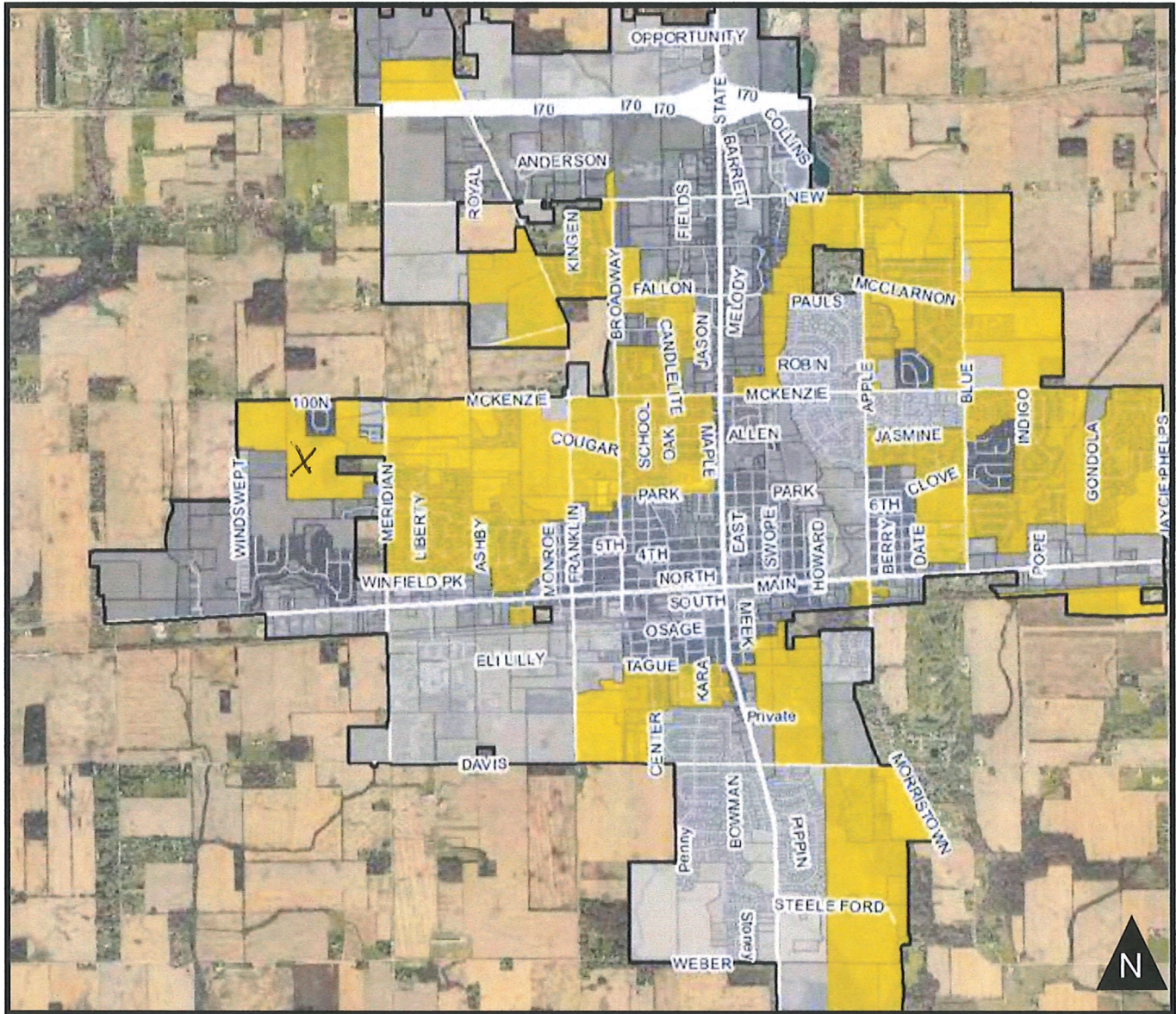
