

Sec. 3-1100 RM/Townhouse zone.

3-1101 Purpose.

The RM zone is established to provide and maintain land areas for medium density residential neighborhoods of single-~~unit-family~~, two-~~unit-family~~ and townhouse dwellings. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in such residential neighborhoods are also permitted.

3-1102 Permitted uses.

The following uses are permitted in the RM zone:

- (A) Single-~~unit-family~~ dwelling;
- (B) Two-~~unit-family~~ dwelling;

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3-1103 Special uses.

The following uses may be allowed in the RM zone pursuant to a special use permit:

- (H) ~~Reserved. Rooming house;~~

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3-1105 Density and lot requirements.

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(B) *Lot size.*

- (1) Each single-~~unit-family~~, two-~~unit-family~~ and townhouse dwelling unit shall be located on a lot with a minimum land area of 1,452 square feet.

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(C) *Lot width and frontage.*

- (1) For single-~~unit-family~~ and two-~~unit-family~~ duplex dwellings, the minimum lot width at the front building line and the minimum lot frontage at the front lot line shall be 25 feet. For two-~~unit-family~~ semi-detached dwellings, the minimum lot frontage shall be 25 feet for each dwelling unit.

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3-1106 Bulk and open space regulations.

(A) *Yard requirements.*

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(2) *Side yards.*

- (a) Each residential lot which is 35 feet wide or more shall provide two side yards of at least five feet each. Each single and two-family dwelling shall provide two side yards of a minimum size of five feet. Each interior end lot in a group of townhouses shall provide one side yard of a minimum size of five feet.

(b) Each residential lot which is at least 25 feet but less than 35 feet wide shall provide one side yard of at least five feet. Each other use shall provide two side yards of a minimum of 25 feet each

(c) No side yard is required on a residential lot which is less than 25 feet wide.

(d) Two side yards of at least five feet each shall be required for each nonresidential lot regardless of the width of the lot.

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3-1108 Certain structures, lots and uses inconsistent with these provisions. All land within the RM zone shall be used and developed in compliance with the RM zone regulations unless otherwise provided by this ordinance or by the following exceptions, which exceptions shall nevertheless be subject to sections 3-1106(A)(1) and 3-1107.

~~(A) Land zoned to RM after February 10, 1953 but prior to November 17, 1979 may be developed at a minimum lot size of 1,000 square feet per dwelling unit.~~

~~(B) Any lot of record on February 10, 1953 which does not comply with the lot area or width regulations of the RM zone may be developed with a dwelling unit with accessory structures.~~

~~(C) Development on lots of record as of February 10, 1953 are subject to the following side yard regulations:~~

~~(1) Each residential lot which is 35 feet wide or more shall provide two side yards of at least five feet each.~~

~~(2) Each residential lot which is at least 25 feet but less than 35 feet wide shall provide one side yard of at least five feet.~~

~~(3) No side yard is required on a residential lot which is less than 25 feet wide.~~

~~(4) Two side yards of at least five feet each shall be required for each nonresidential lot regardless of the width of the lot.~~

~~(D) Those apartments in masonry buildings existing on February 10, 1953, which apartments were created prior to June 26, 1992, or were created after June 26, 1992 and prior to March 7, 2000, with approval of a special use permit, shall be characterized as noncomplying uses.~~

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