

CHAPTER 1112
RM-20 Medium-Density, Multi-Family Residence District

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1112.01 PURPOSE.

The purpose of this district is to provide for the development of medium-density, low-rise multi-family housing in areas suitable for this density. This district is particularly well suited to locations adjacent to neighborhood activity centers, but it should have good access to all city services and facilities.

1112.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following principal uses:

- (a) Dwelling, low-rise multi-family.

1112.03 PROVISIONAL USES PERMITTED.

A lot or building may be occupied by the following provisional uses:

- (a) Accessory apartment, subject to the requirements of Chapter 1135.
- (b) Adult family home subject to the dimensional requirements of the RS-8 district.
- (c) Day-care home, type B, subject to the dimensional requirements of the RS-8 district.
- (d) Duplex, subject to the dimensional requirements of the RM-12 district and provided the minimum lot area shall be 5,000 square feet and the minimum lot area per unit shall be 2,000 square feet.
- (e) Dwelling, single-family detached, subject to the dimensional requirements of the RS-8 district.
- (f) Dwelling, zero lot line or attached, subject to the requirements of Chapter 1135 and the dimensional requirements of the RM-12 district and provided the minimum lot area per unit shall be 1,800 square feet.
- (g) Family home, subject to the dimensional requirements of the RS-8 district.
- (h) Fraternity/sorority house, provided the minimum lot area shall be 545 square feet times the maximum permitted occupant load.

- (i) Nursing home, subject to the requirements of Chapter 1135.
- (j) Religious institution subject to the requirements of Chapter 1135.
- (k) Rooming house, provided the minimum lot area per rooming unit shall be 2,000 square feet.

1112.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Adult family home.
- (b) Bed and breakfast establishment when operated by the resident who also is the owner.
- (c) Cemetery or mausoleum, subject to the requirements of Chapter 1135.
- (d) Club, subject to the requirements of Chapter 1135.
- (e) Day-care center.
- (f) Day-care home, type A.
- (g) Group home.
- (h) Emergency housing, provided the minimum lot area shall be 500 square feet for each permanent resident and 200 square feet times the maximum permitted occupant load for guests.
- (i) Halfway house, provided a maximum of eight (8) parolees shall reside on the premises.
- (j) Public utility or public use, subject to the requirements of Chapter 1135.
- (k) School, generalized private instruction.
- (l) Community center, subject to the requirements of Chapter 1135.
(Ord. 09-94. Passed 4-14-09.)

1112.05 ACCESSORY USES PERMITTED.

The accessory uses as regulated in the RM-12 district shall be permitted.

(Ord. 02-177. Passed 4-16-02.)

1112.06 GENERAL PROVISIONS.

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

1112.07 SPECIAL PROVISIONS.

Development with two or more principal uses or buildings on a lot larger than two (2) acres or with a multifamily dwelling or dwellings of more than 24 units regardless of the size of the lot shall be subject to the Special Provisions of Subsection 1108.07(b).