

ARTICLE 10 "RM" RESIDENTIAL, MULTI-FAMILY DISTRICT⁸¹

Section 10.0 Purpose

The purpose of the Residential, Multi-Family District is to provide appropriate locations for apartments, condominiums, and town houses, and other types of multi-family buildings in the urban areas of the County at a maximum density of twelve (12) dwelling units per acre. All other types of residential units are also permitted.

All new development in the Residential-Multi-Family District should be served by public water and sewer facilities approved by the Washington County Health Department.

The following regulations and applicable regulations contained in other articles shall apply in the "RM" Residential, Multi-Family District:

Section 10.1 Principal Permitted Uses

- (a) Dwellings, multi-family, apartments or condominiums, in accordance with the provisions of Article 22, Division VII, of this Ordinance.
- (b) Dwellings, town house, in planned town house developments, in accordance with the provisions of Article 22, Division VI, of this Ordinance.
- (c) Mixed use floating zones subject to the provisions of Article 16.
- (d) Dwellings, single-family, two-family, and semi-detached.
- (e) Conversion or alteration of a building existing at the time of the enactment of this Ordinance to accommodate two (2) or more families; provided the requirements of Section 23.1 and the requirements of the Health Department are complied with.
- (f) Places of worship, schools and colleges. (See Section 23.1(g))
- (g) Buildings and properties of a cultural, civic, educational, social or community service-type libraries, ponds, playgrounds, and community centers and their associated swimming pools.⁸²
- (h) Agriculture, as defined in Article 28A, including animal husbandry facilities, as defined in Article 28A, which shall be subject to the requirements set forth in Article 22, Division IX.

⁸¹ Revision 17, Article 10 deleted and replaced, 4/17/12, eff. 7/1/12 (RZ-10-005)

⁸² Revision 17, Section 10.1(g) amended and eff. 2/26/13 (RZ-12-004/ORD-2013-03)

Section 10.2 Special Exception Uses (Requiring Board Authorization After Public Hearing)⁸³

- (a) Boarding or rooming houses or tourist homes.
- (b) Clubs, fraternities, lodges, or similar organizations, not conducted as a gainful business, provided any buildings or structures are located subject to the distance requirements specified in Section 4.9.
- (c) Antique shops.
- (d) Professional offices, beauty parlors or barbershops (in residence).
- (e) Nursing/convalescent homes, assisted living, or comprehensive care facilities.
- (f) Hospitals, medical or dental clinics.
- (g) Funeral establishments.
- (h) Golf courses, country clubs, private clubs, and similar recreational uses.
- (i) Nursery schools or child care centers.
- (j) Public utility buildings and structures or uses not considered essential utility equipment, as defined in Article 28A.

Section 10.3 Accessory Uses

Accessory buildings and uses customarily incidental to any principal use or authorized special exception use.

Section 10.4 Height Regulations

Single-family, two-family and semi-detached dwellings shall not exceed forty (40) feet in height.

Multi-family structures such as apartments, condominiums and town houses shall not exceed fifty (50) feet in height.

All other non-residential principal permitted and special exception uses shall not exceed thirty-five (35) feet in height.

⁸³

Revision 17, Section 10.2 amended and eff. 2/26/13 (RZ-12-004/ORD-2013-03)

Section 10.5 Lot Area, Lot Width, Yard and Density Requirements

The following are the minimum lot area, width, yard and maximum density requirements for the specified dwelling type. Multi-family dwellings and town houses shall also be subject to the provisions of Section 22.6 and 22.71, and the modified requirements in Article 23.

Use	Lot Area	Lot Width	Lot Area Per Family	Front Yard Depth	Side Yard (Width Each Side Yard)	Rear Yard Depth	Maximum Density
Multi-Family Dwellings, Apartment, Condominiums	20,500 sq. ft.	100 ft.	2,000 sq. ft.	25 ft.	10 ft.	20 ft.*	12 Dwelling Units Per Acre
<u>Town Houses</u>							
Per Unit	1,600 sq. ft.	16 ft.	1,600 sq. ft./unit	25 ft.	N/A Except End Units 10 ft. or 25 ft. on corner lot*	20 ft.*	12 Dwelling Units Per Acre
Per Development	5 acres	100 ft.	3,500 sq. ft. net per unit				
Single-Family	7,500 sq. ft.	60 ft.	7,500 sq. ft.	20 ft.	8 ft.	35 ft.	N/A
Two-Family	10,000 sq. ft.	70 ft.	5,000 sq. ft.	20 ft.	8 ft.	35 ft.	N/A
Semi-Detached	5,000 sq. ft.	35 ft.	5,000 sq. ft.	20 ft.	10 ft.(Ext. only)	40 ft.	N/A
Existing Buildings Converted to Residential Use	20,500 sq. ft.	100 ft.	2,000 sq. ft.	25 ft.	10 ft.*	20 ft.*	12 Dwelling Units Per Acre
Places of worship, Schools and Colleges	20,000 sq. ft.	100 ft.		25 ft.	20 ft.	40 ft.	N/A
Cultural, Civic, Educational, Social or Community Service Buildings	20,000 sq. ft.	100 ft.		25 ft.	20 ft.	40 ft.	N/A
Nursing/Convalescent Homes, Assisted Living or Comprehensive Care Facilities	1 acre	150 ft.		25 ft.	25 ft.	40 ft.	N/A
Clubs, Fraternities, Lodges and Similar Uses	1 acre	150 ft.		25 ft.	25 ft.	40 ft.	N/A
All Other Non-Residential Principal Permitted or Special Exception Uses	20,000 sq. ft.	100 ft.		25 ft.	20 ft.	40 ft.	N/A

*Except when adjacent to single-family or semi-detached units, the setback shall be forty (40) feet and increase five (5) feet for each story over two (2) stories.
N/A - Not Applicable.

