

Sec. 34-614. - Residential, multi-family: RM-1.

- (a) *Purpose.* The residential, multi-family (RM-1) zoning district is intended to implement the low and medium density land use districts in the comprehensive plan located to the west of Third Street (S.R. A1A). It is intended to classify areas suitable for low and medium density residential development. Maximum densities in the RM-1 zoning district are twenty (20) dwelling units per acre. A single-family dwelling may be permitted on a single lot of record.
- (b) *Permitted uses.* The following uses are permitted as of right in the RM-1 zoning district.
 - (1) Elderly-oriented group homes, group homes for the developmentally- or physically- disabled, or foster homes with less than six (6) residents.
 - (2) Multi-family dwellings.
 - (3) Townhouse (max of four (4) units).
 - (4) Home-based business, per section 34-725.
 - (5) Short-term vacation rentals, per section 34-731.
 - (6) Essential public services, per section 34-721.
 - (7) Single-family dwellings
 - (8) Existing historic single-family dwellings or dwellings originally constructed for use as a single-family dwelling.
- (c) *Accessory uses and structures pursuant to section 34-716.* The following uses are permitted as accessory uses and structures in the RM-1 zoning district.
 - (1) Swimming pools, tennis courts and similar recreational facilities.
 - (2) Detached garages and carports.
 - (3) Utility sheds and workshops.
 - (4) Boat houses, docks, piers and similar structures.
 - (5) Doghouses and similar structures for housing household pets.
 - (6) Gazebos, cabanas and other similar structures.
 - (7) Non-commercial television and radio antennas not exceeding a height of fifteen (15) feet above roof line.
 - (8) Outdoor kitchens.
 - (9) Vegetable gardens, non-commercial greenhouses, and similar uses.
 - (10) Any use customarily accessory to the permitted and conditional uses in the RM-1 zoning district.
- (d) *Conditional uses.* The following uses are permitted as conditional uses in the RM-1 zoning district subject to the standards and procedures established in section 34-546 et seq.
 - (1)

Elderly-oriented group homes, group homes for the developmentally or physically-disabled, and foster homes with six (6) or more residents.

- (2) Transitional houses.
 - (3) Religious organizations.
 - (4) Cemeteries.
 - (5) Educational services.
 - (6) Libraries.
 - (7) Golf courses
 - (8) Government uses, excluding correctional institutions.
 - (9) Business and professional offices as follows: Landscape architects, doctors, dentists, miscellaneous health offices and clinics; legal services; and engineering, architecture, accounting, research, management, and related services. Uses listed herein shall not exceed fifty thousand (50,000) square feet in gross floor area.
 - (10) Financial institutions, insurance and real estate offices.
 - (11) Rooming and boarding houses.
 - (12) Nursing and personal care facilities.
 - (13) Child day care services, per section 34-718.
 - (14) Adult day care services.
 - (15) Civic, social and fraternal organizations
 - (16) Community centers.
 - (17) Public parks, playgrounds and recreational facilities.
 - (18) Accessory dwelling units (on the same parcel as a single-family dwelling only)
- (e) *Dimensional standards.* The following dimensional standards shall apply to all permitted, conditional, and accessory uses in the RM-1 zoning district.
- (1) Single-family.
 - a. *Minimum lot area:* Five thousand (5,000) square feet.
 - b. *Minimum lot width:* Fifty (50) feet at the building line and a minimum of thirty-five (35) feet at the street.
 - c. *Minimum yards:*
 - 1. *Front yard:* Twenty (20) feet.
 - 2. *Side yard:* Five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - 3.

Accessory uses and structures pursuant to section 34-716. All accessory structures shall only be located in a side or rear yard (not forward of the dwelling along any street frontage) and set back a minimum of five (5) feet from any property line or principal or accessory structures.

