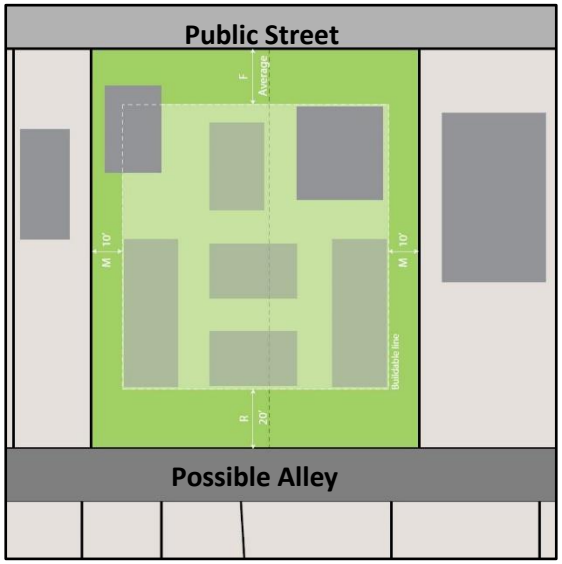
RMF-30: Low Density Multi-Family Residential Zoning Updates

(General Language to be Added to the RMF Chapter)

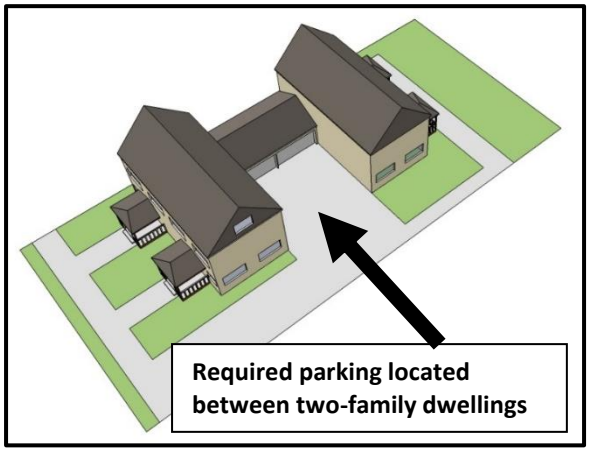
Multiple Buildings on One Lot – More than one principal building may be located on the same lot provided that all other zoning requirements are met. Where there is an existing building on the lot, additional buildings constructed must be a permitted building form dependent on the existing land use as depicted by *Reference Table 1*. Additionally;

- Setbacks – Where more than one new principal structure is developed on a single lot, setbacks shall be applied to the development as a whole regardless of potential property lines as depicted by *Reference Illustration 1*. The front/corner yard setback applies to the unit(s) adjacent to a public street (F) or (C), the rear yard setback applies to the unit(s) adjacent to a rear property line (R) and the interior setbacks shall always be 10 feet (M – multiple buildings).
- Design Standards – New buildings without direct public street frontage shall be subject to all applicable Form Based design standards listed in Section 21A.27.030 of this Chapter. Any standards applicable to street facing facades shall be applied to the façade where the primary entrance is located.
- Parking – Required parking, including parking structures, may be located between two primary structures provided that required all setbacks are met as depicted by *Reference Illustration 2*.
- Unit Bonus – When a building permit is applied for to add an additional housing unit(s) internal or external of an existing structure that meets lot area requirements AND the existing structure on the lot is retained, bonus housing units may be granted per the same permit in addition to what the lot size can accommodate per lot area requirements. Any additional buildings constructed on a lot must meet all other applicable zoning requirements and be a permitted building form dependent on existing land use as depicted by *Reference Table 1*. Bonus units will be granted proportionally as follows: 1 bonus unit for retaining a single or two-family building; 2 bonus units for retaining a multi-family building.

