

ARTICLE V

**R-M MULTIPLE FAMILY
RESIDENTIAL DISTRICT**

SECTION 5.00 - INTENT

The R-M Multiple-Family Residential District is intended to provide a proper environment for families who live in low-rise multiple family dwellings. Such families normally are smaller in size than those living in single-family dwellings. The RM District, in addition to being designed to furnish sites for various types of multiple-family dwelling structures, (including town houses, row houses, and apartments), also generally serves as a zone of transition between non-residential districts and lower density one-family residential districts.

SECTION 5.01 - PRINCIPAL USES PERMITTED

All uses permitted in the NR Neighborhood Residential District and the following uses: subject to any limitations described herein:

- (a) Multiple-family dwellings of a low-rise type, including but not limited to: row houses, terraces, town houses, apartments.
- (b) Rooming houses.
- (c) Publicly owned and operated libraries, museums, parks, parkways and recreational facilities.
- (d) Family Day Care Homes.
- (e) Adult Foster Care Family Home with 6 or fewer clients.
- (f) Public, parochial and other private elementary, intermediate and/or high schools offering courses in general education, subject to the following condition: No building shall be closer than fifty (50) feet to any property line when said property line abuts or is adjacent to land zoned for residential purposes. (e) Signs, as provided in Article XIV - Signs.
- (g) Religious Institutions, subject to the following:
 - 1. Buildings of greater than the maximum height allowed in this district may be permitted provided front, side, and rear yards are increased above the minimum required yards by one (1) foot for each foot of building height that exceeds the maximum height allowed.

2. At least one boundary of the lot upon which the church is to be constructed shall border a street designated as a collector thoroughfare having an existing and/or planned right-of-way of at least 86 feet in width.
- (h) Attached wireless communications facilities, collocation of an attached wireless communications facility, and attached wireless communications facilities consisting of a utility pole, all subject to the standards in Section 15.28.

SECTION 5.02 - PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS

The following uses shall be permitted, subject to the specific conditions hereinafter imposed for each use and subject further to permission of the Council following review and recommendation by the City Planning Commission.

- (a) Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations, lift stations and switchboards but excluding storage yards.
- (b) Day Care, Group Home (7-12 children) subject to the following conditions:
 1. The lot upon which the nursery school is located contains at least three hundred (300) square feet of land area per pupil, and is at least fifteen thousand (15,000) square feet in area.
 2. Play space for children shall have a minimum area of five thousand (5,000) square feet, and shall be fenced and screened from any adjoining residential area with planting.
 3. No dormitory accommodations shall be provided.
- (c) Colleges, universities, and other such institutions of higher learning, public and private, offering courses in general, technical, or religious education, provided no building other than a structure for residential purposes shall be closer than fifty (50) feet to any property line which abuts or is adjacent to land zoned for residential purposes.
- (d) Private noncommercial recreational centers; and non-profit swimming pools.
- (e) Docking and mooring of boats or the storage of boats out of water, subject to the following conditions:
 1. Docking space shall be limited to the maximum number of boats allowed by the Department of Environmental Quality marina operating permit, subject to site plan and special land use review and approval by the City Council.
 2. All boats and personal watercraft must be currently registered in the name of a current owner and/or occupant residing on the property.
 3. All waterfront structures, appurtenances, and recreational vehicles shall comply with the requirements of Section 15.15, Waterfront Yards.
 4. There shall be no repair or dismantling of boats on the site.

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5. Boats stored out of water shall not exceed 22 feet in length, provided pontoon boats may be allowed up to 35 feet in length and 12 feet in height.
 6. All watercraft shall be stored a minimum distance of ten (10) feet from abutting residential zoned property lines, and be screened from adjacent residential properties and the public right-of-way by a greenbelt or screen fence, seven (7) feet in height. Where possible, watercraft shall be setback from the road at least twenty (20) feet, and shall be stored a minimum of twenty (20) feet from the shoreline. (Ord. 338, 2/19/1998)
- (f) General hospitals, except those for criminals and those solely for the treatment of persons who are mentally ill or have contagious diseases, not to exceed a height of three (3) stories or forty (40) feet subject to the following conditions:
1. All ingress to and egress from the site shall be directly onto a major thoroughfare, having and existing or planned right-of-way width of at least one hundred and twenty (120) feet as indicated on the Major Thoroughfare Plan.
 2. Ambulance delivery and service areas when visible from adjacent land zoned for residential purposes shall be obscured from view by a wall at least six (6) feet in height.
 3. The minimum distance between any structure and a property line shall be seventy-five (75) feet.
- (g) Nursing homes, subject to the following conditions:
1. All ingress to and egress from the site shall be directly onto a major or secondary thoroughfare, having an existing or planned right-of-way width of at least eighty-six (86) feet as indicated on the Major Thoroughfare Plan.
 2. The minimum distance between any structure and a property line shall be forty (40) feet.
- (h) Bed-n-Breakfast Inns and/or Tourist Homes subject to the requirements outlined in Section 4.02(f) of this ordinance.
- (i) State Licensed Residential Facilities with 7 or more clients.
- (j) Wireless communications support structures subject to the requirements specified in Section 15.28.

