

## **Appendix B**

### **Land Development Code Regulations**

Sec. 30-53. - Multiple-family medium density residential districts (RMF-6, RMF-7 and RMF-8).

- (a) *Purpose.* The multiple-family residential districts are established to provide for the efficient use of land for multifamily residential developments. These districts are designed to encourage the establishment and maintenance of a suitable residential environment for medium density housing. Due to the existing residential environment and the goals and objectives as outlined by the comprehensive plan, particular development criteria must be instituted in order to harmonize the existing patterns of growth with the needs of the community.
- (b) *Objectives.* The provisions of these districts are intended to:
  - (1) Provide for the development of such projects with population densities and development patterns generally compatible with medium density residential areas or in transitional areas on land where the clustering of units would permit the most effective utilization of such land, while preserving open space and other natural features;
  - (2) Encourage such development projects to locate near activity centers;
  - (3) Discourage undue traffic congestion on minor streets by directing such new development to abut upon or have relatively close access to major transportation arteries;
  - (4) Encourage privacy, internal stability, attractiveness, order and efficiency in these areas by providing for adequate light, air and usable open space for dwellings and related facilities through the careful design and consideration of the proper functional relationships among uses permitted; and
  - (5) Encourage such residential development to occur where sufficient public facilities and services exist or are within plans for improvement.
- (c) *Permitted uses.*
  - (1) *Uses by right.*
    - a. Single-family dwellings.
    - b. Multiple-family dwellings.
    - c. Accessory uses incidental to permitted uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the development and their guests.
    - d. Roominghouses, in accordance with article VI.
    - e. Family child care homes, in accordance with state law.
    - f. Housing for the elderly, in accordance with article VI.
    - g. Emergency shelters.
    - h. Day care centers, in accordance with article VI.
    - i. Adult day care homes, in accordance with article VI.
    - j. Community residential homes, in accordance with article VI.
    - k. Home occupations, in accordance with section 30-58.
    - l. Places of religious assembly, in accordance with article VI.
    - m. Public schools other than institutions of higher learning, in accordance with the provisions of section 30-77, educational services district (ED).
    - n. Large family child care homes, in accordance with article VI.
    - o. Private schools, in accordance with article VI.
  - (2) *Uses by special use permit.*

- a. Nursing and personal care facilities (GN-805), in accordance with article VI.
- b. Social service homes and halfway houses, in accordance with article VI.
- c. Dormitories (RMF-8 only), in accordance with article VI.
- d. Bed and breakfast establishments, in accordance with article VI.
- e. Community residential homes over 14 persons, in accordance with article VI.
- f. Off-site parking facilities for uses permitted by right in MU-1 or MU-2 zoning districts, in accordance with article VI.

(d) *Intensity of development.*

- (1) *Maximum intensity by right.* See permitted intensity tables.
- (2) *Permitted intensity using density bonus points.* Development criteria, as described in the density bonus points manual, which, when met, shall allow increases in development intensity based upon the limits in this section. These increases in intensity shall be allowed should a developer propose to undertake a project which will result in a development sensitive to the unique environmental and developmental needs of the area. For each criterion met by the developer, certain points shall be credited to the project. Those points, calculated in accordance with the Density Bonus Points Manual, shall determine the maximum allowable density.

PERMITTED DENSITY, RMF-6

Points	Maximum Residential Density (du/ac)
0	10
26	11
52	12
79	13
108	14
138+	15

PERMITTED DENSITY, RMF-7

Points	Maximum
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	Residential Density (du/ac)
0	14
20	15
39	16
59	17
79	18
98	19
118	20
138+	21

**PERMITTED DENSITY, RMF-8**

Points	Maximum Residential Density (du/ac)
0	20
16	21
30	22
46	23
59	24

75	25
89	26
105	27
118	28
134	29
148+	30

(3) *Minimum density exemption.* Parcels 0.5 acres or smaller existing on November 13, 1991 are exempt from minimum density requirements.

(e) *Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with the requirements in Table 3.

(f) *General requirements.* All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-56 and article IX.