Reference Illustration 1



Reference Illustration 2



Reference Table 1

Existing use of the property	Forms that may be added
Single-Family Detached	Tiny House Single-Family Dwelling Cottage Development Two-Family Dwelling
Twin or Two-Family Dwelling	Tiny House Single-Family Dwelling Cottage Development Two-Family Dwelling Row House
Single-Family Attached	Single-Family Dwelling Cottage Development Two-Family Dwelling Row House Multi-family Residential
Multi-Family Residential	Single-Family Dwelling Cottage Development Two-Family Dwelling Row House Multi-family Residential

Lots Without Public Street Frontage – Lots may be created without direct public street frontage subject to the additional special exception OR conditional building and site design standards within this Chapter. Lots in the RMF-30 zoning district shall not be subject to the flag lot standards listed in Section 21A.24.010.G of this Chapter.

(New Special Exception)

- The creation of a new lot without direct public street frontage must be associated with the construction of a new building(s).
- The creation of lots that do not have adequate access to a public street through access easements or a shared driveway shall not be permitted.
- City Departments including Engineering, Fire, Public Utilities, and Transportation must review the proposed lot configuration as a part of the special exception or conditional building and site design process. They may deem the creation of lots unadvisable.
- A discloser of private infrastructure costs for any common area associated with the new lot(s) must be submitted with the special exception or conditional building and site design application per Section 21A.55.110 of this Chapter.
- New buildings on lots without street frontage shall be subject to applicable Form Based design standards listed in Section 21A.27.030 of this Chapter. Any standards applicable to street facing facades shall be applied to the façade where the primary entrance is located.
- A final plat shall be required as a condition of the special exception or conditional building and site design approval.

Lot Width Maximum – No newly created lot containing land zoned RMF-30 shall have a lot width greater than 100 feet. If more than one lot is created to accommodate a single development, this maximum shall be applied to the development as a whole as opposed to the individual lots that make up the development.

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RMF Building Types and Forms –

1. **Single-Family Dwelling** (Add to Form Based Chapter) – A detached residential structure that contains one (1) dwelling unit. The structure has a single entry facing the street, a front porch or stoop, and a small front yard.

2. **Two-Family Dwelling** (Existing Definition) – A residential structure that contains two (2) dwelling units in a single building. The units may be arranged side by side, up and down, or front and back. Each unit has its own separate entry directly to the outside. Dwellings may be located on separate lots or grouped on one lot. A third unit may also be located along an alley as a stand alone unit or as a dwelling unit located in an accessory building, but may not be located on a separate lot.

3. **Cottage Development** (Existing Definition) – A unified development that contains two (2) or more detached dwelling units with each unit appearing to be a small single-family dwelling with a common green or open space. Dwellings may be located on separate lots or grouped on one lot.

    a. Additional Development Standards for Cottage Building Forms
        i. Setbacks Between Individual Cottages: All cottages shall have a minimum setback of eight feet (8') from another cottage.
        ii. Footprint: No cottage shall have a footprint in excess of eight hundred fifty (850) square feet.
        iii. Building Entrance: All building entrances shall face a public street or a common open space.
        iv. Open Space: A minimum of two hundred fifty (250) square feet of common, open space is required per cottage up to a maximum of one thousand (1,000) square feet. At least fifty percent (50%) of the open space shall be contiguous and include landscaping, walkways or other amenities intended to serve the residents of the development.

4. **Row House** (Existing Definition) – A series of attached single-family dwellings that share at least one common wall with an adjacent dwelling unit. A row house contains a minimum of three (3) residential dwelling units. Each unit may be on its own lot. If possible, off street parking is accessed from an alley.