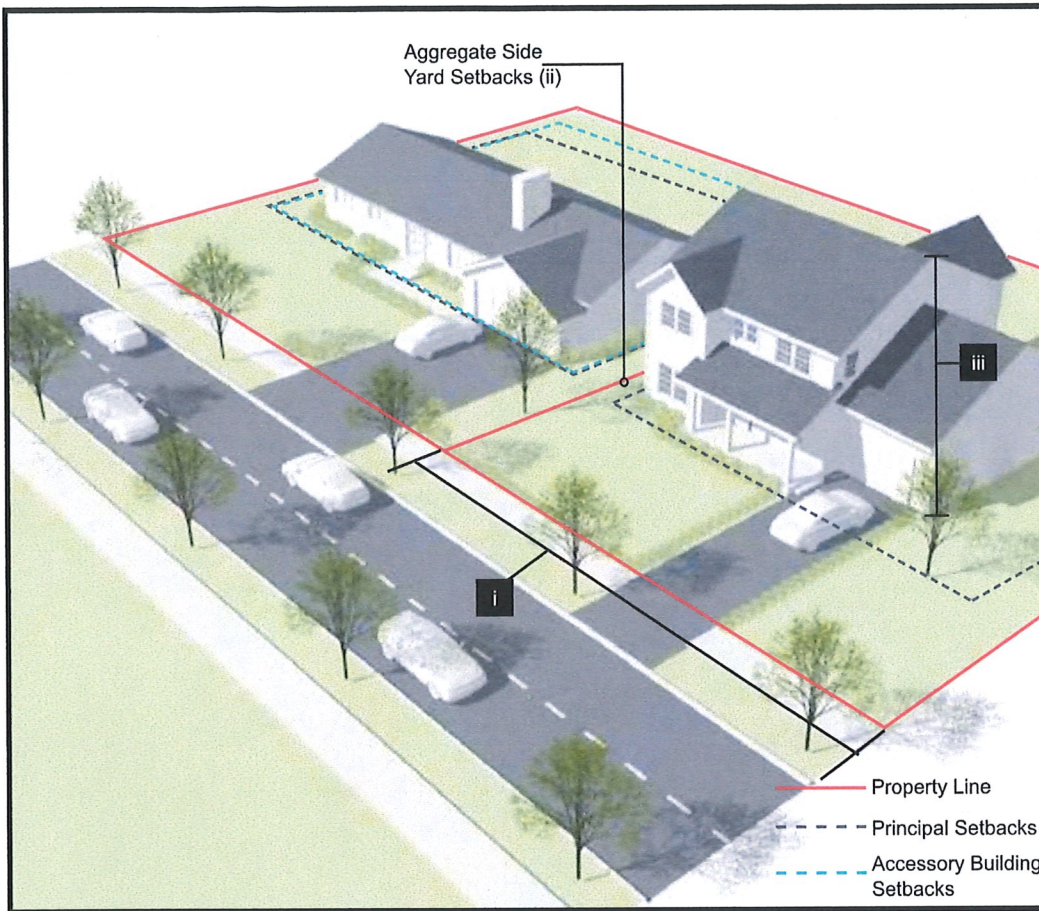


