

# RM RESIDENTIAL MULTI-FAMILY

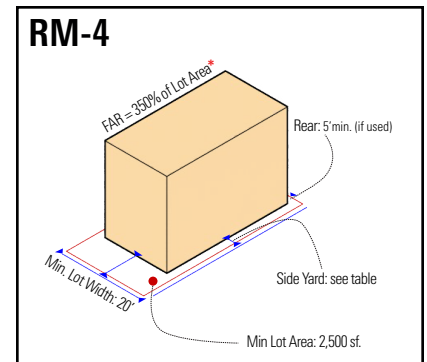
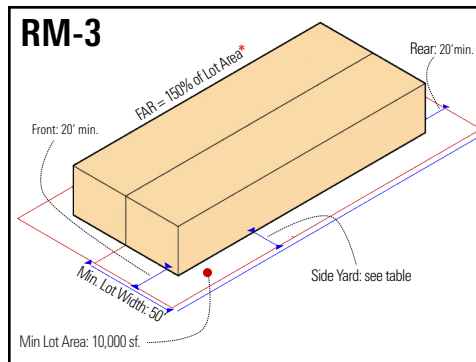
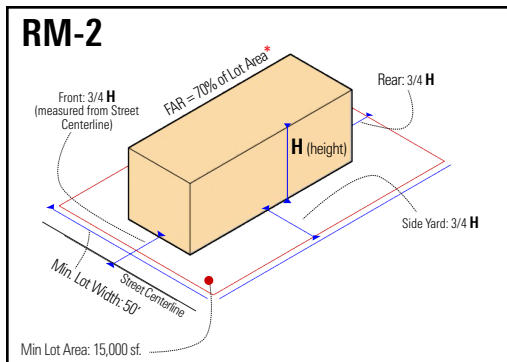


**Table 14-701-2: Dimensional Standards for Higher Density Residential Districts**

Min. Lot Width	50 ft.	50 ft.	20 ft.
Min. Lot Area	15,000 sq. ft.	10,000 sq. ft.	2,500 sq. ft.
Max. Occupied Area	N/A	50%	Intermediate 75%; Corner 80%
Min. Front Setback	Based on height [7]	20 ft.	N/A
* Min. Side Yard Width [8]	Based on height [7]	6' to 16' based on number of families (see diagram)	5 ft.
Min. Rear Yard Depth	Based on height [7]	20 ft.	5 ft. if used
Max. Height / FAR (Floor Area Ratio)	70% of Lot Area*	150% of Lot Area*	350% of Lot Area*

**Table Notes:**

- \* Required sideyard widths for permitted nonresidential uses can be found in the full [zoning code](#).
- [7] For lot lines other than street lines, the minimum setback for structures from each lot line shall be equal to 3/4 of the height of the structure. For lot lines that are street lines, the minimum setback for structures, for the purposes of this subsection, shall be measured from the centerline of that street and shall be equal to 3/4 of the height of the structure.
- [8] Number of required yards/required width (ft). "Each" identifies that each yard must meet the required minimum size. Where each yard size is not identified, table identifies total required yard.



* Zoning Bonus Summary		Additional FAR		
		RM-2	RM-3	RM-4
Mixed Income Housing (§ 14-702(7))	Moderate Income	25%	50%	100%
	Low Income	50%	75%	175%

For bonus restrictions in select geographic areas, see [page 49](#).

**INTENT:** Moderate- to high-density, multi-unit residential buildings

**Table 14-602-1: Uses Allowed in Residential Districts**

<p><b>Y</b> = Yes permitted as of right  <b>S</b> = Special exception approval required  <b>N</b> = Not allowed (expressly prohibited)                      Uses not listed in this table are prohibited</p>	<b>RM-2</b>	<b>RM-3</b>	<b>RM-4</b>	<b>USE SPECIFIC STANDARDS</b>
<b>RESIDENTIAL USE CATEGORY</b>				
Household Living (as noted below)				
Single-Family	Y	Y	Y	
Two-Family	Y	Y	Y	
Multi-Family	Y	Y	Y	
Group Living (except as noted below)	S	S	S	
Personal Care Home	S	S	S	14-603 (11)
Single-Room Residence	S	S	S	
<b>PARKS AND OPEN SPACES USE CATEGORY</b>				
Passive Recreation	Y	Y	Y	
Active Recreation	S	S	S	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>				
Adult Care	Y	Y	Y	
Child Care (as noted below)				
Family Child Care	Y	Y	Y	14-603 (5)
Group Child Care	S[2]	S[2]	S[2]	14-603 (5)
Child Care Center	N	N	N	14-603 (5)
Community Center	Y	Y	Y	
Educational Facilities	S[2]	S[2]	S[2]	
Fraternal Organization	S[2]	S[2]	S[2]	
Hospital	S[2]	S[2]	S[2]	
Libraries and Cultural Exhibits	S[2]	S[2]	S[2]	
Religious Assembly	Y[2]	Y[2]	Y[2]	
Safety Services	Y[2]	Y[2]	Y[2]	
Transit Station	Y[2]	Y[2]	Y[2]	
Utilities and Services, Basic	S[2]	S[2]	S[2]	
Wireless Service Facility	S	S	S	14-603 (16)(17)
<b>OFFICE USE CATEGORY</b>				
Business and Professional	N	N	N	
Medical, Dental, Health Practitioner (as noted below)				
Sole Practitioner	N	N	N	
Group Practitioner	N	N	N	
<b>RETAIL SALES USE CATEGORY</b>				
Consumer Goods (except as noted below)	N	N	N	
Drug Paraphernalia Sales	N	N	N	14-603 (13)
Gun Shop	N	N	N	14-603 (13)
Medical Marijuana Dispensary	N	N	N	
Food, Beverages, and Groceries	N	N	N	14-603 (7)
Sundries, Pharmaceuticals, Convenience Sales	N	N	N	
Wearing Apparel and Accessories	N	N	N	
<b>COMMERCIAL SERVICES USE CATEGORY</b>				
Business Support	N	N	N	
Eating and Drinking Establishment (except as noted below)	N	N	N	14-603 (6)
Smoking Lounge	N	N	N	
Personal Services	N	N	N	
Visitor Accommodations	N	N	N	
Commissaries and Catering Services	N	N	N	
<b>URBAN AGRICULTURE USE CATEGORY</b>				
Community Garden	Y	Y	Y	14-603 (15)
Market or Community-Supported Farm	Y	Y	Y	14-603 (15)

See [page 48](#) for information pertaining to bracketed numbers (e.g., “[2]”) in use table cells.