

## **CHAPTER 134**

### **MULTI-FAMILY RESIDENTIAL (RM) ZONING DISTRICT**

- 134.010. Use
- 134.020. Transitional Uses
- 134.030. Uses Subject to Administrative Review
- 134.040. Conditional Uses

**134.010. USE.** Within any RM Multi-Family Residential zone no building, structure, or premises shall be used, arranged or designed to be used, erected, structurally altered, or enlarged, except for one or more of the following uses:

- (A) Any use permitted in an RL zone;
- (B) Unlimited number of dwelling units including:
  - (1) Dormitories;
  - (2) Sorority and fraternity houses;
  - (3) Student homes;
  - (4) Boarding houses (also see accessory uses);
  - (5) Rooming houses;
  - (6) Homes for the aged;
  - (7) Retirement homes;
  - (8) Rest homes;
  - (9) Nursing homes;
  - (10) Sanitariums;
  - (11) Apartment houses;
  - (12) Court apartments;
  - (13) Churches;
  - (14) Community or neighborhood clubs;
  - (15) Kindergartens or day nurseries;
  - (16) Group Care Home.
- (C) Optional businesses:
  - (1) any apartment or boarding house housing more than 25 families may have therein a newsstand, barber shop, beauty parlor, food shop, and dining rooms when conducted and entered only from within the building.
- (D) Wind energy systems, meteorological towers, and photovoltaic systems that are not commercial power generating facilities, but not including wind energy systems utilizing a tower and meteorological towers that require tower lighting, are located in an adopted urban growth boundary, or that would require modification to the height or type of construction standards described in Section 112.135(C)(1). Wind energy systems utilizing towers and meteorological towers are subject to standards listed in Sections 112.135 and 112.137. Roof-mounted, building-integrated, building-mounted and architectural wind energy systems that extend no more than an additional 5 feet above the highest ridge of the building's roof or 15 feet above the highest eave, whichever is higher, and do not exceed the height limitation of the zone, are subject to the standards listed in Section 112.137. Photovoltaic systems are subject to the standards described in Section 112.138. [Amended by Ordinance 09-06]

**134.020. TRANSITIONAL USES.** Transitional uses shall be permitted in an RM zone where the side of a lot abuts upon any business zone or industrial zone, provided that such transitional use does not extend across a street or alley and in no case more than 165' from the boundary of the less restricted zone which it adjoins as follows:

- (A) Public parking areas when developed as prescribed in Chapter 118;

- (B) Outdoor plant nursery.

**134.030. USES SUBJECT TO ADMINISTRATIVE REVIEW.** The following uses are permitted, subject to review and approval under the prescriptive standards specified herein and as may otherwise be indicated by federal, state and local regulations and permits:

- (A) Wind energy systems utilizing a tower and meteorological towers outside of an adopted urban growth boundary that are not commercial power generating facilities that would utilize a tower(s) that requires lighting or that requires modification to the height or type of construction standards described in Section 112.135(C)(1), as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]

**134.040. CONDITIONAL USES.** When authorized under the procedure provided for conditional uses in this ordinance, the following uses will be permitted in an RM zone:

- (A) Planned development;
- (B) Mobile home park;
- (C) Boat, camper and trailer storage area or lot (see Specific Conditional Uses, Section 120.030);
- (D) Schools (elementary, junior high, and high school);
- (E) Fraternal or lodge buildings;
- (F) Temporary use of mobile home during certain hardship conditions (see Specific Conditional Uses, Section 120.040);
- (G) Solid Waste Disposal Sites (see Specific Conditional Uses, Section 120.310 to 120.380);
- (H) Sand and Gravel Resource Sites (see Specific Conditional Uses, Section 120.410 to 120.460);
- (I) Conditional Home-Occupation (Other than those home occupations listed in Section 110.270) (see Specific Conditional Uses, Section 120.075).
- (J) Wind energy systems utilizing a tower and meteorological towers within an adopted urban growth boundary up to 100 feet in height that are not commercial power generating facilities, as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]
- (K) Bed and Breakfast Facility. A Bed and Breakfast Facility may be authorized within a single-family dwelling subject to the following standards:
  - (1) The Bed and Breakfast Facility shall be operated by a resident(s) of the dwelling in which the Bed and Breakfast Facility is located.
  - (2) The number of guest bedrooms shall not exceed five.
  - (3) The length of stay for any guest shall not exceed 15 consecutive nights.
  - (4) Food service may be provided only to overnight guests of the Bed and Breakfast Facility. Food service may include the service of meals other than breakfast. [Amended by Ordinance 14-04]