

ARTICLE 7 – RM-MULTI-FAMILY RESIDENTIAL DISTRICTS

SECTION 701 RM-PURPOSES AND APPLICATION

The RM Multi-Family Residential Districts are intended primarily for the development of multi-family residential structures at densities consistent with policies of the General Plan as follows:

- A. The RM-PUD-3.0 zoning district is intended for application to areas designated for Medium Density by the General Plan.
- B. The RM-PD-MH-5.4 District is intended for application to areas designated by the General Plan for mobile home park residential development. As required by state law, mobile home parks may also be located within any R District under PUD provisions of this ordinance.
- C. The RM-PUD-4.0 District is intended for application to areas designated by the General Plan for either Medium Density or Low Density under PUD provisions of this ordinance.
- D. The RM-PUD-2.0 District is intended for application to areas designated by the General Plan for High Density in the immediate vicinity of the East Main Street Central Commercial District, including above-ground floors and the rear halves of ground floor structures designated Residential-Commercial by the General Plan.

SECTION 702 RM-PERMITTED USES

- A. One-family dwellings in the RM-2.0, RM-3.0 and RM 4.0 Districts.
- B. Multi-family dwellings in the RM-2.0, RM-3.0 and RM-4.0 zoning districts.
- C. Raising of fruit and nut trees, vegetables and horticultural specialties on a non-commercial basis.
- D. A small family day care home, a substance abuse facility or a state authorized, certified or licensed family care home, foster home or group home as provided in Section 602.
- E. Garden structures in accordance with 604 F.
- F. Incidental and accessory structures and uses located on the same site with a permitted use.
- G. Other uses which are added to the list according to the procedure in Article 13.

SECTION 703 RM-CONDITIONAL USES: COMMISSION APPROVAL

The following uses may be permitted in accordance with Article 14:

- A. Rest homes and nursing homes; boarding or rooming houses.
- B. Garden structures in accordance with Section 604 F.
- C. Private clubs and lodges.
- D. Any use listed under Section 603, except 603 J.
- E. Incidental and accessory structures and uses as defined in Article 21 located on the same site as a conditional use.
- F. Other uses which are added to this list according to the procedure in Article 13.

SECTION 704 RM-PROPERTY DEVELOPMENT STANDARDS

- A. Fences, walls and hedges: Fences, walls and hedges shall be permitted in accordance with Section 604.
- B. Site area: The minimum lot area shall be three thousand (3,000) square feet in the RM-3.0, two thousand (2,000) in the RM-2.0 Districts and four thousand (4,000) square feet in the RM-4.0 District. The minimum site area in the RM-MH-5.4 District shall be five (5) acres [see Section 1203 C].

- C. Site area per dwelling unit: The minimum site area per dwelling unit shall be as follows:

<u>District</u>	<u>Area Per Unit</u>
RM-MH-5.4	5,400 sq. ft.
RM-4.0	4,000 sq. ft.
RM-3.0	3,000 sq. ft.
RM-2.0	2,000 sq. ft.

- D. Frontage, width and depth site:
 - 1. Each site, other than for a mobile home in a mobile home park, shall have not less than fifty (50) feet of frontage on a public street, except that those sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty (40) feet provided the width of the site, as measures along the front yard setback line is at least fifty (50) feet.

2. The minimum width of each site, other than for a mobile home in a mobile home park shall be fifty (50) feet.
3. The minimum depth of each site, other than for a mobile home in a mobile home park shall be eighty (80) feet.

E. Coverage: The maximum site area covered by structures shall be as follows:

<u>District</u>	<u>Area Per Unit</u>
RM-MH-5.4	[See Section 1203 C]
RM-4.0	50%
RM-3.0	50%
RM-2.0	60%

F. Yard Requirements:

1. Front Yard: The minimum front yard shall be fifteen (15) feet. Any fixed mechanical equipment shall not be located within the front yard. Garages or carports which open parallel to the street shall be setback twenty (20) feet from the property line. Garages or carports may be set within fifteen (15) feet of a front property line where the garage or carport opening is perpendicular to the street requiring a curved driveway approach.
2. Rear Yard: The minimum rear yard shall be five (5) feet. All other rear yard provisions of Section 604 F 2 shall apply.
3. Side Yards: The provisions of Section 604 F 3 shall apply.

G. Distances between structures: The minimum distance between a dwelling unit and another structure shall be ten (10) feet.

H. Building height: No building or structure shall have a height greater than thirty-five (35) feet, except as may be allowed under Articles 14 and 16.

I. Signs: No sign or outdoor advertising structure of any character shall be permitted except as provided in Section 1204.

J. Off-street parking and off-street loading: Off-street parking and off-street loading facilities shall be provided as prescribed in Article 11.

SECTION 705 RM-SITE PLAN AND ARCHITECTURAL DESIGN REVIEW

Except for mobile homes, and single-family dwellings and accessory structures and uses related thereto, no use may be established on any lot or site in an RM district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Articles 15 and 17 of this ordinance. The development of mobile home parks within the RM-MH8 District shall be subject to the standards and regulations prescribed under Section 1203 or this ordinance.

SECTION 706 RM-GENERAL PROVISIONS AND EXCEPTIONS

All uses shall be subject to the general provisions and exceptions prescribed in Article 13.