

~~Chapter 19.35~~

~~RM – MULTIPLE-HOUSEHOLD RESIDENTIAL DISTRICTS~~

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**19.35.010 Purpose and intent.**

The purpose of multi household districts (RM districts) is to provide land at efficient densities for multifamily residences and other complementary uses, while encouraging a clean and healthy environment, safety, walkability, neighborliness, affordability for a range of income levels, and convenient access to public transit. Design criteria and open space requirements are included for multifamily development with the intent of: (A) ensuring attractive design that maintains or enhances the quality of the surrounding neighborhood, and (B) providing attractive and usable open space for use of the residents. RMM is a zoning designation intended to allow somewhat larger scale or more intense use than the RML designation. (Ord. 2480 § 4, 2008).

**19.35.020 Uses.**

A. Chapter 19.23 MTMC identifies the uses allowed within the RM districts.

B. Sexually oriented adult businesses and adult entertainment establishments shall not be permitted in any RML or RMM district.

C. Wireless telecommunication facilities are subject to a special use permit—wireless (SP-W), as required by Chapter 19.137 MTMC. (Ord. 2480 § 4, 2008).

**19.35.030 Dimensional requirements.**

Dimensional requirements, as identified in this section, shall apply to all buildings and lots in the RM districts, except as otherwise specifically provided by this chapter.

	Residential Zoning Districts		
	RML	RMM	Single-family in RML or RMM
Maximum Building Height	3 stories, not to exceed 35 feet; and west of 68th Avenue W and north of 232nd Street SW: 4 stories, not to exceed 50 feet	South of 216th Street SW: 3 stories, not to exceed 35 feet; and north of 216th Street SW: 4 stories, not to exceed 50 feet	3 stories, not to exceed 35 feet
Front Yard Setback (minimum)	15 feet	15 feet	Dwelling—15 feet Garage—5 feet behind front of dwelling
Rear Yard Setback (minimum)	15/20 feet <sup>†</sup>	15/25 feet <sup>†</sup>	15 feet
Side Yard Setback (minimum)	10 feet	15 feet	5 feet
Lot Width at Building Setback Line (minimum)	60 feet	60 feet	30 feet

	Residential Zoning Districts		
	RML	RMM	Single-family in RML or RMM
Lot Width at Street (minimum)	40 feet	60 feet	30 feet
Lot Coverage by Structures (maximum)	45% of lot area	50%/65% <sup>2</sup> of lot area	50% of lot area
Mean Lot Depth (minimum)	N/A	N/A	70 feet
Lot Area (minimum)	5,400 square feet	5,400 square feet	2,700 square feet

<sup>1</sup>The smaller number may be used only if the rear yard lot line is not adjacent to a single-household zoning district.

<sup>2</sup>The greater number may be used only if at least 90 percent of the required parking is under the residential building(s).

(Ord. 2592 § 2, 2012; Ord. 2480 § 4, 2008).

**19.35.040 — Design criteria for single-household residential development.**

A. The purpose of establishing design criteria for single-household dwellings in multi-household zones is to provide for safety, security, pedestrian orientation, adequate open space, and diversity in design.

B. For purposes of this section, the following definitions apply:

1. “Dwellings that are immediately adjacent to each other” shall mean any combination of dwellings that are attached to each other or that are separated by less than 10 feet on any side of the building.
2. “Front of the dwelling” shall mean the side of the building that faces the public or private street from which visitor access to the dwelling is taken.

C. The following design criteria shall apply to all single-household residential development in multifamily zoning districts:

1. Within a development: (a) no more than four detached single-household dwellings that are immediately adjacent to each other shall have a substantially identical floor plan; and (b) no more than eight attached single-household dwellings that are immediately adjacent to each other shall have a substantially identical floor plan;
2. Lanes or alleys may be used to access vehicle parking in the side or rear of the lot;
3. Each single-household dwelling unit shall have a minimum of 500 square feet of shared or private open space that abuts the dwelling and is directly accessible by one or more doors from the dwelling. A maximum of 100 square feet of the area used for driveways and vehicle parking spaces may be included in the minimum 500 square feet of open space;
4. Each development that includes four or more dwelling units shall provide at least one guest parking space for every four dwelling units. Guest parking spaces shall be located on site and/or along improved street frontage of the subject property;
5. Sidewalks within the development shall be five feet in width, along at least one side of the vehicular accessway, provide direct access to the majority of the units and meet City standards;
6. The front face of each garage shall be located a minimum of five feet behind the front of the dwelling;
7. Each dwelling shall include an entry door that faces and is visible from the adjacent public or private street from which visitor access to the dwelling is taken;
8. Each dwelling shall include one or more windows comprising a minimum of 20 square feet of transparent glazing on the exterior side of the building that faces an adjacent public or private street.