TABLE 3. DIMENSIONAL REQUIREMENTS FOR RMF DISTRICTS  
Principal Structures

	RMF-6	RMF-7	RMF-8
Allowable density <sup>2</sup>	8—15 du/a	8—21 du/a	8—30 du/a
Maximum density by right	10 du/a	14 du/a	20 du/a
Allowable density with bonus points	See density bonus point table		
Minimum lot area:			
Single-family (SF)	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.
Multiple-family	8,700 sq. ft.	7,500 sq. ft.	7,500 sq. ft.
Minimum lot width at minimum			

front yard setback:				
	Single-family	50 ft.	50 ft.	50 ft.
	Multiple-family	75 ft.	75 ft.	75 ft.
	Minimum lot depth	90 ft.	90 ft.	90 ft.
Minimum yard setbacks:				
	(For SF):			
	Front	20 ft.	20 ft.	20 ft.
	Side (interior)	7.5 ft.	7.5 ft.	7.5 ft.
	Side (street)	15 ft.	15 ft.	15 ft.
	Rear	20 ft.	20 ft.	20 ft.
	Multiple-family	See <sup>1</sup>	See <sup>1</sup>	See <sup>1</sup>
	Maximum building height (for MF buildings)	Three stories by right; five by SUP <sup>3</sup>	Three stories by right; five by SUP <sup>3</sup>	Three stories by right; five by SUP <sup>3</sup>
	Maximum building height (for SF buildings)	35 ft.	35 ft.	35 ft.
	Maximum lot coverage	35%	35%	35%

<sup>1</sup> Angle of light obstruction: 45 degrees. Minimum building setback is 25 feet from any property line abutting a street or land which is in an RC, RSF-1, RSF-2, RSF-3 or RSF-4 district, or which is shown for single-family residential use on the future land use map of the comprehensive plan. Maximum building height for multiple-family buildings within 100 feet of abutting land designated single-family on the Future Land Use Map is 35 feet (in a maximum of two stories). However, within traditional city, minimum building setback is eight feet from side property lines and the maximum building height is five stories.

<sup>2</sup> Parcels 0.5 acres or smaller existing on November 13, 1991, are exempt from minimum density requirements.

<sup>3</sup> To be granted a special use permit for four or five stories in the RMF-6, RMF-7 or RMF-8 districts excluding the College Park, University Heights and Traditional City Special Area Plans (where up to five stories is allowed by right), the applicant must demonstrate that:

- a. The property is not adjacent to property with a single-family residential land use category (this restriction does not apply in College Park, University Heights and Traditional City); and
- b. To promote a more vital, interesting sidewalk environment for pedestrians near taller buildings, reduce the perception of a massive scale delivered by larger buildings with monotonously blank walls, and increase security through citizen surveillance, a minimum of 25 percent non-reflective, transparent glazing is provided on the front and side building walls at pedestrian level (and this glazed area shall be between three feet and eight feet above grade) on the first floor.
- c. First story is at least ten feet floor to ceiling for all buildings.

#### Accessory Structures for RMF-6, RMF-7 and RMF-8

Minimum front and side yard setbacks	Same requirements as for the principal structure, excluding fences and walls.
Minimum yard setback, rear	15 ft. or 25 ft. when abutting property designated single-family on the future land use map, except within traditional city where the setback is 15 ft.
Maximum building height	25 ft.
Transmitter towers <sup>1</sup>	80 ft.

<sup>1</sup> In accordance with section 30-98.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3954, § 2, 2-14-94; Ord. No. 4045, § 2, 11-28-94; Ord. No. 950808, § 1, 1-22-96; Ord. No. 980990, § 3, 6-28-99; Ord. No. 980735, §§ 2, 3, 9-27-99; Ord. No. 002469, § 1, 3-17-03; Ord. No. 031254, § 1, 9-27-04; Ord. No. 041268, § 4, 8-22-05; Ord. No. 060501, § 1, 6-25-07; Ord. No. 070619, § 1, 3-24-08)