

(g) Residential, Multifamily-20 (RMF-20) Zone

(1) Purposes

The purposes of the Residential, Multifamily-20 (RMF-20) Zone are :

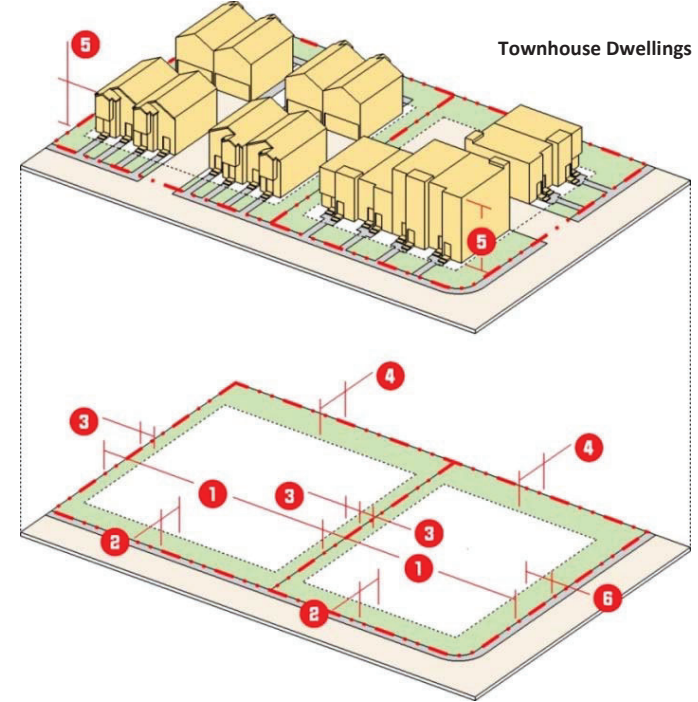
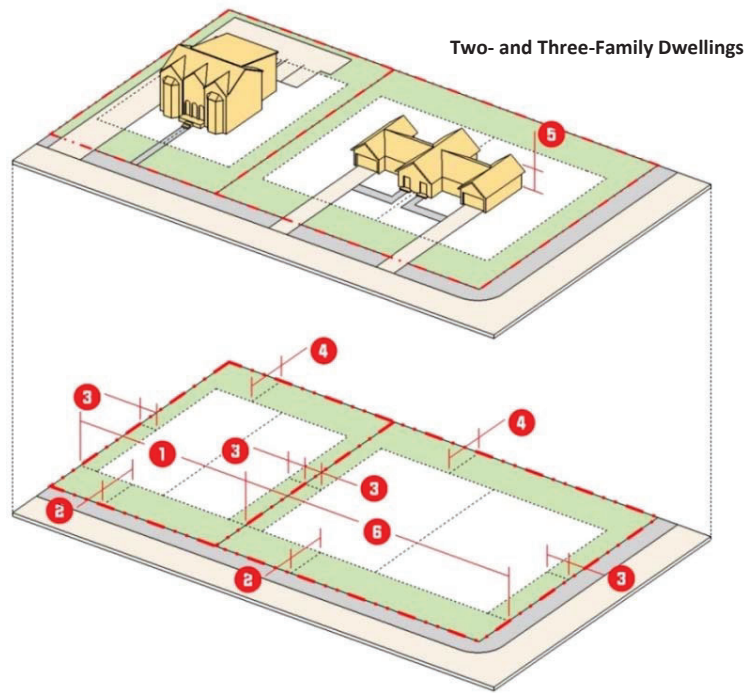
- (A)** To provide suitable sites for high-density multifamily residential development;
- (B)** To provide for this type of development at locations recommended by an Master Plan or Sector Plan, or at other locations which are found to be suitable by the District Council;
- (C)** To support multifamily development at sites that are proximate to centers or are at appropriate locations along commercial corridors; and
- (D)** To ensure compatibility with surrounding lands.

