



RM-RESIDENTIAL MULTI-FAMILY DISTRICT

The RM, residential multifamily district is primarily intended to accommodate twin-homes, townhouses, cluster housing and similar residential uses in areas without access to public water and wastewater services. The overall gross density in RM areas shall be limited to one unit per acre or less.

Minimum Lot Size:

Single Family	8,500 square feet
Twin Home	17,500 square feet

Minimum Lot Size, Multifamily:

First 3 dwelling units	26,500 square feet
Additional lot area per unit	9,000 square feet

Minimum Lot Width:

Interior Lot	50 feet
Exterior Lot	75 feet

Minimum Street Frontage:

Local, Subcollector, collector – front	20 feet
Local, Subcollector, collector – side	20 feet
Minor Thoroughfare – Front	30 feet
Major Thoroughfare – Side	50 feet
Major Thoroughfare – Front	40 feet
Minor Thoroughfare – Side	50 feet

Minimum Interior Setbacks:

Side	5 feet
Front	15 feet

Maximum Building Height: b	50 feet
Adjacent to single-family zoning	35 feet

Minimum Building Separation:	20 feet
------------------------------	---------

b - No more than three (3) full or partial stories entirely above grade.

Notes:

- 1 - A corner lot has two (2) street setbacks. The setback of lower setback category shall be considered the side street. If both streets are of the same setback category, the property owner shall designate the side street for his lot.
- 2 - A through lot has two (2) street setbacks but no rear setback.
- 3 - On a corner lot of record, the side street setback may be reduced, if necessary, to yield a buildable width equal to sixty (60) percent of the lot width.
- 4 - For any lot of record, the street setback and the rear setback may be reduced, if necessary, to yield a buildable depth equal to forty (40) percent of the lot depth. The rear setback shall be reduced first, but not below fifteen (15) feet and the street setback shall not be reduced by greater than ten (10) feet.