

**Chapter 19.34**  
**RM -- RESIDENTIAL MULTI-**  
**FAMILY ZONE**

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**19.34.010 Purpose of chapter.**

The purpose of the RM zone is to provide areas in the city for high-density residential development.

**19.34.020 Permitted uses.**

Permitted uses in the RM zone are as follows:

- A. Single-family dwellings, attached or detached;
- B. Accessory buildings customary to multi-family and single-family residential buildings; and
- C. Home occupations.

**19.34.030 Conditional uses.**

Conditional uses in the RM zone are as follows:

- A. Bed and breakfast;
- B. Churches;
- C. Day care/pre-school, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";
- D. Dwelling group, provided that;
  - 1. The parcel of ground on which the dwelling group (as defined in chapter

19.04, "Definitions") is to be erected shall have an area equal to the aggregate of the minimum lot areas otherwise required in the zone for the number of individual dwelling structures in the group.

2. The distance between principal buildings shall be equal to the total side yards required in the zone. The distance between principal buildings and the nearest perimeter lot line shall be at least 15 feet. The distance between any building and a public street shall be at least the front yard required in the zoning district, except on corner lots the side yard which faces on a public street shall be at least 20 feet.

3. Access shall be provided by a private street or right-of-way from a public street; such private street or right-of-way shall be at least 20 feet wide for one or two rear dwelling units and at least 30 feet wide for three or more dwelling units.

4. A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall meet city standards.

5. Every dwelling structure in the dwelling group shall be within 60 feet of an access roadway or drive.

6. The development plan shall provide a buffer landscaped area along all property lines and decorative landscaping adjacent to the buildings in appropriate locations. Solid visual fences shall be provided along all interior property lines unless the planning commission approves otherwise.

- E. Golf course;
- F. Hospital;
- G. Hotel;
- H. Lodging house;
- I. Multiple unit dwellings, either apartments or condominiums;

- J. Nursing home;
- K. Offices, professions and general business;
- L. Planned unit development;
- M. Private parks and recreational grounds;
- N. Public and quasi-public use;
- O. Radio and/or television tower;
- P. Temporary structures, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";
- Q. Two-family dwellings;
- R. Utility stations and lines, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations"; and
- S. Public schools.

**19.34.040 Minimum lot size.**

The minimum lot size in the RM zone is 10,000 square feet for each single-family or two-family dwelling, with 2,000 extra square feet for each additional unit in a building with more than one unit.

**19.34.050 Minimum lot width.**

The minimum lot width in the RM zone is 65 feet measured 30 feet from the front lot line.

**19.34.060 Setbacks/yard requirements.**

A. Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:

Front: 30 feet.

Sides: On interior lots, a total of at least 25 feet between the two side yards, with

no side yard of less than ten feet. On corner lots, at least 30 feet per side yard.  
Rear: 30 feet.

B. Accessory buildings in the RM zone shall maintain a minimum distance from property lines as follows:

Front: Accessory buildings, excluding garages, shall maintain a setback of at least six feet from the main building in the rear yard for the particular property.

Sides: Five feet, excluding garages, on interior lots; 20 feet on corner lots.

Rear: Five feet, excluding garages, on interior lots; 20 feet on corner lots. Attached garages shall conform to the rear yard requirements of main buildings. Detached garages shall conform to the rear yard requirements of accessory buildings, provided that the garage is in the rear yard and at least six feet away from the main building.

Garages: The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear yard and at least six feet away from the main building shall maintain a minimum side yard of not less than five feet.

**19.34.070 Maximum height of structures.**

A. For uses where the slope of the original ground surface is greater than 15%, or if the property is located in a sensitive lands overlay zone, the maximum structure height shall be 30 feet.

B. All other properties shall maintain a maximum structure height of 35 feet.

C. Accessory Buildings.

No accessory building shall exceed 20 feet in height. For each foot of height over 14 feet, accessory buildings shall be set back from property lines an additional

foot from the minimum setback to allow a maximum height of 20 feet.

**19.34.080 Maximum lot coverage.**

The maximum lot coverage in the RM zone is 50%, including all structures.

**19.34.090 Open space requirement.**

The minimum open space requirement for developments over two acres in the RM zone is 15%.

**19.34.100 Master development plan required.**

Any development of land in the RM zone shall be subject to the requirements of a master development plan approved by the planning commission.