

Article 11 – Residential Medium Density Zones

25.11.01 – Purpose

The purpose of the Residential Medium Density Zones is to provide locations where semi-detached and attached single unit, townhouses, and multiple-unit dwellings are suitable in order to provide for a variety of housing types within the City. Such uses may be located in the various Residential Medium Density Zones where recommended as suitable in the relevant Master Plan.

25.11.02 –Zones Established

Type of Zone	Distinguishing Feature	Name of Zone
Residential single unit (detached, semi-detached, and attached)	20,000 square feet minimum tract area; Allows single-unit detached, semi-detached, and townhouses up to 10 d.u./ac.	Residential Medium Density ("RMD-10")
Residential single unit and multiple unit dwellings	1-acre minimum tract area; Allows detached, attached, and multi-unit residential dwellings up to 15 d.u./ac.	Residential Medium Density ("RMD-15")
Residential single unit and multiple unit dwellings	2-acre minimum tract area; Allows detached, attached, and multi-unit residential dwellings up to 25 d.u./ac.	Residential Medium Density ("RMD-25")

25.11.03 – Land Use Tables

The uses permitted in the Residential Medium Density Zones are shown in the table below. Uses are subject to applicable conditions of site plan approval, and all special exceptions are subject to the requirements of Article 15.

	Uses	Zones			Conditional requirements or related regulations
		Residential Medium Density RMD-10	Residential Medium Density RMD-15	Residential Medium Density RMD-25	
a. Residential uses	Dwelling, attached	N	P	P	
	Dwelling, semi-detached (duplex)	P	P	P	
	Dwelling, single unit detached	P	C	C	Conditional use subject to the development standards of the R-60 Zone
	Dwelling, multiple-unit	N	P	P	
	Dwelling, Townhouse	P	P	P	
b. Swimming pool, accessory		P	P	P	
c. Home-based business enterprise	No impact	P	P	P	
	Major	S	S	S	See Secs 25.09.07 and 25.15.02.h
d. Institutional uses	Adult day care	S	S	S	
	Charitable or philanthropic office	S	S	S	See Sec. 25.15.02.e
	Child care home up to 8 children	P	P	P	
	Child care center:				Special exception subject to Sec. 25.15.02.f
	9 – 12 children	P	P	P	
	More than 12 children	S	S	S	
	Educational institution, private	S	S	S	See Sec. 25.15.02.g
	Housing for senior adults and persons with disabilities	S	P	P	Special exception subject to Sec. 25.15.02.j
	Life care facility	S	S	S	See Sec. 25.15.02.k
	Nursing home	S	S	S	See Sec. 25.15.02.i
Places of worship	P	P	P		
Private club	S	N	N		
e. Miscellaneous uses	Public utility building and structure	S	S	S	See Sec. 25.15.02.n
	Publicly-owned or publicly-operated building and use, excluding sanitary landfill	C	C	C	Conditional use subject to a Level 3 Site Plan (Sec. 25.07.05)

	Uses	Zones			Conditional requirements or related regulations
		Residential Medium Density RMD-10	Residential Medium Density RMD-15	Residential Medium Density RMD-25	
Miscellaneous uses (con't)	Wireless communication facility entirely within an existing building or on the roof or side of a building, or attached to an existing structure	C	C	C	Conditional use subject to the requirements of Sec. 25.09.08
	Wireless communication facility not located entirely within an existing building or on the roof or side of a building, or attached to an existing structure, including, but not limited to antennas on a freestanding ground mounted antenna support structure	S	S	S	See Secs. 25.09.08 and 25.15.02.s
f. Temporary uses	Christmas tree sales	C	C	C	Conditional use subject to the requirements of Sec. 25.09.04
	Garden produce	C	C	C	
	Portable Storage Units	C	C	C	
	Temporary building or yard for construction materials or equipment	C	C	C	
	Temporary carnival	C	C	C	
	Temporary office or model home	C	C	C	
g. Accessory uses		P	P	P	See Secs. 25.09.01, 02 & 03
h. Commercial uses	Consumable goods to be used in the home	N	C	C	Conditional use permitted only in multi-unit buildings with at least 150 dwelling units. Uses must be primarily for the residents, and no direct entrance from the outside is permitted.
	Wearing apparel service	N	C	C	
	Medical practitioner's office in a multiple unit dwelling	N	C	C	See Sec. 25.11.04.d

Key: P = Permitted Use; S = Special Exception; C = Conditional Use; N = Not Permitted

25.11.04 –Development Standards

- a. *Table of Development Standards* – The following table provides the development standards for the Residential Medium Density Zones:

