

Section 34. Residential Multi-Family 6 (RM-6) Zone

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(Amended 5/6/98)

The Residential Multi-Family 6 (RM-6) zoning classification is intended for single and multi-family residential development in the City. The standards established in the RM-6 zone are intended to promote and enhance a neighborhood residential identity that is characterized by a mix of residential types and uses. Conventional setback standards have been maintained in this zoning district. In keeping with the intent of the zone, single-family and duplex residential uses are permitted.

A. Minimum Lot Size

All lots in the RM-6 Zone shall be a minimum of 6,000 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-6 Zone shall conform to the residential density requirements as indicated in the following table:

Number of Dwelling Units	Minimum Lot Area (square feet)
1	6,000
2	12,000

2. All lots in the RM-6 Zone shall have a maximum density of two (2) dwelling units per lot.
3. All lots in the RM-6 zone shall not exceed a lot coverage requirement of 50 percent.

C. Minimum Lot Width

All lots in the RM-6 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-6 zone may be located on any lot closer to any lot line than is authorized in the table set forth in this section.

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Interior Lots:

Zone	Front (Right of Way)	Rear Setback	Side Setback	Lot Coverage
RM-6	30 feet	25 feet	8 feet	50%

Corner Lots:

Zone	Designated Front (Right of Way) Setback	Designated Side (Right of Way) Setback	Side Setback	Rear Setback	Lot Coverage
RM-6	30 feet	15 feet	8 feet	15 feet	50%

Double Frontage Lots:

Zone	Designated Front (Right of Way) Setback	Designated Rear (Right of Way) Setback	Side Setback	Side Setback	Lot Coverage
RM-6	30 feet	30 feet	8 feet	8 feet	50%

E. Accessory Building Setback Requirements

All accessory buildings in the RM-6 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.

F. Building Height Limitations

1. Building height in the RM-6 zone shall be limited to 35 feet.
2. Features exempt from the height limitations can be found in Section 16.

(Amended 10/2/01)

G. 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
- Parks and playgrounds
- Residence, Duplex
- 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)*
- Temporary real estate/construction offices

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Temporary refreshment stands
Utility, Minor

(Amended 4/20/10)

H. Special Uses

Churches and other religious uses

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

Community Docking Facility (Major)

(Amended 6/5/07)

Day care centers, nurseries, and pre-schools

Governmental uses such as offices, and emergency facilities

Libraries

Recreational facilities such as golf courses, playgrounds, parks, community centers,
swimming pools, and similar recreation uses.

Schools, private and public

Telecommunications Tower, Freestanding

(Amended 10/6/09)

Temporary convalescent housing

Sections 35-36. Reserved