

PART II - CODE OF ORDINANCES
Chapter 31 - ZONING
ARTICLE V. - DISTRICT REGULATIONS
DIVISION 7. RM-15 MULTIFAMILY DWELLING DISTRICT

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Sec. 31-196. Purpose.

The RM-15 multifamily dwelling district is intended to provide for development of multifamily dwellings, and allows a medium density of population. The district is basically residential in character, although customary accessory uses and amenities are permitted as a subordinate use to the main structure.

(Ord. No. 2152, § 3(B)(23.AA-9.I), 3-17-82)

Sec. 31-197. Use regulations.

- (a) *Uses permitted.* The following uses are permitted in the RM-15 multifamily dwelling district:
- (1) Any use permitted in the RS-8 single-family dwelling district.
 - (2) Multifamily dwelling units.
- (b) *Special exception.* The following uses are permitted by special exception in the RM-15 multifamily dwelling district:
- (1) Residential planned unit developments (R-PUD).
 - (2) Day care centers.
 - (3) Mobile home parks.
 - (4) Boardinghouses or lodging houses.
 - (5) Guest houses or tourist homes.
 - (6) Nursing or convalescent homes.
 - (7) Adult congregate living facilities (ACLF).
 - (8) Group homes.
 - (9) Churches and their educational buildings.

(Ord. No. 2152, § 3(B)(23.AA-9.II), 3-17-82; Ord. No. 2386, § 1, 9-7-88; Ord. No. 2624, § 2, 2-16-94; Ord. No. 2657, § 3, 3-15-95)

Sec. 31-198. Property development standards.

The property development standards in the RM-15 multifamily dwelling district are as follows:

- (1) Minimum property size/density:
 - a. Single-family dwelling: 5,000 square feet.
 - b. Two-family dwelling: 5,500 square feet.
 - c. Three-family dwelling: 7,000 square feet.
 - d. Four-family dwelling: 8,500 square feet.
 - e. Five or more units shall be density based, and shall be expressed in terms of maximum number of residential dwelling units permitted per acre of land. Maximum permitted density shall be 15 dwelling units per acre.
- (2) Minimum property width:
 - a. One-family and two-family: 50 feet at the building line.
 - b. Three-family and four-family dwellings: 60 feet at the building line.
 - c. Five-family units and greater: 70 feet at the building line.
- (3) Maximum building height: 35 feet or three stories.
- (4) Minimum building setbacks:
 - a. Front: 20 feet.
 - b. Side: seven feet; 12½ feet on street side.
 - c. Rear: 15 percent of the length of the lot or 20 feet, whichever is less.
- (5) Minimum floor area:
 - a. Efficiencies: 400 square feet.
 - b. One-bedroom apartments: 650 square feet.
 - c. Two-bedroom apartments: 750 square feet. For each additional bedroom, total square footage shall increase by 100.
 - d. Single family homes: 800 square feet.

(Ord. No. 2152, § 3(B)(23.AA-9.III), 3-17-82; Ord. No. 2213, § 1, 9-21-83; Ord. No. 3021, § 2, 11-15-06)

Sec. 31-199. Parking.

The parking regulations in the RM-15 multifamily dwelling district shall be as stated in section 31-566 et seq.
(Ord. No. 2152, § 3(B)(23.AA-9.IV), 3-17-82)

Sec. 31-200. Landscaping.

The landscaping requirements in the RM-15 multifamily dwelling district shall be as stated in section 31-596 et seq.

(Ord. No. 2152, § 3(B)(23.AA-9.V), 3-17-82)

Sec. 31-201. Nonconforming lots and structures.

Regulations governing nonconforming lots and structures in the RM-15 multifamily dwelling district shall be the same as those for the RS-8 single-family dwelling district.

(Ord. No. 2152, § 3(B)(23.AA-9.VI), 3-17-82)

Sec. 31-202. Site plan review.

A site plan review shall be required for all permitted uses in the RM-15 multifamily dwelling district except residential developments with up to and including five units.

(Ord. No. 2152, § 3(B)(23.AA-9.VII), 3-17-82)

Secs. 31-203—31-220. Reserved.