Zone	Maximum Density – DU/Acre	Tract Area – Min.	Minimum Tract Frontage	Maximum Building Coverage (percent of tract area)	Setbacks	Maximum Height	Additional Regulations
Residential Medium Density (RMD-10)	10	Min. 20,000 sq. ft 10 acres max. unless otherwise recommended in the Plan	50 ft.	25%	25 feet from a public street or tract boundary, except 50 feet from a roadway of arterial or greater designation. Setback from a public street may be reduced where recommended in the Master Plan.	35 ft.	Accessory buildings limited to 15 feet building height.
Residential Medium Density (RMD-15)	15	1 acre	50 ft.	30%	25 feet from a public street or tract boundary, except 50 feet from a roadway of arterial or greater designation. Setback from a public street may be reduced where recommended in the Master Plan.	40 ft.	Accessory buildings limited to 15 feet building height
Zone	Maximum Density – DU/Acre	Tract Area – Min.	Minimum Tract Frontage	Maximum Building Coverage (percent of tract area)	Setbacks	Maximum Height	Additional Regulations
Residential Medium Density (RMD-25)	25	2 acres	100 ft.	30%	25 feet from a public street or tract boundary, plus 3 feet for each 1 foot of building height above 45 feet. Main buildings must be set back from each other ½ the height of the building, plus 3 feet for each 1 foot of building height above 45 feet.	75 ft.	Accessory buildings limited to 15 feet building height. Where the tract adjoins property within any Park Zone or within any residential zone where single unit detached or semi-detached development exists, building height must not exceed a 30 degree proximity slope that begins at the common property boundary See Sec. 25.17.06 regarding building shadow regulations.

- b. *Moderately Priced Dwellings* – The Mayor and Council in approving a Project Plan application, may authorize an increase in the maximum number of dwelling units herein permitted where moderately priced dwelling units are included in the development in excess of the mandatory requirements as specified in Article 13.5 of this Code.
- c. *Yard Requirement* - Each single unit detached or single unit semi-detached dwelling unit must have a private yard.

- d. *Medical Practitioner's Office in a Multiple-Unit Dwelling* – The conditional use must meet the following standards:
1. The exterior of the building must not be altered except for display of a sign;
 2. No office can be located on a floor above the highest ground floor entry, and the interior office entrance must be located so as to minimize the distance to the exterior entry; and
 3. Off-street parking must be provided in accordance with Article 16 in addition to those spaces required for the residential portion of the building.

25.11.05 – Special Regulations for Development in the RMD-10 Zone

Development in the RMD-10 Zone must comply with the development density recommendations of the Plan or relevant Neighborhood Plan.

25.11.06 – Special Provisions for Townhouse Development in the RMD Zones

The following applies to residential townhouse developments:

1. No more than eight (8) townhouse units can be in any one (1) attached row;
2. Townhouse groups must be set back 25 feet from each other;
3. Building front setbacks must be 18 feet from a public street right-of-way internal to the site;
4. Not more than two (2) contiguous townhouse units can have the same front building lines. All townhouse units required to be offset must be offset horizontally at least two (2) feet;
5. Record lots for each dwelling unit, if provided, must front on a public street, private street, or a common open space; and
6. At least 50 percent of the development area must be open area.

25.11.07 – Process for Approval

Applications for approval of development in the R-MD Zones must be in accordance with the provisions of Section 25.07.02 of this Chapter.

25.11.08 – Accessory Uses and Structures

All accessory uses and structures within Residential Medium Density Zones must comply with the provisions of Article 9 of this Chapter.

25.11.09 – Nonconformities

All nonconforming uses and structures within Residential Medium Density Zones are subject to the provisions of Article 8.

25.11.10 – Parking and Loading Requirements

Parking, access, and loading requirements within Residential Medium Density Zones must not be waived, but may be modified in the following respects subject to the procedures set forth below:

1. *Access to Dwelling Units* – Access to each dwelling may be by a public right-of-way or a private vehicular or pedestrian way owned by the individual lot owners in fee or in common ownership with the other owners of the development. Any private vehicular way must be designed and constructed in a manner adequate to meet the requirements of stormwater management, firefighting equipment, furniture moving vans, fuel trucks, refuse collection, delivery vehicles, and snow removal equipment and must be constructed-comparable to the standards for a public secondary street.
2. *Quantity of Parking Spaces Required* – Parking must be provided in accordance with the provisions of Article 16.
3. *Separation of Parking Area or Interior Driveway* – No parking space or interior driveway can be located within ten (10) feet of any public right-of-way or property in an adjacent Single Dwelling Unit Residential Zone.
4. *Distance from Parking Area to Dwelling Unit* – Surface parking that is authorized in any development must be located within 150 feet of each dwelling unit served thereby.
5. *Separation of Parking Spaces* – Not more than eight (8) surface parking spaces are allowed in a single row unless planted separator islands or swales are provided.

25.11.11 – Landscaping and Buffer Requirements

All landscaping and buffering within Residential Medium Density Zones must comply with the provisions of Article 17 of this Chapter and, where applicable, the Forest and Tree Preservation Ordinance.

25.11.12 – Signs

All signs within Residential Medium Density Zones must comply with the provisions of Article 18 of this Chapter.