

Article 9 – RM-2 Multifamily ~~Low-Density~~ Zone Regulations

Explanation:		Code Edit
Intent <u>Reason for recommended change:</u> We want to clarify the intent of this zone to provide multi-family housing but also maintaining the residential character of the Town.		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.
Explanation:		
Sec. 18-58. – Area requirements. B <u>Reason for recommended change:</u> The density requirement of 2,000 square feet of lot area per dwelling unit is too restrictive and limits the potential of properties zoned RM-2.		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 1,400 square feet.
Explanation:		
Sec. 18-58. – Area requirements. D <u>Reason for recommended change:</u> The setbacks are too stringent for a multi-family zoning district. This zone currently has greater setbacks than the RS-10 single-family detached zoning district. They should be somewhere in between the commercial zoning district setbacks and RTH zoning district setbacks.		D. Front yard. The front yard shall be measured from the building line to the front property line and shall be not less than 20 feet.
Explanation:		
Sec. 18-58. – Area requirements. E <u>Reason for recommended change:</u> Same as above.		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 20 feet in width. Corner lots shall have a side yard along the street side of at least 20 feet in width.
Explanation:		
Sec. 18-58. – Area requirements. F <u>Reason for recommended change:</u> Same as above.		F. Rear yard. Rear yards shall be a minimum of 20 feet in depth.
Explanation:		
Sec. 18-58. – Area requirements. H <u>Reason for recommended change:</u>		H. Multiple-family dwellings. For those projects of more than one building, the front, side, and

<p>The distances required between the buildings are too great and unrealistic/unappealing. A distance of 20 feet is adequate for buildings side to side and a distance of 35 feet is adequate for buildings front to front, rear to rear, or side to front or side to rear, which is closer to what has actually been built in the RM-2 zoning district.</p>	<p>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:</p> <ol style="list-style-type: none"> 1. Where buildings are front to front, or front to rear, not less than 35 feet; 2. Where buildings are side to side, not less than 20 feet; and 3. Where buildings are front to side, rear to rear, not less than 35 feet;
<p>Explanation:</p>	
<p>Sec. 18-58. – Area requirements. I <u>Reason for recommended change:</u> The current lot coverage requirements do not make sense for a multi-family zoning district and all of the RM-2 projects already far exceed the 25% lot coverage requirement. An open space requirement is more appropriate for a multi-family zoning district.</p>	<p>I. Open Space. All property within the RM-2 zone shall provide a minimum of 30 percent open space. Such open space shall not include principal buildings, enclosed accessory buildings, parking areas and related ingress/egress.</p> <ol style="list-style-type: none"> 1. For sites 4 acres and more, 30 percent of the open space shall be programed for recreational uses. 2. For sites under 4 acres, 15 percent of the open space shall be programmed for recreational uses. 3. Open space for recreational uses shall include, but not be limited to, sports courts and playing fields, playgrounds, and in-ground permanent swimming pools,
<p>Sec. 18-58 – Area requirements. K <u>Reason for recommended change:</u> This will ensure that there is sufficient greenspace and area for stormwater infiltration. It also takes in account that part of the open space area (i.e. sports courts) may be impervious.</p>	<p>K. Maximum impervious surface: 75 percent of the lot.</p>