

## **Section 40. Residential Multi-Family 5 (RM-5) Zone**

*(Amended 2/3/98)*

The Residential Multi-Family 5 (RM-5) zoning classification is intended for single and multi-family residential development in the City. The purpose of this zone is to provide for medium density residential uses which also make provision for higher density uses through the special use process. The standards established in the RM-5 zone are intended to promote and enhance a neighborhood residential identity that is characterized by a mix of residential types and uses. In keeping with the intent of the zone, single and multi-family, apartments, mobile homes, and mobile home parks are allowed either as permitted uses or special exception uses.

### **A. Minimum Lot Size**

All lots in the RM-5 Zone shall be a minimum of 5,000 square feet with the following exception:

If a lot has an area of less than the above minimum requirement and was of record on April 8, 1952, a single-family dwelling can be built upon it; provided, that the requirements of Section 96. Nonconformities are met.

### **B. Residential Density**

1. All lots in the RM-5 Zone shall conform to the residential density requirements as indicated in the following table: *(Amended 8/5/98)*

Number of Dwelling Units (Excluding Mobile Homes)	Minimum Lot Area (square feet)
1	5,000
2	9,000
3	12,000
4	15,000

2. All Lots that accommodate more than four dwelling units in the RM-5 Zone shall meet the requirements for a Special Use Permit and subsection G(1) under this section. All lots that accommodate more than one mobile home shall meet the requirements for a Special Use Permit and subsection G(2) under this section. *(Amended 8/5/98)*
3. All lots in the RM-5 zone shall not exceed a lot coverage requirement of 50 percent.

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**C. Minimum Lot Width**

All lots in the RM-5 zone shall have a minimum lot width of 50 feet at the minimum building line.

**D. Building Setback Requirements**

1. Subject to the provisions of Section 19 Residential Zones - General Provisions and this section, no portion of any primary building in the RM-5 zone may be located on any lot closer to any lot line than is authorized in the table set forth in this section.

**Interior Lots:**

Zone	Front (Right of Way)	Rear Setback	Side Setback
RM-5	25 feet	25 feet	6 feet

**Corner Lots:**

Zone	Designated Front (Right of Way) Setback	Designated Side (Right of Way) Setback	Side Setback	Rear Setback
RM-5	25 feet	15 feet	6 feet	15 feet

**Double Frontage Lots:**

Zone	Designated Front (Right of Way) Setback	Designated Rear (Right of Way) Setback	Side Setback	Side Setback
RM-5	25 feet	25 feet	6 feet	6 feet

**E. Duplex Units for Sale**

After having first met all requirements set out in A thru D above, a proposed duplex lot may be divided along the property party wall and platted as two separate lots.

The intent of this section is to allow for the platting and sale of each side of a duplex that meets all other requirements.  
*(Amended 2/17/09)*

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### **F. Accessory Building Setback Requirements**

All accessory buildings in the RM-5 Zone shall comply with the building setback requirements set forth in subsection D of this section with the exception of the side and rear setbacks which shall be a minimum of 5 feet.

### **G. Building Height Limitations**

1. Building height in the RM-5 zone shall be limited to 35 feet.
2. Features exempt from the height limitations can be found in Section 16.

*(Amended 10/2/01)*

### **H. Permitted Uses:**

Community Docking Facility (Minor)

*(Amended 6/5/07)*

Family Care Homes

*(Amended 7/17/07)*

Family Childcare Homes

*(Amended 3/16/04)*

Home occupations

Mobile homes (with a maximum of one (1) mobile home per lot)

Parks, playgrounds private

Parks, playgrounds, public

Residence, Duplex

Residence, Multi-family (with a maximum of 4 dwelling units per lot)

Residence, Single-family detached, More than one dwelling unit per lot (with a maximum of 4 dwelling units per lot)

Residence, Single-family detached, one dwelling unit per lot

Telecommunications Antenna, Collocation on Existing Tower

*(Amended 10/6/09)*

Telecommunications Antenna, Placement on Existing Building

*(Amended 10/6/09)*

Telecommunications Tower, Stealth

*(Amended 10/6/09)*

Utility, Minor

*(Amended 4/20/10)*

### **I. Special Uses**

Apartments

Boarding houses

Churches

Clubs, lodges, other civic organizations, operating on a non-profit basis

Community Docking Facility (Major)

*(Amended 6/5/07)*

Day care centers, nurseries, and pre-schools

Institutions, charitable

Golf courses

Governmental uses and operations such as fire stations, maintenance or operation facilities and similar governmental facilities

*(Amended 4/20/10)*

Libraries, public

Mobile home parks

Nursing homes, rest homes

Public utilities substations storage, service yards

Recreation centers, public

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Schools, public and private

Telecommunications Tower, Freestanding  
Temporary convalescent housing  
Temporary real estate/construction offices  
Temporary Refreshment stands

*(Amended 10/6/09)*

**Sections 41-42. Reserved**