

## Chapter 18.08

### RM MULTI-FAMILY RESIDENTIAL DISTRICTS

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#### 18.08.010 **Purposes and application.**

The RM multi-family residential districts are intended primarily for the development of multi-family residential structures at densities consistent with policies of the general plan as follows:

A. The RM-MH8 district is intended exclusively for application to areas designated by the general plan for mobile home park development.

B. The RM-3 district is intended exclusively for application to areas designated by the general plan for medium density - 3.0.

C. The RM-2 district is intended exclusively for application to areas designated by the general plan for medium density - 2.0 in older residential areas where some conversion of existing single-family housing may be desired by the city under the city's redevelopment program.

D. The RM-1.5 district is intended exclusively for application to areas designated by the general plan for high density in the immediate vicinity of the central commercial district. (Ord. 437 § 1 (part), 1989)

#### 18.08.020 **Permitted uses.**

- A. One-family dwellings.
- B. Multi-family dwellings.

C. Raising of fruit and nut trees, vegetables and horticultural specialties.

D. A small family day care home, an alcoholic recovery facility or a state-authorized, certified or licensed family care home, foster home or group home as provided in Section 18.07.020.

E. Fenced or enclosed swimming pools for either individual, family or communal use on an exclusive noncommercial basis; provided, that no swimming pool shall be located within a utility easement.

F. Incidental and accessory structures and uses located on the same site with a permitted use.

G. Other uses which are added to this list according to the procedure in Chapter 18.15. (Ord. 437 § 1 (part), 1989)

#### 18.08.030 **Permitted uses—Administrative approval.**

The following uses may be permitted in accordance with Chapter 18.16:

A. Enclosed temporary construction materials storage yards required in connection with the development of a subdivision, and temporary subdivision sales offices and signs and model home display areas, in accordance with Chapter 18.14.

B. Gas and electric transmission lines in accordance with Chapter 18.16, electrical transmission and distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.

C. Rest homes and nursing homes, boarding or rooming houses.

D. Garden structures in accordance with Section 18.08.050(F).

E. Private clubs and lodges.

F. Mobile homes on permanent foundations designed in accordance with the standards of Section 18.14.050.

G. A second housing unit attached to an existing single-family, detached residence, in accordance with the provisions of Section 18.14.060.

H. Home occupations in accordance with the provisions of Chapter 18.14.

I. Incidental and accessory structures and uses located on the same site as a use permitted by administrative approval or conditional use.

J. Other uses which are added to this list according to the procedure in Chapter 18.15. (Ord. 437 § 1 (part), 1989)

**18.08.040 Conditional uses—City council approval.**

The following uses may be permitted in accordance with the procedures prescribed in Chapter 18.17:

A. Public and quasi-public uses of an educational or religious type, including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, private non-profit schools and colleges; churches, parsonages and other religious institutions.

B. Public and private charitable institutions, hospitals, sanitariums, nursing homes, rehabilitation homes and rest homes, including State-authorized homes as prescribed under Section 18.07.040(B).

C. Public uses of an administrative, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities, public playgrounds, parks and community centers.

D. Mobile home parks, in accordance with the provisions of Chapter 18.14.

E. Modest expansion or remodeling of an existing nonconforming use of a structure or land, limited to twenty-five percent or less of the assessed value of existing structures, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming use occupying a structure with an assessed valuation of less than one hundred dollars, and nonconforming fences, walls and hedges.

F. Expansion, remodeling or additions to a conditional use that are not considered an incidental or accessory use as defined in Chapter 18.24.

G. Professional offices, only within the RM-1.5 district.

H. A State-authorized licensed day care center for thirteen or more children.

I. Other uses which are added to this list according to the procedure in Chapter 18.15. (Ord. 437 § 1 (part), 1989)

**18.08.050 Property development standards.**

A. Fences, Walls and Hedges. Fences, walls and hedges shall be permitted in accordance with Section 18.06.050.

B. Site Area. The minimum site area shall be five thousand square feet.

C. Site Area per Dwelling Unit. The minimum site area per dwelling unit shall be as follows:

District	Area Per Unit
RM-MH8	5,000 sq. ft.
RM-3.0	3,000 sq. ft.
RM-2.0	2,500 sq. ft.
RM-1.5	1,500 sq. ft.

D. Frontage, Width and Depth of Site.

1. Each site, other than for a mobile home in a mobile home park, shall have not less than fifty feet of frontage on a public street, except that those sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty feet provided the width of the site, as measured along the front yard setback line, is at least sixty feet.

2. The minimum width of each site shall be fifty feet.

3. The minimum depth of each site, other than for a mobile home in a mobile home park, shall be eighty feet.

E. Coverage. The maximum site area covered by structures shall be as follows:

District	Coverage
RH-HH8	(Not applicable)
RM-3.0	50%
RM-2.0	60%
RM-1.5	70%

**F. Yard Requirements.**

1. **Front Yard.** The minimum front yard shall be fifteen feet, provided that the distance from the center line of a public street to the rear of the required front yard shall not be less than forty-five feet. Any fixed mechanical equipment shall not be located within the front yard.

2. **Rear Yard.** The minimum rear yard shall be ten feet. Garden structures less than seven feet in height may be located within any portion of a required rear yard. Where construction involves more than one story, including decks, balconies, garden structures and other related platforms with a floor level over five feet in height, the rear yard shall be increased by five feet for each additional story. Accessory and garden structures under seven feet in height may be located within any portion of the required rear yard; provided, that any mechanical equipment shall not be located closer than five feet from an adjoining property line.

3. **Side Yards.** The minimum side yard shall be five feet, subject to the following conditions and exceptions:

a. On a reversed corner lot, the side yard adjoining the street shall be not less than one-half the required front yard of the adjoining key lot.

b. Accessory and garden structures under seven feet in height may be located in any portion of a required side yard, subject to approval under Chapter 18.16; provided, that any mechanical equipment shall be located a minimum of five feet from a side property line adjoining an interior lot in an UR, RA, R or RM District.

c. Where construction involves more than one story, the side yard shall be increased by five feet for each additional story; provided, however, that the side yard on the street side yard of a corner lot that is not a reversed corner lot need not be greater than five feet.

d. A side yard providing access to more than one dwelling unit shall not be less than ten feet.

e. Garages or carports shall be subject to the setback requirements of subsection 18.07.050F.

**G. Distances Between Structures.** The minimum distance between a dwelling unit and another structure shall be ten feet.

**H. Building Height.** No building or structure shall have a height greater than thirty-five feet, except as may be allowed under Chapters 18.17 and 18.18.

**I. Signs.** No sign or outdoor advertising structure of any character shall be permitted except as provided in Chapter 18.14.

**J. Off-Street Parking and Off-Street Loading.** Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 18.13. (Ord. 437 § 1 (part), 1989)

**18.08.060 Site plan review.**

No multi-family use may be established on any lot or site in this district until a site plan shall have been approved under the provisions of Chapter 18.18. (Ord. 437 § 1 (part), 1989)

**18.08.070 General provisions and exceptions.**

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 18.15. (Ord. 437 § 1 (part), 1989)