

17.20.035 Residential Multifamily or RM zone.

The purpose of the Residential Multifamily or RM zone is to provide land suitable for higher density residential uses. The following regulations shall apply in all Residential Multifamily or RM zones:

(1) Principal Permitted Uses.

- (a) Detached single-family dwellings, multiple dwellings and dwelling groups;
- (b) Community Care Facility for six (6) or fewer individuals;
- (c) Family Day Care Home for twelve (12) or fewer children, including children who reside at the residence;
- (d) Emergency Shelters/Transitional Housing subject to the operational standards in Section 17.30.100;

(2) Uses Permitted with a Use Permit.

- (a) Mobilehome and Recreational Vehicle Parks;
- (b) Community Care Facility for seven (7) or more individuals;
- (c) Family Day Care Home for twelve (13) or more children, including children who reside at the residence;
- (d) Public and private non-commercial recreation facilities;
- (e) Churches, civic and cultural uses
- (f) Any use not specifically enumerated if it is similar to and compatible with the uses permitted in the zone

(3) Other Regulations. See Table 17.20.140 for development standards for the Residential Multifamily (RM) zone.

Table 17.20.035
Development Standards for the Residential Multifamily or RM Zone

Site Development Standard	Zone Requirement
Minimum Lot Area:	6,000 square feet, but not less than 600 square feet for each dwelling unit
Maximum Ground Coverage:	60%
Minimum Lot Width:	60 feet
Minimum Yards	
Front:	20 feet
Rear:	10 feet
Side:	5 feet
Exterior Side:	Same as the front or one-half (1/2) the front if all parts of the main building(s) are more than twenty-five (25) feet from the rear lot line and the exterior side yard does not abut a collector or higher order street. (In questionable cases the Public Works Director shall classify the subject street.)
Double Frontage Lots	Front and rear twenty (20) feet, except the rear yard setbacks may be reduced to ten (10) feet where such yard abuts an alley.
Special Yards for Multiple Dwellings on the Same Lot	<ul style="list-style-type: none"> ♦ The distance between separate dwelling units in a group on the same lot shall be not less than ten feet (10'). ♦ The distance between the front of any dwelling unit in the group and any other building shall be not less than twenty feet (20'). ♦ The distance between the front of any dwelling unit in the group and any side lot line shall be not less than twelve feet (12'). ♦ All of the above distances shall be increased by two feet (2') for each two feet (2') that any building on the lot exceeds two (2) stories.
Maximum Building Height:	45 feet
All new multifamily development is subject to the City's Design Review regulations, Section 17.25.050	<p>The following Design Concepts apply to the review of residential multifamily development. The City encourages:</p> <ul style="list-style-type: none"> ♦ Mass, scale and architecture which is compatible with existing and adjacent neighborhoods. The intent is to encourage appropriate transitions between uses and structures of varying residential density and a general compatibility of architectural styles. ♦ Original designs that are tailored to the site and discourage monotonous or institutional type buildings and site design. ♦ Site designs that preserve, enhance and incorporate the significant natural features of a site as an element within the overall design. ♦ High quality building designs that consist of durable and maintainable materials for the exterior treatment of the buildings that complement the building mass and articulation. ♦ The establishment of a streetscape presence and appearance through setbacks, landscaping, building placement, and architecture that defines the pedestrian and vehicular corridor and presents an appealing and continuous theme along a sidewalk, street or trail. ♦ Landscaping that softens the appearance of pavement and structures, and provides an eventual tree canopy along the street and pedestrian walkways. ♦ Ensure that design provisions do not preclude the development of multifamily housing affordable to all income levels.