    Side Oriented Row House

    Side Oriented Row House

    Side Oriented Row House (Add to Form Based Chapter) –

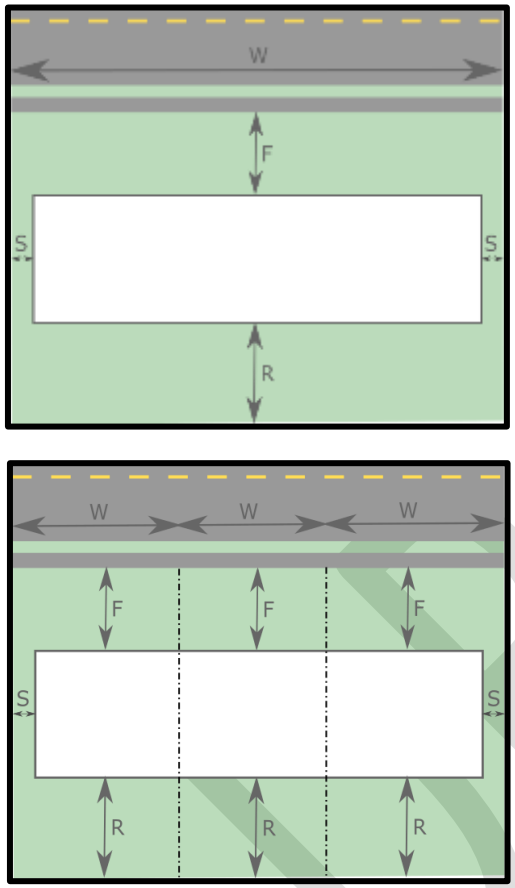
    a. Additional Development Standards for Row House Building Forms with Entrances Oriented Towards the Side/Interior of a Lot

        i. Front Yard Setback (F): The front yard setback requirement shall only apply to the front unit(s) of the structure adjacent to a public street.
        ii. Interior Yard Setback (S): The interior yard setbacks shall always be ten (10) feet as depicted by *Reference Illustration 4.*
        iii. Front Building Entry: The front-most unit(s) adjacent to a public street shall have their primary entrance oriented towards the public street per the design standards in Section 21A.27.030.C of this Chapter.
        iv. Glass: For all floors or levels above the ground floor, a minimum of twenty percent (20%) of all street facing facades must be glass.
        v. Interior Façade Glass: Interior building facades shall of a minimum of twenty-five (20%) glass.
        vi. Garage Entry: Street-facing garage doors are prohibited on the front-most unit(s) of a row house closest to the public street.
        vii. Delineation: Each row house unit shall be delineated as its own individual unit through the use of differentiated materials, articulation, framing, and/or other design elements.
        viii. When side oriented row house design standards conflict with historic new construction standards, the historic standards shall prevail.

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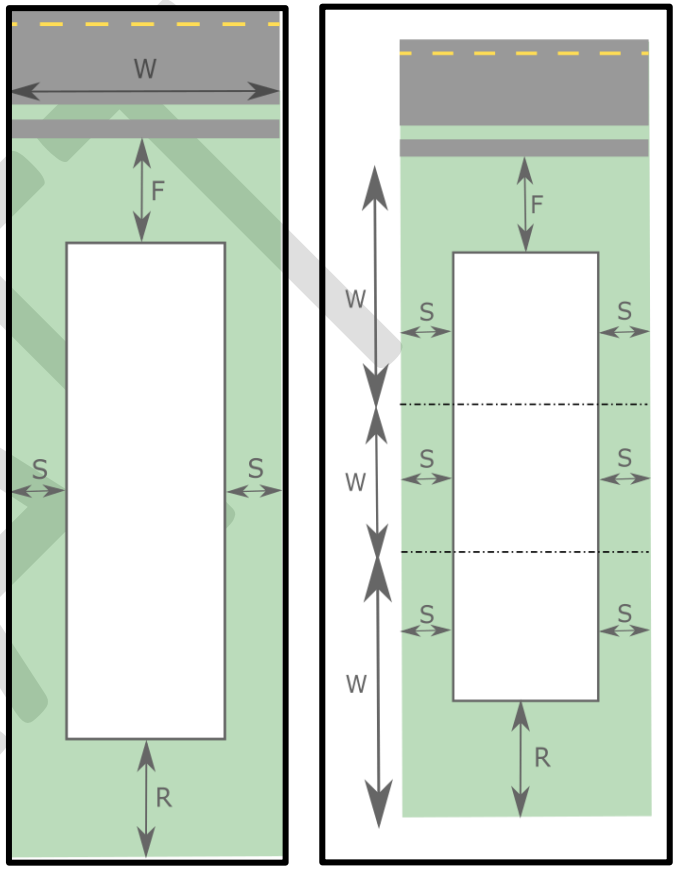
Street (Normal) Orientation

Referece Illustration 3



Side Orientation

Reference Illustration 4



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5. **Multi-Family Residential** (Existing Definition) – A multi-family residential structure containing three (3) or more dwelling units that may be arranged in a number of configurations.