(3) *Multi-family dwellings.*

- a. *Minimum lot area:* Five thousand (5,000) square feet plus two thousand (2,000) square feet for each unit in excess of two (2), except that the gross density shall not exceed twenty (20) dwelling units an acre.
- b. *Minimum lot width:* Seventy-five (75) feet at the building line. A minimum of thirty-five (35) feet at the street.
- c. *Minimum yards:*
 1. *Front yard:* Twenty (20) feet.
 2. *Side yard:* Ten (10) feet for each side yard, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 3. *Rear yard:* Twenty (20) feet.
- d. *Minimum floor area:* Multi-family dwelling units shall contain the following minimum square feet of conditioned living area excluding garages, carports and breezeways.
 1. One (1) bedroom unit: Six hundred (600) square feet.
 2. Two (2) bedroom unit: Eight hundred (800) square feet.
 3. Three (3) bedroom unit: One thousand (1,000) square feet.

This square footage requirement shall also apply to units sold as condominiums.

- e. *Maximum lot coverage:* Sixty-five (65) percent.
- f. *Maximum height:* Thirty-five (35) feet.
- g. *Accessory uses and structures pursuant to section 34-716:* All accessory structures shall only be located in a side or rear yard (not forward of the dwelling along any street frontage) and set back a minimum of five (5) feet from any property line or principal or accessory structures.
- (f) *Off-street parking and loading.* The off-street parking and loading standards for the RM-1 zoning district are found in article VII, division 1.
- (g) *Supplemental standards.* The supplemental standards for the RM-1 zoning district are found in article VII, division 2.
- (h) *Landscape standards.* The landscape standards for the RM-1 zoning district are found in article VII, division 3.

Rear yard: Twenty (20) feet.

- d. *Minimum floor area:* A single-family dwelling unit shall contain a minimum of one thousand (1,000) square feet of conditioned living area and a one (1) car garage. Garages shall not be included as part of the single-family dwelling unit's minimum square footage.
- e. *Maximum lot coverage for primary structure and required driveway:* Thirty-five (35) percent.
- f. *Maximum impervious surface:* Fifty (50) percent.
- g. *Maximum height:* Thirty-five (35) feet.
- h. *Accessory uses and structures pursuant to section 34-716:* All accessory structures shall only be located in a side or rear yard (not forward of the dwelling along a street frontage) and set back a minimum of five (5) feet from any property line or principal or accessory structures.

(2) *Townhouse (maximum of four (4) units per building).*

- a. *Minimum lot area:* Minimum of six thousand (6,000) square feet for the first two units and three thousand (3,000) square feet for each additional unit.
- b. *Minimum lot width:* Twenty-five (25) feet at the building line for each unit.
- c. *Minimum yards:*
 - 1. *Front yard:* Each unit shall feature a three (3) foot staggered offset from the minimum Twenty (20) feet for three or more units. Twenty (20) feet for two units.
 - 2. *Side yard:* Zero (0) for internal. Exterior five (5) feet.
 - 3. *Rear yard:* Twenty (20) feet.
- d. *Minimum floor area:* Each unit within a townhouse dwelling structure shall contain a minimum of eight hundred (800) square feet of conditioned living area. A minimum of one car-garage as required, shall not be included as part of the unit's minimum square footage. Additionally, two (2) spaces shall be provided in the driveway.
- e. *Maximum lot coverage for primary structure and required driveway:*
 - 1. Up to two (2) units per building: Thirty-five (35) percent.
 - 2. Three (3) to four (4) units per building: Fifty (50) percent.
- f. *Maximum impervious surface:*
 - 1. Up to two (2) units per building: Fifty (50) percent.
 - 2. Three (3) to four (4) units per building: Sixty-five (65) percent.
- g. *Maximum height:* Thirty-five (35) feet.
- h.

- (i) *Sign standards.* The sign standards for the RM-1 zoning district are found in article VII, division 4.
- (j) *Environmental standards.* The environmental standards for the RM-1 zoning district are found in article VII, division 5.