

Chapter 17.20 R-M MULTIPLE-FAMILY RESIDENTIAL ZONE

17.20.010 Intent and purpose.

This zone is intended to provide for the establishment and expansion of multiple-family residential development areas at various medium and high population densities and related community services, all located in conformance with the general plan.

(Prior code § 032.01)

17.20.020 Permitted uses.

The following uses are permitted in the R-M zone, subject to all provisions of this chapter:

- A. Primary Uses.
 - 1. Single-family and duplex dwelling unit sizes.
 - a. Single-family dwellings shall conform to the standards as set forth in the R-S (single family) zone (Chapter 17.16).
 - b. Duplex dwellings shall conform to the standards as set forth in the R-O (residential overlay) zone (Chapter 17.18).
 - 2. Multi-family, single-family townhouses, two-family townhouses and two-family detached dwellings.
 - 3. No mobilehomes shall be allowed.
- B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.
 - 1. Accessory structures, nonhabitable, including private garages, carports, garden greenhouses, recreation rooms or pool bathhouses and swimming pools.
 - 2. Permitted Signs. Only the following signs shall be permitted:
 - a. One unlighted identification sign of a maximum of twenty (20) square feet in area, placed on the wall of the building, containing only the name and address of the building.
 - b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed ten (10) square feet in area.
 - c. Conditional Uses. The following uses may be permitted in the R-M zone, subject to obtaining a conditional use permit as specified in Section 17.74.010.
 - 1. All conditional uses listed in Section 17.16.020(C) of the R-S zone;
 - 2. Boarding and lodging houses;
 - 3. Child nurseries, day care centers;
 - 4. Hospitals, convalescent homes, rest homes, and sanitarium, excepting animal hospitals; subject to the following:

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- a. Minimum lot size shall be five acres.
 - b. All buildings shall be at least fifty (50) feet removed from any lot lines.
 5. Professional offices and uses accessory thereto, including medical and dental laboratories; subject to the following:
 - a. Minimum lot size shall be twenty thousand (20,000) square feet.
 - b. Access on arterial or collector.

(Prior code § 032.02)

17.20.030 Property development standards.

A. Density and Lot Size Requirements.

1. Single-family detached residential subdivisions shall comply with the allowable density range of the general plan land use designators. A minimum lot size of five thousand (5,000) square feet shall be required.
2. Single-family attached residential subdivisions shall comply with the allowable density range of the general plan land use designators. A minimum lot size of four thousand five hundred (4,500) square feet shall be required.
3. Multiple-family residential developments shall comply with the allowable density ranges (dwelling units per acre) of the general plan land use designators. A minimum site area of ten thousand (10,000) square feet is required for multifamily developments of five or more dwelling units. Multifamily residential developments on less than ten thousand (10,000) square feet of site area shall be limited one dwelling unit per three thousand two hundred (3,200) square feet of land area.

B. Yard Requirements.

1. Front Yard. Each lot or building site shall have a front yard of at least fifteen (15) feet in depth.
2. Side Yard. Each lot or building site shall have a minimum side yard as follows:
 - a. Interior and Corner Lots. Ten (10) percent of the lot width, but not less than five feet, and need not be greater than ten (10) feet, except as specified below.
 - b. Street Side of Corner Lots. Ten (10) feet.
3. Rear Yard. Each lot or building site shall have a minimum rear yard of twenty (20) feet.

C. Height Limit.

1. The maximum height of all buildings shall be three stories, or forty-five (45) feet, whichever is less.

D. Distance Between Buildings.

1. Between two main buildings;
2. Between a main building and an accessory building, or between two accessory buildings: Ten (10) feet;
3. Between a single-family dwelling and either another single-family dwelling or a multiple-family dwelling: Twenty (20) feet;
4. Where one or both of the main buildings above are three stories in height, the distance enumerated above shall be increased by five feet.

E. Usable Open Space.

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1. Usable open space equal to twenty-five (25) percent of the indicated required lot area per dwelling unit shall be provided for each multiple-family dwelling unit. Portions of spaces required under the yard and distance between buildings provisions of this section may be included in the calculation of usable open space, provided they are integrated with and clearly usable as part of a larger area.
 2. Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas. Except in the case of balconies, such areas shall be landscaped.
 3. Usable open space, when provided as common recreational leisure area, may extend into the required front yard to within five feet of the front lot line, subject to the following provisions:
 - a. No more than forty (40) percent of the required front yard may be so used.
 - b. No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.
 - c. Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.
 - d. The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained.
- F. Off-Street Parking. Off-street parking shall be provided for each dwelling unit subject to the requirements of Section 17.54.010 of this title.
- G. Architectural Review. All development in the R-M zone is subject to architectural review as set forth in Section 17.72.010 of this title.
- H. Minimum Dwelling Unit Sizes.

- a. Minimum floor area per dwelling unit:

Efficiency	600 square feet
One bedroom	750 square feet
Two bedroom	900 square feet
Each additional bedroom	150 square feet

- b. Refer to Section 16.32.170 of the Coachella Municipal Code for proposed changes in product sizes within single-family residential tracts in which a previously approved product was constructed.

(Prior code § 032.03)

(Ord. No. 1021, § 4, 7-28-10; Ord. No. 1075, § 6, 6-10-15)