6. **Tiny House** (Add to Form Based Chapter) – A detached residential structure that contains one (1) dwelling unit with a permanent foundation that is 400 square feet or less in floor area excluding lofts. The structure has a single entry facing the street, an alley or open space on a lot, but shall not face an interior property line.
    a. Additional Development Standards for Tiny House Forms:
        i. Balconies and Decks: Balconies and decks shall not exceed eighty (80) square feet in size when located above the ground level of the buildings and shall be located a minimum of ten feet (10') from a side or rear yard lot line unless the applicable side or rear yard lot line is adjacent to an alley.
        ii. Rooftop Decks: Rooftop decks on tiny homes are prohibited.

7. **Non-Residential Building** (Add to Form Based Chapter) – A building that houses a non-residential use either permitted or permitted as a conditional use in the underlying zoning district including, but not limited to, schools, government buildings and places of worship that are 2-3 stories in height with a main entrance oriented towards a public street.

(Amendments to Form Based Design Standards – Chapter 21A.27.030 of this title)

Add new RMF building forms to Table 21A.27.030B Entry Feature Standards

6. Ground Floor Transparency: Where required, the ground floor transparency standards apply:

a. Minimum of sixty percent (60%) of street facing facade, located between two feet (2') and eight feet (8') above the grade of the sidewalk, shall be transparent glass. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: **single-family,** urban house, two-family, cottage, row house and **tiny house.**

10. Residential Balconies: All street facing residential units above the ground floor or level shall contain a usable balcony that is a minimum of four feet (4') in depth. Balconies may overhang any required yard. **This requirement does not apply to buildings in the RMF: Multi-Family Residential districts.**

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Proposed Zoning Standards –

= Indicates Change to Existing Zoning Standard

SINGLE-FAMILY DWELLING

Building Regulation		Current RMF Standard Single-Family Detached	Proposed RMF Standard Single-Family Dwelling
H	Height	30’	30’
F	Front yard setback	20’	20’
C	Corner yard setback	10’	10’
S	Interior side yard setback	Minimum 4’ on one side, 10’ on the other	Minimum 4’ on one side, 10’ on the other
R	Rear yard setback	Minimum of 25% lot depth, but no less than 20’ and need not exceed 25'	Minimum of 25% lot depth, but no less than 20’ and need not exceed 25'
L	Minimum lot area	5,000 sq. ft. per dwelling unit	2,500 sq. ft. per dwelling unit
BC	Maximum building coverage	45%	50%
Y	Yards required to be landscaped	Front and corner side yards	Front and corner side yards
DS	Design Standards	None	Design elements shall be provided in accordance with chapter 21A.27.030 of this title.

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TWO-FAMILY DWELLING

Building Regulation		Current RMF Standard Two-Family Dwelling	Proposed RMF Standard Two-Family Dwelling
H	Height	30’	30’
F	Front yard setback	20’	20'
C	Corner yard setback	10’	10’
S	Interior side yard setback	Ten feet (10') on each side.	Minimum 4' on one side, 10’ on the other No setback is required between attached units
R	Rear yard setback	Minimum of 25% lot depth, but no less than 20’ and need not exceed 25'	Minimum of 25% lot depth, but no less than 20’ and need not exceed 25'
L	Minimum lot area	4,000 sq. ft. per dwelling unit	2,500 sq. ft. per dwelling unit
BC	Maximum building coverage	50%	50%
Y	Yards required to be landscaped	Front and corner side yards	Front and corner side yards
DS	Design Standards	None	Design elements shall be provided in accordance with chapter 21A.27.030 of this title.

