

TITLE 10
CHAPTER 13

MULTI-FAMILY RESIDENTIAL DISTRICT (RM)

SECTION:

- 10-13-1: Purpose
- 10-13-2: Permitted Buildings and Uses
- 10-13-3: Buildings and Uses Permitted Conditionally
- 10-13-4: Lot and Yard Provisions
- 10-13-5: Site and Development Provisions

10-13-1: PURPOSE: The Multiple-Family Residential District is intended to provide a quality environment for high density, urban, residential uses together with other compatible land uses determined to be desirable and/or necessary.

10-13-2: PERMITTED BUILDINGS AND USES;

Duplexes

Multiple-family dwellings, including townhouses, apartments, clusters and condominiums.

Planned unit developments (Chapter 23 of this Title).

Home occupations.

Gardens and greenhouses for the raising and harvesting of fruit, vegetables and flowers for noncommercial use.

Accessory buildings and uses to the extent necessary and normal in a residential neighborhood. Accessory buildings are not permitted in the front yard of single-family or duplex dwellings. (Ord. 625, 6-30-80; amd. Ord. 669, 5-17-82)

10-13-3: BUILDINGS AND USES PERMITTED CONDITIONALLY: The Planning Commission, subject to the procedures and conditions set forth in Chapters 1 and 4 of this Title, may grant a conditional use permit for the following buildings and uses:

Single-family dwellings.

Mobile home/manufactured home subdivisions.

Mobile homes/manufactured homes - medical hardship.

Mobile home/manufactured home parks.

Professional offices.

Neighborhood commercial.

Public parking areas.

Hospitals.

Nursing homes.

Group care homes.

Day nurseries, provided the residential character of the building is maintained.

Public or private schools.

Churches, except rescue missions or temporary revivals.

Public and semi-public buildings such as fire stations, reservoirs, pump stations, etc., that are essential to the physical, social and economic welfare of an area.

Public and private parks, playgrounds, community centers and recreational facilities. (Ord. 8, Series 1985, 5-28-85)

10-13-4: LOT AND YARD PROVISIONS:

- A. Minimum Lot Dimensions: To be designated a building site, an existing lot must be at least fifty feet wide and at least eighty feet in depth (50' x 80'). For new subdivisions and newly platted lots, the minimum width shall be sixty five feet and the depth shall be eighty feet (65' x 80').
- B. Minimum Lot Area: To be designated a building site, an existing lot must be comprised of at least six thousand (6,000) square feet. For new subdivisions and newly platted lots, the minimum square feet shall be six thousand five hundred (6,500).
- C. Lot Coverage:
 - 1. For single-family and duplex dwellings, the maximum coverage by all enclosed buildings shall not exceed thirty five percent (35%) of the lot area. The maximum coverage by all structures, driveways, parking spaces and surfaced area shall not exceed seventy five percent (75%) of the lot area.
 - 2. For multiple-family dwellings and other uses, the maximum coverage by all enclosed buildings shall not exceed fifty percent (50%) of the lot area. The maximum coverage by all storage structures, driveways, parking spaces and surfaced area shall not exceed seventy five percent (75%) of the lot area.
- D. Yard Regulations:
 - 1. For single-family and duplex dwellings, front, side and rear yard regulations shall be the same as those in the Single-Family Residential District (Chapter 11 of this Title).
 - 2. For multiple-family dwellings and other uses, the front, side and rear setback shall be five feet (5'). When a multiple use adjoins a single-family use, the multiple use shall be set back from all lot lines one additional foot for each foot of height over twenty eight feet (28'), except that the required setback shall not exceed twenty feet (20') from any lot line.
 - 3. The required front and side yards shall not be used for clotheslines, incinerators, storage of trailers, boats and recreational vehicles or of any materials, nor shall said yards be used for the regular or constant parking of automobiles or other vehicles.

10-13-5: SITE AND DEVELOPMENT PROVISIONS:

- A. Building and Structural Height Limitations:
 - 1. Residential Buildings: The maximum building or structural height shall be twenty eight feet (28').
 - 2. Accessory Buildings: The maximum building or structural height shall be fifteen feet (15').
 - 3. Nonresidential Buildings: The maximum building or structural height shall not exceed twenty eight feet (28').
- B. Separation Between Buildings: The minimum separation between multiple-family buildings shall be thirty feet (30') unless the buildings are arranged end to end. In such a case, there shall be at least a ten foot (10') separation and no doorway or entry may open into the space between the buildings.
- C. Fences: See Chapter 10-34-5 of this Title.
- D. Vision Clearance: Refer to Section 10-2-13 and 10-35-2-14 of this Title for definition, and requirements.
- E. Off-Street Parking: Refer to Chapter 3 of this Title (Off- Street Parking and Loading).
- F. Access and Circulation: Refer to Section 10-35 of this Title for requirements. Additionally, vehicle ingress or egress to a multiple-family dwelling shall not be allowed from less than a fifty foot (50') right of way and thirty two foot (32') paved street. Multiple-family dwellings shall not have vehicle access to and from a cul-de-sac.
- G. Public Facilities: Refer to Section 10-36 of this Title for requirements. The developer of a multiple-family dwelling shall have full financial responsibility for the utilities needed on the building site. The developer shall also have partial or full financial responsibility, as determined by the City, for extra capacity utilities required to serve the building site.
- H. Signs: Signs shall be in accordance with Title 4 Chapter 7 of this Code. (Ord. 4, 2011)
- I. Open Space: Multiple-family developments of four (4) or more units shall provide and maintain at least one common open space for the use of all occupants. The open space shall have the following characteristics:
 - 1. Not less than ten feet (10') in width or depth at any point.
 - 2. Located on land with less than a five percent (5%) slope.
 - 3. Cleared sufficiently of trees, brush and obstructions so that recreational use is possible.
 - 4. Not used for temporary or regular parking of automobiles or other vehicles.
 - 5. Includes at least one hundred (100) square feet of area for each dwelling unit. (Ord. 625, 6-30-80)
- J. Landscaping: Except for single-family and duplex dwellings, refer to Section 10-34 of this Title for requirements.
- K. Lighting: Refer to Section 10-37 of this Title for requirements.

Section 10-13-5 C, D, H - Amended by Ord. 26, Series 2008
Sections 10-13-2, 10-13-4 and 10-13-5 Amended by Ord. No.9 Series 2009
Sections 10-13-3, 10-13-5-I, Amended by Ord. No. 2, Series 2011 – effective March 11, 2011
Section 10-13-5-H Amended by Ord. No. 4, Series 2011 – effective April 22, 2011
Section 10-13-5-K added by Ord. No. 12, Series 2014 – effective December 31, 2014
Sections 10-13-3 and -5-D amended by Ord. No. 11 Series 2016 – effective November 16, 2016