Chapter 27. Zoning

Part 2. DISTRICT REGULATIONS

§ 27-207. RM Medium Density Residential District.

[Ord. No. 2022-01, 1/10/2022]

1. The following are RM District dimensional regulations for allowed uses, unless a more restrictive provision is established by another section of this chapter.

(click here to view the full table)

Use	Required Public Utilities	Min. Lot Area[1, 2, 4] (square feet unless otherwise noted) See maximum density below.	Min. Lot Width[3] (feet)	Minimum Front Yard Setback[6] (feet)	Minimum Side Yard Setback (feet) (each 1 of 2)	Minimum Rear Yard Setback[6] (feet)	Building Height (feet) (maximum)	Lot Coverage[5] (%) (maximum)
Commercial Livestock or Poultry Operation	None	5 acres	150	50	50	50	150[7]	15
Single-Family Detached Dwelling	W & S	7,000; 43,560 without W & S	70	15	5	20	35	40[8]
Single-Family Semidetached Dwelling	W & S	3,500 per unit	35 per unit	15	5	20	35	40
Apartment above Commercial	W & S	See Other Allowed Nonresidential Uses						
Townhouses (Single-Family Attached Dwellings)[6]	W & S	1,800[6]	20 end; 18 interior	15	20 from perimeter and 20 feet separation on a lot	20	35	60
Other Allowed Nonresidential Use	W & S	20,000	150	15	15	50	45	40
Multifamily dwellings	W & S	20,000	100	15	12	18	45	40
CCRC	W & S	See § **27-402.21**						
Cluster Development	W & S	See § **27-402.17**						60
Traditional Neighborhood Development	W & S	See § **27-402.71**						60

NOTES:

W = public water required

S = public sewer required

1 All uses relying upon on-lot sewer must comply with § **27-317** of this chapter.

2 Unless otherwise specified in Part **4**.

3 The lot width at the right-of-way line shall not be less than 70% of the minimum lot width, and in no case shall the lot width be greater than the depth.

4 See maximum density in Subsection **1B** below.

5 See additional lot coverage provisions in § **27-207.1C** below.

6 See also § **27-402.25B** for additional requirements for townhouses. A townhouse development shall be laid out so that the dimensional requirements can be met in terms of spacing. However, individual fee-simple lot lines are not needed to be legally established for each townhouse for condominum or planned community forms of ownership. See § **27-304.3** for allowed encroachments, such as for front porches and rear decks.

7 Any structure having a height greater than 40 feet shall have a setback from all lot lines a distance equal or greater than the height of the structure.

8 On any residential lot existing prior to January 1, 2019, which is less than 10,000 square feet in area and which is developed with a single-family detached dwelling, the maximum lot coverage shall be 60%.

A. See the alternatives for development in § **27-402.17**, Cluster (Open Space) Development Option, or § **27-402.71**, Traditional Neighborhood Development (TND), of this chapter.

B. Permitted Density.

(1) A maximum density of four dwelling units per acre shall apply to all types of housing on a development tract, except that a maximum density of six dwelling units per acre is allowed if there is the approved receipt of one TDR for each additional dwelling unit over four dwelling units per acre.

(2) A maximum of 50% of the dwelling units within a subdivision or land development shall be multifamily dwelling units, except a higher percentage may be multifamily dwellings if approved as a special exception within an age-qualified residential development.

(3) Cluster development shall be permitted in accordance with § **27-402.17**, and a maximum density of four dwelling units per acre, provided that a maximum density of up to six dwelling units per acre shall be permitted subject to the approved receipt of one TDR for each additional dwelling unit over four dwelling units per acre.

(4) A TND option shall be permitted, regardless of dwelling types, in accordance with the following:

(a) The residential area shall be determined in accordance with the provisions in § **27-402.71D** and shall exclude any land to be used for nonresidential or mixed-use purposes, including live-work units and apartments of nonresidential space.

(b) Maximum density of six dwelling units per acre, provided that a density of up to eight dwelling units per acre shall be permitted subject to: 1) the receipt of one TDR for each additional dwelling unit over the permitted number of dwelling units, or 2) through approved density bonuses in accordance with the TDR provisions in § **27-325**.

C. Lot Coverage.

(1) Permitted lot coverage for a new subdivision, TND, or cluster development shall be calculated on the basis of all lots in a phase of development, with permitted coverage allocated variably to individual lots. Notes shall be placed on recorded subdivision/land development plans indicating the available coverage on each lot.

(2) The maximum lot coverage for any residential lot created as part of a residential cluster subdivision where the subdivision plan was recorded prior to February 1, 2013, shall be 50%.

D. Building Footprint. The maximum building footprint of an allowed principal commercial building shall be 4,000 square feet, except as may be increased subject to the receipt of one TDR per 4,000 square feet of additional building floor area or fraction thereof.

E. Existing Commercial Structures and Uses. Notwithstanding anything to the contrary in this section, the expansion of existing commercial buildings, or the expansion of existing commercial uses on the same lot, shall not be subject to the maximum building floor area requirements herein. These uses shall be subject to the maximum lot coverage requirements in this section.

2. Applicability of Design Standards. As applicable, the application shall comply with Part **8**, Design Standards, and Part **10** of Chapter **22**, Subdivision and Land Development.

3. Agricultural Buffer Requirement. No dwelling unit shall be located within 80 feet of any land within the AG District. In addition, no shrub nor tree shall be planted within 20 feet of an abutting lot line of a lot in an active principal agricultural use, if such vegetation could grow over the lot line or could grow to obstruct agricultural machinery.

4. Applications shall comply with the screening and landscaping requirements in Chapter **22**, Subdivision and Land Development.