

## G. Moderate to High Density Residential District (RM-12) District

# RM-12 Moderate to High Density Residential District

### 1. Purpose

The purpose of the Moderate to High Density Residential (RM-12) District is to allow higher **density** residential **uses** in locations which are served by adequate infrastructure, while maintaining the character of these areas and **neighborhoods** at **densities** up to twelve units per **net acre**. This district is used to encourage a variety of residential opportunities, including **multifamily** residential units, **single-family** residences, and **group living**. The regulations of this district are intended to discourage **development** that would substantially interfere with, or be detrimental to, moderate to high density residential character.

### 2. Allowable Principal Uses

USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
<b>Residential Uses</b>				
<b>Group Living</b>	P		1 per 3 rooms	
<b>Multifamily</b>	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
<b>Single-Family</b>	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
<b>Public, Civic, Institutional, and Educational Uses</b>				
<b>Community Service Uses</b>	P		1 per 400 GFA	
<b>Government Uses</b>	PC	Sec. 16-4-102.B.2.d	Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area
<b>Major Utilities</b>	SE		1 per 1,500 GFA	
<b>Minor Utilities</b>	P		n/a	
<b>Public Parks</b>	P		See Sec. 16-5-107.D.2	
<b>Religious Institutions</b>	P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
<b>Telecommunication Towers, Monopole</b>	PC	Sec. 16-4-102.B.2.e	1	
<b>Other Uses</b>				
<b>Agriculture Uses</b>	P		Stables or Riding Academies	1 per 5 stalls
			Other	n/a

### 3. Development Form Standards

MAX. DENSITY (PER NET ACRE)	LOT COVERAGE
Residential 12 du	Max. <b>Impervious Cover</b> for All <b>Development</b> Except <b>Single-Family</b> 35%
Nonresidential 6,000 GFA	
MAX. BUILDING HEIGHT	Min. <b>Open Space</b> for Major Residential <b>Subdivisions</b> 16%

Chapter 16-3: Zoning Districts  
Sec. 16-3-104. Residential Base Zoning Districts

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All **Development**

45 ft<sup>1</sup>

**USE AND OTHER DEVELOPMENT STANDARDS**

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

**TABLE NOTES:**

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = **dwelling units**; sf = square feet; GFA = **gross floor area** in square feet; ft = feet; n/a = not applicable

1. May be increased by up to ten percent on demonstration to the **Official** that:

- a. The increase is consistent with the character of **development** on surrounding **land**;
  - b. **Development** resulting from the increase is consistent with the purpose and intent of the **building height** standards;
  - c. The increase either (1) is required to compensate for some unusual aspect of the site or the proposed **development**, or (2) results in improved site conditions for a **development** with **nonconforming site features**;
  - d. The increase will not pose a danger to the public health or safety;
  - e. Any adverse impacts directly attributable to the increase are mitigated; and
  - f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.
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