

(d) RM Zones

Table 131-04G
Development Regulations for RM Zones

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones					
	1st & 2nd >>	RM-					
	3rd >>	1-	1-	1-	2-	2-	2-
	4th >>	1	2	3	4	5	6
Maximum permitted density^{(1),(2)} (sf per DU)		3,000	2,500	2,000	1,750	1,500	1,250
Min lot area (sf)		6,000	6,000	6,000	6,000	6,000	6,000
Min lot dimensions							
Lot width (ft)		50	50	50	50	50	50
Street frontage (ft) [See Section 131.0442(a)]		50	50	50	50	50	50
Lot width (corner) (ft)		55	55	55	55	55	55
Lot depth (ft)		90	90	90	90	90	90
Setback requirements							
Min Front setback (ft)		15 ⁽³⁾	15 ⁽³⁾	15 ⁽³⁾	15 ⁽⁷⁾	15 ⁽⁷⁾	15 ⁽⁷⁾
Std Front Setback (ft)		20 ⁽³⁾	20 ⁽³⁾	20 ⁽³⁾	20 ⁽⁷⁾	20 ⁽⁷⁾	20 ⁽⁷⁾
Min Side setback (ft)		5 ⁽⁴⁾	5 ⁽⁴⁾	5 ⁽⁴⁾	5 ⁽⁸⁾	5 ⁽⁸⁾	5 ⁽⁸⁾
Std Side Setback (ft)		8 ⁽⁴⁾	8 ⁽⁴⁾	8 ⁽⁴⁾	-	-	-
Min Street side setback(ft)		10 ⁽⁵⁾	10 ⁽⁵⁾	10 ⁽⁵⁾	10 ⁽⁹⁾	10 ⁽⁹⁾	10 ⁽⁹⁾
Min Rear setback (ft)		15 ⁽⁶⁾	15 ⁽⁶⁾	15 ⁽⁶⁾	15 ⁽¹⁰⁾	15 ⁽¹⁰⁾	15 ⁽¹⁰⁾
Setback requirements for resubdivided corner lots [See Section 113.0246(f)]		applies	applies	applies	applies	applies	applies
Max structure height (ft)		30 ⁽¹⁷⁾	30 ⁽¹⁷⁾	30 ⁽¹⁷⁾	40 ^(18, 37)	40 ^(18, 37)	40 ^(18, 37)
Max lot coverage		-	-	-	-	-	-
Max floor area ratio							
1 to 2 dwelling units		0.75	0.90	1.05	1.20 ⁽²⁹⁾	1.35	1.50
3 to 7 dwelling units		1.0 ⁽³⁹⁾	1.0	1.05	1.20 ⁽³⁸⁾	1.35	1.50

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones					
	1st & 2nd >>	RM-					
	3rd >>	1-	1-	1-	2-	2-	2-
	4th >>	1	2	3	4	5	6
8 or more <i>dwelling units</i>		1.25 ⁽³⁹⁾	1.25	1.25 ⁽³⁹⁾	1.25 ⁽³⁹⁾	1.35	1.50
<i>Floor Area Ratio Bonus</i> for Child Care [See Section 131.0446(e)]		applies	applies	applies	applies	applies	applies
Accessory uses and structures [See Section 131.0448]		applies	applies	applies	applies	applies	applies
Ground-floor Height [See Section 131.0451]		-	-	-	-	-	-
Lot consolidation regulations [See Section 131.0453(a)]		applies	applies	-	-	-	-
Private exterior open space		applies ⁽²²⁾	applies ⁽²²⁾	applies ⁽²²⁾	applies ⁽²³⁾	applies ⁽²³⁾	applies ⁽²³⁾
Common open space [See Section 131.0456]		applies	applies	applies	applies	applies	applies
Architectural projections and encroachments		Permitted ⁽¹⁵⁾	Permitted ⁽¹⁵⁾	Permitted ⁽¹⁵⁾	Permitted ⁽¹⁶⁾	Permitted ⁽¹⁶⁾	Permitted ⁽¹⁶⁾
Supplemental requirements		applies ⁽²⁶⁾	applies ⁽²⁶⁾	applies ⁽²⁶⁾	applies ⁽²⁷⁾	applies ⁽²⁷⁾	applies ⁽²⁷⁾
Refuse and Recyclable Material Storage [See Section 142.0805]		applies	applies	applies	applies	applies	applies
Visibility Area [See Section 113.0273]		applies	applies	applies	applies	applies	applies
Dwelling Unit Protection Regulations [See Chapter 14, Article 3, Division 12]		applies	applies	applies	applies	applies	applies