

Proposed RM-20, residential multifamily district.

(a) *Purpose and intent.* The purpose and intent of this RM-20, residential multifamily district is to provide suitable sites for the development of well-planned, environmentally compatible multifamily residential uses in areas consistent with the city's adopted comprehensive development master plan.

(b) *Uses permitted.* Permitted uses are as follows:

- (1) Multifamily residential dwellings;
- (2) Single-family residential dwellings, subject to the site development standards set forth in the RS-4 residential single-family district;
- (3) Multifamily residential accessory uses; and
- (4) Family day care and after school care for children subject to the conditions and requirements enumerated in section 62-274.

(c) *Uses permitted conditionally.* Any of the following uses may be permitted by the city commission after a public hearing and recommendation of the planning and zoning board, subject to specified conditions which may be determined appropriate and equitable by the city commission, and subject to section 62-69.

- (1) Churches, synagogues and other similar houses of worship;
- (2) Public and private schools;
- (3) Public facilities and utilities;
- (4) Service clubs, lodges, and other similar social or fraternal organizations;
- (5) Public parks and playgrounds; and
- (6) Group homes and foster care facilities.

(d) *Site development standards.* Site development standards are as follows:

- (1) Maximum density, 20 dwelling units per net acre.
- (2) Minimum lot area, 15,000 square feet.
- (3) Minimum lot width, 100 feet.
- (4) Minimum yard setbacks:

TABLE INSET:

Yard		Setbacks (feet)
Front		25
Rear		25
Side		
	Interior	15
	Corner	25
	Between Structures	30

- (5) Maximum building height, four stories or 47 feet.
- (6) Minimum pervious open space, 40 percent.
- (7) Minimum floor area:

TABLE INSET:

Planning and Zoning Board

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Unit Type	Square Feet
Efficiency	500
One bedroom	650
Two bedrooms or more	850