Section 10.6 Public Facilities

- (a) All new development in the Residential, Multi-Family District shall be served by public water and sewer facilities approved by the Washington County Health Department.
 - 1. The Planning Commission may waive this requirement after consultation and advice from the Health Department.
 - 2. Prior to a decision to grant or not grant a waiver of this requirement, the Planning Commission shall consider the following:
 - i. The need to protect environmental resources from potential pollution from failing septic systems.
 - ii. The availability and proximity of existing public water and sewer facilities.
 - iii. The status of any available plans for utility extensions in the future that may serve the area.
 - iv. The existence and operation of private, on-site health facilities in the vicinity.
 - v. Recommendations of the Washington County Health Department.
 - vi. The adopted Washington County Water and Sewerage Plan.
 - vii. Recommendations of the potential service provider.
 - viii. Any grant of a waiver to allow the use of a private, on-site well or septic system is conditional upon the agreement to abandon the private system and connect to the public utility when it becomes available.
 - ix. When the Planning Commission has determined that a waiver from the required use of public water and sewer facilities is appropriate the minimum lot size shall be as specified in Section 10.5. Lot dimensions shall also conform to any applicable minimum requirements affecting lot size, width or separations imposed by the Washington County Health Department.
 - x. Any private on-site well or septic system shall meet all Health Department requirements.

- (b) All new development in the Residential, Multi-Family District shall comply with the requirements of the Washington County Adequate Public Facilities Ordinance.

Section 10.7 Design Standards

- (a) Common open space shall be located, as much as possible, with an orientation to the interior of the development and consist of land conducive to leisure and active recreational use.
- (b) Impermeable surface coverage for interior streets, parking areas, and residential structures shall not exceed forty-five (45) percent of the gross land area.
- (c) A cohesive and comprehensive network of pedestrian paths shall be provided in all new development in the RM District. The paths shall provide pedestrian access to and among all dwellings, parking areas, and recreation amenities. Pedestrian paths shall also provide access to other site amenities including, but not limited to, community buildings, auxiliary or recreation vehicle parking areas, solid waste disposal, mailboxes, and on-site public transportation stops.

The pedestrian system should also provide walkways to promote walking as an alternative to automobile use and as a leisure activity.

When determined appropriate by the Planning Commission and with advice from the Public Works Department, Board of Education, or entities providing public transportation services, pedestrian paths shall also provide access to off-site, adjacent residential communities, nearby community facilities such as schools, public transportation routes, and local retail goods and services.

Paths shall be wide enough to accommodate expected traffic and of an appropriate material to meet handicap accessibility standards.

- (d) When a proposed development is located adjacent to an existing public transit route or where students require school bus transportation, a bus waiting area consisting of an asphalt or concrete surface at least 10' x 10' shall be provided in a location that has been determined with advice from the Board of Education or public transit provider. If, after consultation with the transportation provider, it is determined that both services cannot or will not be provided within the boundaries of, or adjacent to, the new development, then the waiting area is not required.
- (e) Landscaping or common open spaces, in the absence of existing tree cover, shall consist of trees, shrubs, and ground cover according to the guidelines contained in Article 22, Division XI as applicable. On-site utilities (i.e. pumping station, etc.) shall be effectively screened with landscaping.

- (f) All new development in the District shall provide and maintain adequate provisions for emergency vehicle access.
- (g) Site lighting is a necessary and desirable component of urban residential development. It shall be designed and installed to provide aesthetic value and safety. Site lighting shall also be installed in a manner that minimizes negative effects on adjacent properties. It shall be provided according to the guidelines established in Article 22, Division X.
- (h) Parking requirements

Parking shall be provided or prohibited according to the requirements of Article 22, Division I, and where applicable in compliance with Washington County's adopted Road and Street Design Standards.

The parking of tractor-trailers, either separately or in tandem, shall be prohibited on public or private streets in this District.

Section 10.8 Site Plan

- (a) A site plan with an approved Forest Stand Delineation and Forest Conservation Plan is required for all principally permitted and approved special exception uses except single-family, two-family, and semi-detached dwellings and agricultural uses. Animal husbandry facilities are subject to the requirements set forth in Article 22, Division IX.
- (b) Play lots, tot lots and other recreation areas are required in developments that include multi-family structures, town houses or existing buildings converted for residential use, according to the guideline contained in Section 4.17.
- (c) Uses that require site plans according to the requirements of (a) above and Section 4.11 shall comply with and provide all information necessary to determine compliance with the design guidelines contained in Article 22, Division I (Parking), Division II (Signs), Division X (Lighting), and Division XI (Landscaping, Screening and Buffering).