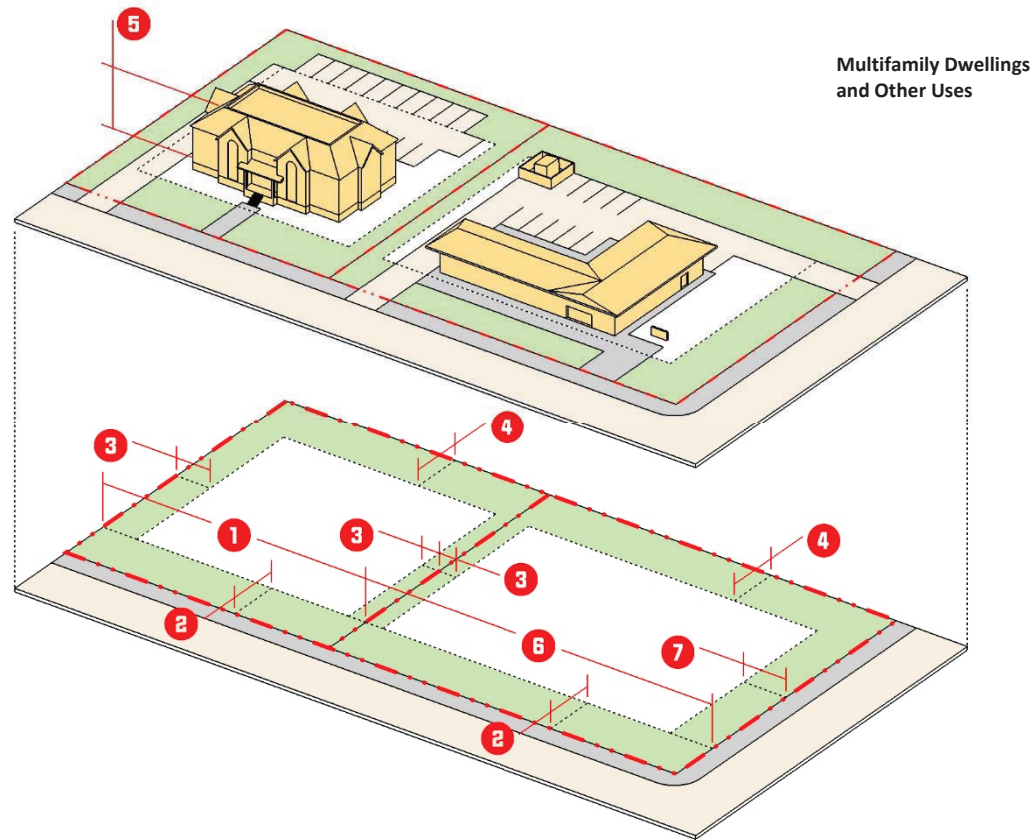




(2) Intensity and Dimensional Standards

Standard[1]	Two-Family Dwelling	Three-Family Dwelling	Townhouse Dwelling	Multifamily Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
Density, max. (du/ac of net lot area)	40.00	14.00	20.00	20.00	No requirement	[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
Net lot area, min. (sf)	No requirement	No requirement	No requirement	7,500	7,500	[2] 80 ft on corner lots. 6
1 Lot width, min. (ft)	60 [2]	60 [2]	20 [7]	60 [2]	60 [2]	[3] Applicable to the lot coverage of the development lot as a whole rather than individual lots under townhouse units.
Lot frontage (width) at front street line, min. (ft)	48	48	48	48	48	[4] Applicable to buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.
Lot coverage, max. (% of net lot area)	35 [3]	35 [3]	40 [3]	40	60	[5] On corner lot, min. side yard depth alongside street = 15 ft. 7
Green area, min. (% of net lot area)	No requirement	No requirement	50	60	No requirement	[6] 80 ft where net lot area ≥ 4 acres.
2 Front yard depth, min. (ft)	15	15	15	15	0	[7] Applicable to the individual lots under townhouse units. The minimum lot width for the development lot as a whole shall be 100 ft.
3 Side yard depth, min. (ft)	8 [4]	8 [4]	8 [4]	8 [5]	8 [5]	[8] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception.
4 Rear yard depth, min. (ft)	20	20	20	20	20	
5 Principal structure height, max. (ft) [6]	50	50	50	50	40	
Accessory structure height, max. (ft) [7]	15	15	15	15	15	





(3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions