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COTTAGE DEVELOPMENT (New Form)

Building Regulation		Building Form Cottage Development
H	Height	30’
F	Front yard setback	Minimum of 10' and maximum of 20'
C	Corner yard setback	10’
S	Interior side yard setback	4’ minimum
R	Rear yard setback	20’ minimum
L	Minimum lot area	1,500 sq. ft. per unit
BC	Maximum building coverage	50%
Y	Yards required to be landscaped	Front and corner side yards
DS	Design Standards	Design elements shall be provided in accordance with chapters 21A.27.020 and 21A.27.030 of this title. Additional design standards are required for cottage developments as indicated under the description of the form, Section 21A.27.020.B(c – d)

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ROW HOUSE

Building Regulation		Current RMF Standard Single-Family Attached	Building Form Row House
H	Height	30’	30’
F	Front yard setback	20’	20'
C	Corner yard setback	10’	10’
S	Interior side yard setback	No yard is required, however if one is provided it shall not be less than four feet (4').	No yard is required, however if one is provided it shall not be less than four feet (4').
R	Rear yard	Twenty five percent (25%) of the lot depth, but not less than twenty feet (20') and need not exceed twenty five feet (25').	Minimum of twenty (20%) of the lot depth up to twenty five feet (25') maximum.
L	Minimum lot size	3,000 sq. ft. per unit	1,500 sq. ft. per unit
BC	Maximum building coverage	50%	50%
Y	Yards required to be landscaped	Front and corner side yards	Front and corner side yards
DS	Design Standards	None	Design elements shall be provided in accordance with chapters 21A.27.020 and 21A.27.030 of this title. Additional design and zoning standards are required for row houses oriented towards the interior of a lot as indicated under the description of the form.

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MULTI-FAMILY RESIDENTIAL

Building Regulation		Current RMF Standard	Building Form
		Multi-Family Dwellings	Multi-Family Residential
H	Height	30’	30’
F	Front yard setback	20’	20'
C	Corner yard setback	10’	10’
S	Interior side yard	10’ on each side	10’ on each side
R	Rear yard	Minimum of 25% lot depth, but no less than 20’ and need not exceed 25'	Minimum of 25% lot depth, but no less than 20’ and need not exceed 25'
L	Minimum lot size	9,000 square foot minimum for 3 dwelling units plus 3,000 square feet for each additional unit.	2,500 sq. ft. per unit
BC	Maximum building coverage	40%	50%
Y	Yards required to be landscaped	Front and corner side yards	Front and corner side yards
DS	Design Standards	None	Design elements shall be provided in accordance with chapter 21A.27.030 of this title.

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TINY HOUSE (New Form)

Building Regulation		Building Form
		Non-Residential Building
H	Height	17' or no taller than the existing structure on the lot, whichever is less
F	Front yard setback	10 feet
C	Corner yard setback	10 feet
S	Interior side yard	4 feet
R	Rear yard	4 feet
L	Minimum lot size	1,500 square feet
BC	Maximum building coverage	50%
Y	Yards required to be landscaped	Front and corner side yards
DS	Design Standards	Design elements shall be provided in accordance with chapter 21A.27.030 of this title.

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NON-RESIDENTIAL BUILDING (New Form)

Building Regulation		Building Form
		Non-Residential Building
H	Height	30’ – measured from the average elevation of finished grade at each building face
F	Front yard setback	20'
C	Corner yard setback	10’
S	Interior side yard	10’ on each side
R	Rear yard	Minimum of 25% lot depth, but no less than 20’ and need not exceed 25'
L	Minimum lot size	5,000 square feet
BC	Maximum building coverage	50%
Y	Yards required to be landscaped	Front and corner side yards
DS	Design Standards	Design elements shall be provided in accordance with chapter 21A.27.030 of this title.

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