155.016 RM - RESIDENTIAL MODERATE DENSITY DISTRICT

RM - RESIDENTIAL MODERATE DENSITY



**For General Reference only, not Official Zone Map*



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1. Purpose and Intent

The "RM" Residential Moderate Density District is intended to regulate all land in the city platted for medium scale suburban residential development. The existing development pattern in the RM is traditional suburban subdivisions and multi-family developments. The desired development pattern in the RM is to accommodate a mix of traditional single-family residential developments and multi-unit developments, with some variations in sizes and styles to meet diverse market desires. Ideal developments should create welcoming neighborhood settings with excellent road and pedestrian connectivity to adjacent developments, perimeter trails, open space, and neighborhoods for all ages. This District is intended to promote a range of housing types and densities that create diverse combinations of neighborhoods. The maximum densities for this district shall be as follows:

Development Type	Density Range
Single-Unit	Zero to five (0-5) dwelling units per acre
Multi-Unit Single Story	Zero to ten (0-10) dwelling units per acre
Multi-Unit Two (2) Story	Zero to fourteen (0-14) dwelling units per acre
Multi-Unit Three (3) Story	Zero to twenty (0-20) dwelling units per acre

2. Permitted and Conditional Uses

See Table 155.007 for uses permitted by district. Some uses may require Development Plan Approval. Other uses similar to those allowed in this district may be considered by the Board of Zoning Appeals as a Conditional Use application provided that the Board finds that the requested use is consistent with the spirit and intent of this ordinance and the Comprehensive Plan.

3. Building Placement and Dimensional Standards

Structures in the RM shall be developed in accordance with the following standards per the individual development tables and contain uses allowed in the district per 155.007. Table A applies to Residential Single and Two-Unit Structures, and Table B applies to all other structures within the RM District:

A. Residential Single and Two-Unit Development Standards	
Dimension	Standard
i. Lot Standards	Lot Width: Sixty (60) feet minimum single family; ninety (90) feet two-family Lot Area: Seven thousand (7,000) square feet minimum
ii. Setbacks <i>Parcels platted under previous codes shall follow the setbacks platted.</i>	Front Lot Line: Twenty five (25) feet minimum Side Lot Line: Twelve (12) feet (lot aggregate) with five (5) feet minimum per side; Twelve (12) feet minimum distance required between structures on adjoining lots Rear Lot Line: Twenty (20) feet minimum plus any distance dedicated to a rear easement
iii. Principal Building Height	Thirty five (35) feet maximum
iv. Lot Coverage	The total floor area of the building(s) shall not exceed forty five percent (45%) of the lot area
v. Usable Lot Open Space	Not less than twenty five percent (25%) Usable Lot Open Space shall be provided. (Includes patios, decks, pools and other recreational facilities not under roof.)
vi. Accessory Building Location	Rear yard or side yard, such that the accessory building shall be located behind the any front façade of the primary structure or other façade facing a street
vii. Accessory Building Setbacks	Side Lot Line: Five (5) feet* minimum, or the distance of any side easement on the property, whichever is greater Rear Lot Line: Ten (10) feet* minimum, or the distance of any rear easement on the property, whichever is greater <i>*Accessory Dwelling Units shall follow the setbacks of the primary structure.</i>
viii. Accessory Building Height	Twenty (20) feet maximum height, or subordinate in height to the primary structure, whichever is less
ix. Accessory Building Size	One thousand (1000) total square feet in size for all accessory structures on a single property, or no more than eighty percent (80%) of the main floor area of the primary structure, whichever is less
x. Parking Location	Garages may be side, rear, or front-loading

B. Multi-Unit Residential and All Other Structures and Development Types	
Dimension	Standard
i. Lot Standards	Lot Width: N/A Lot Area: N/A
ii. Setbacks <i>Parcels platted under previous codes shall follow the setbacks platted.</i>	Front: Twenty five (25) feet minimum Side: Fifteen (15) feet minimum, twenty five (25) feet if abutting the RL District Rear: Fifteen (15) feet minimum, twenty five (25) if abutting the RL District
iii. Principal Building Height	Forty five (45) feet maximum
iv. Lot Coverage	The total floor area of the building(s) shall not exceed sixty five percent (65%) of the lot area
v. Accessory Building Location	Rear yard
vi. Accessory Building Setbacks	Shall follow that of B.ii
vii. Accessory Building Height	Twenty (20) feet maximum height, or subordinate in height to the primary structure, whichever is less
viii. Parking Location	Not more than twenty percent (20%) of parking shall be located in any front yard of any development in the RM District. Parking areas shall be screened and buffered in accordance with the Landscaping Section 155.063 .
ix. Required Open Space	Not less than fifteen percent (15%) Usable Open Space (excluding impervious surfaces) shall be provided. Drainage ponds, play areas, common areas, and the like may apply toward this provision.