~~D. One accessory dwelling associated with a single household dwelling may be located on any lot greater than 5,000 square feet in area, so long as no more than a total of two dwellings are located on the same lot. Accessory dwellings are subject to MTMC 19.30.050. (Ord. 2480 § 4, 2008).~~

**19.35.050 — Special regulations for zero lot line development.**

~~The following conditions apply to any zero lot line development in the RML and RMM districts:~~

~~A. Openings Prohibited on Zero Lot Line Side. The wall of the dwelling located on a zero lot line shall have no doors, air conditioning units, windows or any other type of opening with the exception of translucent windows.~~

~~B. Platting Requirements. Each dwelling shall be located on its own platted lot. If areas for common use of occupants of the development are shown on the plat, satisfactory arrangements shall be made for the maintenance of the common open space and facilities. The plat shall indicate the zero lot lines and easements appurtenant thereto.~~

~~C. Maintenance and Drainage Easements. A perpetual four foot wide maintenance easement shall be provided on the lot adjacent to the zero lot line property line, which, with the exception of walls and/or fences, shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title to the property. The wall shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners. Roof overhangs may penetrate the easement on the adjacent lot a maximum of 24 inches, but the roof shall be so designed that water runoff from the dwelling placed on the lot line is limited to the easement areas.~~

~~D. Alleys. Alleys shall be permitted in zero lot line developments. Said alleys shall provide auto access to individual units and provide service access for trash collection and other services. For any private alleys or lanes, the applicant must provide maintenance and easement agreements that are acceptable to the City.~~

~~E. The locational and area standards of this chapter and of any other regulations in this title pertaining to development under this chapter do not have to be met on individual lots, parcels or tracts developed under the provisions of Chapter 17.09 MTMC, Fee Simple Unit Lot Subdivisions; provided, that they are met on the collective lots, parcels and/or tracts in a fee simple unit lot subdivision and that all standards otherwise applicable to the outer perimeter of individual lots (e.g., setbacks, landscaping and buffers) are met around the outer perimeter of the fee simple unit lot subdivision. (Ord. 2660 § 6, 2015; Ord. 2480 § 4, 2008).~~

**19.35.060 — Design of multiple household residential development.**

~~A. To assume an attractive, safe environment that has adequate open space, is pedestrian and transit-oriented, and is compatible with the neighborhood character, all multiple household development that occurs within the RML and RMM zoning districts after the effective date of the ordinance codified in this section shall comply with the design standards for multifamily development, which are attached to the ordinance codified in this chapter and adopted by reference as though fully set forth herein and which shall be available from the Department. If said design standards conflict with another provision of this title, the design standards shall prevail.~~

~~B. Legally existing multiple household buildings are not required to meet the design standards for multifamily development, except when the building is being enlarged in footprint, height, number of dwelling units, or any other manner or when the building is being reconstructed pursuant to MTMC 19.120.250(I)(1), as now or hereafter amended. (Ord. 2480 § 4, 2008).~~

**19.35.070 — Recreation requirements.**

~~On site recreational facilities shall be provided, pursuant to the design standards referenced in MTMC 19.35.080. Such facilities may include both indoor and outdoor recreation facilities that are available to all residents. (Ord. 2480 § 4, 2008).~~

**19.35.080 — Outdoor common space and recreation.**

~~For multi household developments with greater than eight units, outdoor common space must be provided, consistent with the design standards for multifamily development referenced in MTMC 19.35.060, as now or hereafter amended. (Ord. 2480 § 4, 2008).~~

**19.35.090 — Off street parking.**

For single household development, off street parking is regulated under Chapter 19.125 MTMC, as now or hereafter amended. For multifamily development in the RML and RMM districts, the following table applies:

Off-Street Parking Spaces for Multifamily Dwellings in RML and RMM Zoning Districts		
Design Criteria	Minimum Motor Vehicle Parking Spaces Required	Minimum Bicycle Storage Spaces Required
Yes, development is fully consistent with design criteria pursuant to MTMC 19.35.060	<u>By type of unit:</u> Studio: 1.0 space 1 bedroom: 1.5 spaces 2 or more bedrooms: 2 spaces – <u>Guest spaces:</u> 1 guest or loading space per 10 units (excluding any development of 10 or less units)	<u>By type of unit:</u> Studio: 0.5 space 1 bedroom: 1.0 space 2 or more bedrooms: 2.0 spaces
No, development is not fully consistent with design criteria pursuant to MTMC 19.35.060	2 spaces per dwelling unit	–

(Ord. 2480 § 4, 2008).

**19.35.095 — Bicycle storage spaces.**

Bicycle storage spaces are required pursuant to the table in MTMC 19.35.090. Bicycle storage spaces shall consist of storage racks, lockers, or other secure space as approved by the Department to provide sheltered, safe, and convenient bicycle storage for building residents. Such space may be in a vehicle parking garage or another appropriate location. (Ord. 2480 § 4, 2008).

**19.35.100 — Neighborhood commercial services.**

A. “Neighborhood commercial services” shall mean “commercial services” as defined in MTMC 19.15.040 excluding any facilities that provide services or products for motor vehicles in a manner that is more than incidental and, furthermore, excluding any facilities that provide drive up or drive through service.

B. Neighborhood commercial services in any single building shall not exceed a total of 5,000 square feet in area unless approved up to 10,000 square feet in area under a conditional use permit. A “single building” for this purpose shall include any buildings that are located on the same lot and connected by a walkway or driveway outside of a public right of way or by a building element. (Ord. 2542 § 2, 2010; Ord. 2480 § 4, 2008).