

## ARTICLE 9. - RM-2 MULTIFAMILY, LOW DENSITY ZONE REGULATIONS

### Intent

This RM-2 multifamily residential district is created for the purposes of maintaining the residential character of the Town and meeting the residential needs of the population by providing multifamily homes in a variety of sizes, styles, densities and forms of ownership. The multifamily district is intended to provide creativity in residential design, in locations that are near major transportation services, stores, offices and community facilities.

### **Sec. 18-55. - Permitted uses.**

The following uses are permitted in the RM-2 zone:

1. All uses permitted in RS-16 zone.
2. Two-family dwellings and multiple-family dwellings, and boardinghouses.

(Code 1969, § 18-55)

### **Sec. 18-56. - Conditional uses.**

All conditional uses permitted in RS-16 zones shall be permitted in the RM-2 zone.

(Code 1969, § 18-56; Ord. of 10-1987)

### **Sec. 18-57. - Transitional uses.**

There are no transitional uses in the RM-2 zone.

(Code 1969, § 18-57)

### **Sec. 18-58. - Area requirements.**

#### A. General requirements.

1. All single-family detached dwellings shall adhere to the area requirements as specified for the RS-10 zone (see section 18-33).
  2. All two-family dwellings for purposes of computing area requirements shall be considered as occupying one lot and each such lot shall adhere to the area requirements as specified for the RS-10 zone except the area need not exceed 8,000 square feet.
- B. Lot area. Every lot shall have a minimum area of 8,000 square feet. The minimum lot area per dwelling unit for multifamily dwellings, including resident employees' dwelling units, shall be 2,000 square feet.
- C. Lot width. Lot widths shall be a minimum of 70 feet. The minimum width at the street line shall be 40 feet.
- D. Front yard. Front yards shall be the same as those specified for the RS-16 zone. The front yard shall be measured from the building line to the front of the property line and shall not be less than 20 feet.

- E. Side yard. Side yards shall be a minimum of 15 feet each in width. Buildings other than dwellings and their accessory buildings shall have a side yard on each side of the building of not less than ~~25~~ 20 feet in width. Corner lots shall have a side yard along the street side of at least ~~25~~ 20 feet in width.
- F. Rear yard. Rear yards shall be a minimum of ~~35~~ 20 feet in depth.
- G. Court requirements. No court shall be enclosed by walls on all four sides. A court shall have a width equal to or greater than the height of the adjoining building but in no case shall said width be less than 20 feet. The depth of the court shall not be more than 1½ times its width.
- H. Multiple-family dwellings. For those projects of more than one building, the front, side, and rear yard requirements for this section shall apply along the boundary lines of the project. The minimum distances between the principal buildings within the project area shall be as follows:
1. Where buildings are front to front, or front to rear, ~~two times the height of the taller building, but not less than 70~~ 20 feet;
  2. Where buildings are side to side, ~~one times the height of the taller building, but~~ not less than 20 feet; and
  3. Where buildings are front to side, rear to rear, ~~1½ times the height of the taller building but not less than 55~~ 20 feet; ~~provided that where roadways are located between said buildings, the width of such roadway shall be in addition to the above minimum distances between buildings.~~
- I. ~~Lot coverage. Lot coverage shall be the same as that specified for RS-16 zone. Open Space. All property within the RM-2 zone shall provide a minimum of 30 percent of open space. Such open space shall not include principal buildings, enclosed accessory buildings, parking areas and related ingress/egress.~~
- J. Site plan approval. Site plan approval shall be as required by article 25 of this chapter.

(Code 1969, § 18-58)

#### **Sec. 18-59. - Height limit.**

The maximum height of buildings in the RM-2 zone shall be three stories, but shall not exceed 35 feet above average grade.

(Code 1969, § 18-59)

#### **Sec. 18-60. - Accessory building and private parking area requirements.**

Regulations for accessory buildings and private parking areas are specified in article 17 of this chapter.

(Code 1969, § 18-60)

#### **Sec. 18-61. - Off-street parking area.**

Regulations for off-street parking areas are specified in article 16 of this chapter.

(Code 1969, § 18-61)

#### **Sec. 18-62. - Nameplates and signs.**

- (a) Regulations for nameplates and signs are specified in article 19 of this chapter.

- (b) General regulations. For general regulations, see article 4 of this chapter
- (c) Supplemental regulations. For supplemental regulations, see article 18 of this chapter.

(Code 1969, § 18-62)

## **ARTICLE 10. - T TRANSITIONAL ZONE REGULATIONS<sup>[3]</sup>**

Footnotes:

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Editor's note—The following regulations shall apply in all T zones. For general regulations, see article 4 of this chapter. Whenever the provisions of this article 10 are more restrictive than, or in conflict with, those of any other article, the provisions of this article shall govern.

### **Sec. 18-63. - Statement of purpose.**

- (a) Screening between residential and commercial areas of the Town is normally achieved by masonry walls as required by section 18-172. The purpose of the transitional zone is to provide a buffer between residential and commercial areas in limited cases in which zone professional office uses will be permitted that are fully compatible with single-family residential land use. Such uses must, in all cases, promote the appearance, peace, quiet and desirability of the adjacent residential areas.
- (b) All buildings in the transitional zone shall conform in all material aspects of their external appearance to the dwellings in the adjacent residential zone, especially as to height, size, architecture, treatment and use of materials and landscaping.

(Code 1969, § 18-63; Ord. of 4-2-1979)

### **Sec. 18-64. - Limitation on location.**

Only those land areas in a residential zone (RS-16, RS-12.5, RS-10, RM-2 or RTH), the side or rear lot line of which coincides with the boundary of a commercial or limited industrial zone (C-1, C-1A, C-2 or CM), shall be eligible for reclassification to the T (transitional) zoning category. Such reclassification procedures shall conform to the provisions of article 24 of this chapter.

(Code 1969, § 18-64; Ord. of 12-17-1979; Ord. of 7-20-1981)

### **Sec. 18-65. - Limitation on depth of zones.**