Uses Permitted	see Art. 10.2

4.6.2. Lot Dimensions



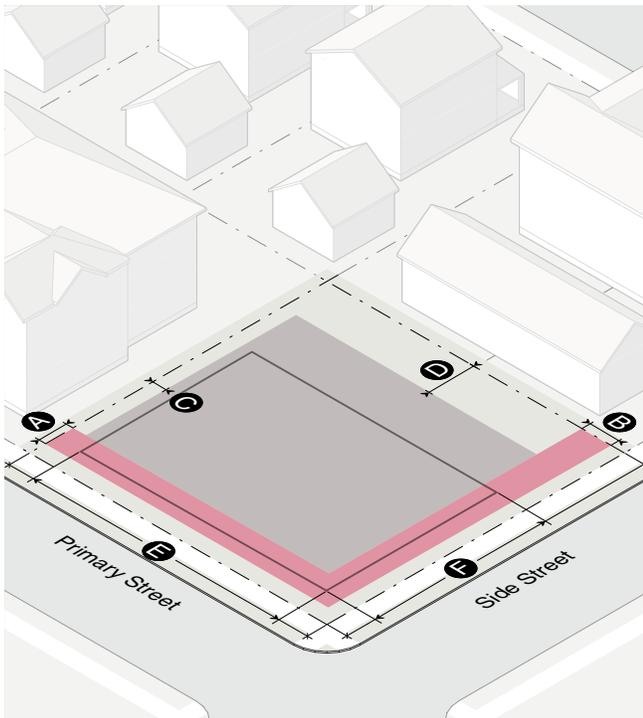
Lot	A Area	B Width
Detached house	3,000 SF min	30' min
Backyard cottage	3,000 SF min	30' min
Cottage court	22,500 SF min	150' min
Cottage court (per unit)	1,200 SF min	20' min
Duplex: side by side	5,000 SF min	50' min
Duplex: back to back	5,000 SF min	30' min
Attached house	2,500 SF min	25' min
Four-plex	7,000 SF min	65' min
Townhouse	1,500 SF min	20' min
Apartment	10,000 SF min	70' min

All lots 40 feet or less in width are required to take vehicular access from a rear alley, except cottage courts and townhomes when internal road system is proposed.

Coverage

Lot coverage	70% max
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4.6.3. Building Placement



Building and Structure Setbacks

Primary street	5' min / 15' max	A
Primary street (Garage doors)	20' min (see also Art. 8.18)	A
Side street	5' min / 15' max	B
Side interior	5' min	C
Rear	15' min	D
Rear, abutting alley	4' or 20' min	D

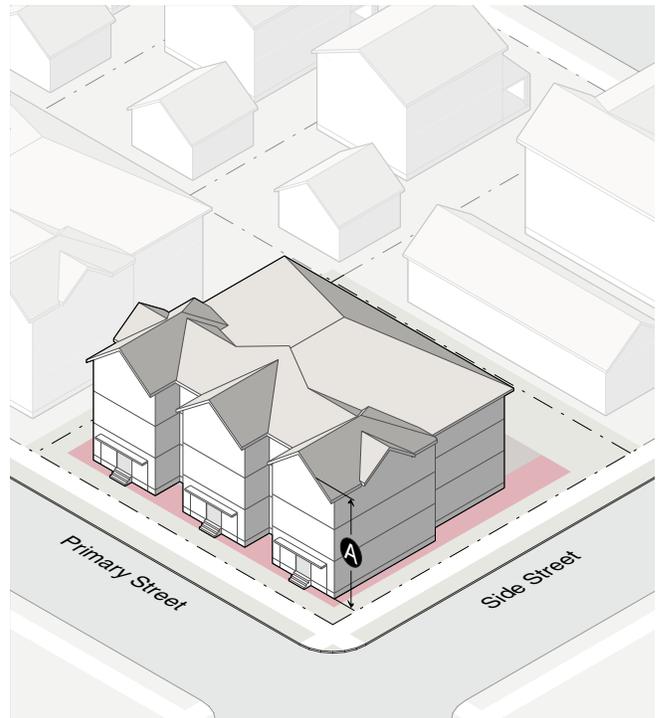
Accessory Structure & Detached Garage Setbacks

Primary street	40' min	A
Primary street (Detached garage)	20' min (see also Art. 8.18)	A
Side street	10' min	B
Side interior	5' min / 0' if < 120 SF	C
Rear	5' min / 0' if < 120 SF	D
Rear, abutting alley	4' or 20' min	D

Setback Encroachments

Porches, stoops, and balconies	Art. 8.17
Building features	Sec 2.4.2

4.6.4. Building Height



Height

All buildings and structures	35' max	A
Backyard Cottage	35' max	

Build-to Zone (BTZ) - Does not apply to private roads

Building facade in primary street BTZ (% of lot width)	60% min	E
Building facade in side street BTZ (% of lot width)	30% min	F