

CHAPTER 16.04 MULTIPLE-FAMILY RESIDENTIAL - RM ZONE

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* Terms defined in Chapter 16.49 MCC

16.04.000 PURPOSE. The RM (multiple-family residential) zone is primarily intended to provide for multiple-family dwellings on a lot, or attached dwellings on separate lots, at residential densities greater than permitted in the RL zone. Other uses compatible with residential development are also appropriate. RM zones are located in areas designated as multiple-family residential or an equivalent designation in the applicable urban area comprehensive plan and are provided with urban services. They are suited to locations near commercial office and retail zones and along collector and arterial streets.

16.04.010 USES. The following uses, when developed under the applicable development standards in this title, are permitted in the RM zone:

- A. Duplex*, multiple-family dwelling*.
- B. Combination of permitted attached or detached dwellings on a lot.
- C. Utility* substation.
- D. Child day care home* for 12 or fewer children.
- E. Child foster home*.
- F. Residential facility*.
- G. The following uses subject to the special standards in Chapter 16.26 MCC:
 - 1. Two-family shared housing (see MCC 16.26.040).
 - 2. Zero side yard dwelling units* (see MCC 16.26.080).
 - 3. Home occupations, limited* (see MCC 16.26.200).
 - 4. Child care facility* (see MCC 16.26.220).
 - 5. Nursing care facility* (see MCC 16.26.240).
 - 6. Bed and breakfast establishments (see MCC 16.26.260).
 - 7. Residential sales offices (see MCC 16.26.300).
 - 8. Public golf course. SIC 7992 (see MCC 16.26.320).
 - 9. Boat and RV storage area (see MCC 16.26.340).
 - 10. Mixed use buildings (see MCC 16.26.460).
 - 11. Religious organizations* (see MCC 16.26.600).
 - 12. Elementary and secondary schools. SIC 8211 (see MCC 16.26.620).
 - 13. Planned developments (see MCC 16.26.800).

- 14. Mobile home parks (see MCC 16.26.901).
- 15. Recreational vehicle park within a mobile home park (see MCC 16.26.904).

H. Signs subject to Chapter 16.31 MCC.

I. Accessory, secondary, and temporary uses permitted in MCC 16.25.200 and 16.25.300.

16.04.020 CONDITIONAL USES. The following uses may be permitted subject to obtaining a conditional use permit:

- A. Rooming and boarding houses* or lodging rooms*.
- B. Beauty shops, barber shops, parking lot. SIC 7231, when adjacent to a commercial zone.
- C. Public parks and playgrounds.
- D. Public buildings and structures such as libraries, fire stations and public utility facilities*.
- E. Civic, social and fraternal organizations. SIC 864.
- F. Individual and family social services. SIC 8322.
- G. Membership recreation club. SIC 7997 (see MCC 16.26.320).
- H. Home occupations, conditional* subject to Chapter 16.32.40 MCC.

16.04.030 PROHIBITED USES. Within an RM zone no building, structure, vehicle or land shall be used, erected, structurally altered, or enlarged for any use not permitted under MCC 16.04.010 and 16.04.020.

16.04.100 DEVELOPMENT STANDARDS. The standards and regulations in this chapter and the additional standards and regulations referenced in Chapters 16.24 and 16.26 through 16.34 MCC apply to all lots, structures and uses unless indicated otherwise. No structure or use shall be approved until all requirements in this chapter have been satisfied.

The provisions of this chapter are complementary and supplementary to other provisions of this title. In the event of a conflict between a provision of this chapter and a more restrictive provision of this title applicable to a particular lot, structure or use, the more restrictive provision shall apply.

16.04.110 HEIGHT. Within an RM zone:

- A. Structures shall not exceed 35 feet in height except as provided for in subsection B) and C) of this section.
- B. Structures for public and semi-public* uses: 70 feet provided required setbacks shall be increased one foot for every foot the structure height exceeds 35 feet.
- C. Structures exempt from height requirements identified in MCC 16.27.160 and structures with specified height requirements identified in Chapter 16.28 MCC, are exempt from subsections (A) and (B) of this section; however, required setbacks for structures identified in MCC 16.27.160 shall be increased one foot for every foot the structure height exceeds 35 feet.

