



RM-8-RESIDENTIAL MULTI-FAMILY DISTRICT

The RM-8, residential multifamily district is primarily intended to accommodate duplexes, twin-homes, townhouses, cluster housing and similar residential uses at a maximum overall density of 8.0 units per acre. Public water and sewer are required in this district.

Minimum Lot Size:

Single Family	7,000 square feet
Twin Home a	12,000 square feet

***All lots and structures must meet other requirements of the RS-7 District.**

a – Non conforming lots of record in the RM and GO districts may be developed provided they meet the following minimum lot sizes: 9,000 ft.² in RM-5, RM-8, NB and LO and 7,000 ft.² in RM-12, RM-18, RM-26, GO-M, and GO-H.

Minimum Lot Size for the first 3 DU's:

First 3 dwelling units	16,000 square feet
Additional lot area per unit	5,445 square feet

Minimum Lot Width for the first 3 DU's: 75 feet

Additional Lot Width per Additional Unit – 5 ft., until total lot width = 120 ft.

Minimum Street Frontage: 50 feet

Minimum Street Setback (ft.) a

Local, Subcollector & Collector	25/50 feet
Minor Thoroughfare	35/70 feet
Major Thoroughfare	45/90 feet

Minimum Interior Setbacks (ft.):

Side	10 feet
Front	25 feet

Minimum Building Separation (ft.): 20 feet

Maximum Building Height (ft.): 50 feet b

Maximum Building Coverage: 40% of lot

Notes:

a – Setback from right-of-way line or property line/setback from street centerline, whichever is greater.

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

c – Increase all setbacks by one (1) foot for every one (1) foot in height between fifty (50) and eighty (80) feet. No additional setback is required for buildings above eighty (80) feet in height.