SECTION 5.03 - ACCESSORY USES PERMITTED

Accessory buildings and uses, including:

- (a) Community garages; tool houses; swimming pools not exceeding 60 feet in length which are part of a multiple-family project.
- (b) Off-street parking.
- (c) Any other uses customarily incidental to the principal uses in Section 5.01 and 5.02 are permitted.

- (d) Home occupations subject to the provisions of section 15.29 Home Occupations. (Ord. 377, 11/15/2001)

SECTION 5.04 - AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Development Standards

Lot Minimums

Area (sq/ft)	(1)
Width (feet)	100

Maximum Building

Stories	2 ½
Height (feet)	30

Maximum Lot Coverage

All Buildings (%)	30
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Minimum Setback (Measured from Lot Line in feet)²

Front Open Space ⁽³⁾	30 ⁽⁴⁾
Least One	20 ⁽⁴⁾
Total of Two	40 ⁽⁴⁾
Rear Open Space	30 ⁽⁴⁾

Minimum Useable Floor Area

Per Unit (sq/ft)	(1)
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Notes to Development Standards

- (1) Minimum land area per dwelling unit for R-M District as follows:

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Number of Bedrooms	Minimum Land Area per Unit (square feet)	Minimum Floor Area per Unit (square feet)	Maximum Density (dwelling units/acre)	Minimum Lot Width
Efficiency Unit	4,200	600	10.4	Dependent upon site arrangement.
1-Bedroom Unit	4,200	600	10.4	However, development of one lot
2-Bedroom Unit	5,445	800	8.0	shall meet requirements set forth
3-Bedroom Unit	6,800	1,000	6.4	above

- (2) Properties abutting water shall also comply with Section 15.15, Waterfront Land Setbacks.
- (3) Front yard setbacks are measured from the edge of the existing and/or planned right-of-way, said planned right-of-way as shown on the officially adopted Master Plan. Where a parcel or lot is at an intersection, the setback shall be measured from the maximum requirement for the district considering each side as a front yard area.
- (4) Spacing of multiple dwellings shall be controlled by the following schedule:

Building Relationship	Overall Distance Between Buildings
Front to Front	50 Feet
Front to Rear	60 Feet
Rear to Rear	60 Feet
Rear to Side	45 Feet
Side to Side	20 Feet
Corner to Corner	15 Feet

Parking may be permitted in up to fifty (50) percent of the required yard provided that there shall be at least 20 feet of yard space between said parking area and the multiple family building.

Type	SF RES (NR)	RES (R-T)	MFR (R-M) (R-ME)	MOB HOME (R-MH)	COM
Adult Foster Care, Family Home (6 or less adults)	P	P	P	P	P
Adult Foster Care, Small Group Home (7-12 adults)	SLU	SLU	SLU	SLU	P
Adult Foster Care, Large Group Home (13-20 adults)	SLU	SLU	SLU	SLU	SLU

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Adult Foster Care, Congregate Facility (20 or more adults)					SLU
Day Care, Family Home (6 or less children)	P	P	P	P	
Day Care, Group Home (7-12 children)	SLU	SLU	SLU	SLU	
Day Care Center					P
Key: P = Permitted; SLU = Special Land Use					

SECTION 5.05 - REQUIRED GREENWAY

Where the RM District directly abuts a single family district, the RM uses constructed therein shall provide a ten (10) foot wide Greenway in those areas where the required screen wall is not required. The Greenway shall be constructed in accordance with Section 15.23 of this Ordinance.