16.04.120 LOT AREA AND DIMENSIONS. Within an RM zone:

- A. Lot Area, multiple family dwellings and other uses: At least 6,000 square feet.
- B. Lot Dimensions: The width of a lot shall be at least 40 feet, and the depth of a lot shall be at least 70 feet except as provided in MCC 16.26.800 for planned developments.

16.04.130 FRONT YARDS AND YARDS ABUTTING STREETS. Within an RM zone:

- A. For dwellings, along the full extent of each front lot line, lot line abutting a street right-of-way line, there shall be a required yard 12 feet in depth provided, however, that garages or carports having a vehicle entrance facing a street shall be setback at least 20 feet from the street right-of-way line.

- B. For other uses, along the full extent of each front lot line, lot line abutting a street, or roadway right-of-way line, there shall be a required yard one foot in depth for each one and one-half feet of building height, but in no event less than 12 nor more than 20 feet in depth.
- C. Notwithstanding the provisions of subsections (A) and (B) of this section, there shall be a required yard of 20 feet from the right-of-way of a designated arterial or collector street.
- D. Setbacks for accessory structures shall be as provided in Chapter 16.28 MCC.
- E. Yards for planned developments and mobile home parks shall be as provided in Chapter 16.26 MCC.
- F. Special setbacks, in addition to those in this section, are established in MCC 16.27.200.

16.04.140 INTERIOR SIDE YARDS. Within an RM zone the following side yards shall be provided:

- A. Five feet, except 20 feet for any portion of a building greater than 15 feet in height, when the side lot line abuts an RS zone. Side yards of zero feet on one side or both sides are permitted for zero side yard dwellings (See MCC 16.26.080) when the lot abutting the zero setback is in the same ownership at the time the dwelling is established and the dwelling does not encroach into any easements. Where a zero setback is provided, the setback on the abutting lot shall be either zero feet or at least 10 feet.
- B. Setbacks for accessory structures shall be as provided in Chapter 16.28 MCC.
- C. Yards for planned developments and mobile home parks shall be as provided in Chapter 16.26 MCC.

16.04.150 INTERIOR REAR YARDS. Within an RM zone the following rear yards shall be provided:

- A. Five feet, except 20 feet for any portion of a building greater than 15 feet in height when the rear lot line abuts an RS zone.
- B. Yards for planned developments and mobile home parks shall be as provided in Chapter 16.26 MCC.
- C. Setbacks for accessory structures shall be as provided in Chapter 16.28 MCC.

16.04.200 LANDSCAPING. Within an RM zone:

- A. All portions of required yards lying between a street and the dwelling or between the street and any sight-obscuring fence, wall or hedge located within the required yard shall be landscaped.
- B. All areas required to be landscaped under subsection (A) of this section shall be landscaped as provided in Chapter 16.29 MCC.
- C. In addition to landscaped areas required under subsection (A) of this section, playgrounds with play equipment or irrigated grass play fields, at least 400 square feet in area each, shall be provided whenever eight or more dwelling units with two or more bedrooms are located on a lot. Fifty square feet of play-ground or playfield shall be provided for each two or more bedroom dwelling unit. The average length of a playground or playfield shall not be more than twice the average width. At least one area shall be a playfield.

16.04.250 STORAGE. Within an RM zone open outdoor storage of materials or equipment shall be screened from view from the street and adjacent properties by a sight-obscuring fence, wall or hedge.

16.04.300 INFORMATIONAL REFERENCE TO ADDITIONAL STANDARDS. Additional use and development standards may be found in the following chapters:

Floodplain Overlay Zone	Chapter 16.19 MCC
Greenway Overlay Zone	Chapter 16.20 MCC
Airport Overlay Zone	Chapter 16.21 MCC
Geologically Hazardous Overlay Zone	Chapter 16.24 MCC
Planned Developments	Chapter 16.26 MCC
Mobile Home Parks	Chapter 16.26 MCC
General Development Standards and Regulations	Chapter 16.27 MCC
Development Standards for Secondary, Accessory and Temporary Structures	Chapter 16.28 MCC
Landscaping	Chapter 16.29 MCC
Off-Street Parking and Loading	Chapter 16.30 MCC
Subdivision and Partition Requirements	Chapter 16.33 MCC