

## Part 6

### Residential, Medium District (RM)

#### §27-601. Purpose and Development Options.

1. *Purpose.* It is the purpose of this District to provide for moderate density residential uses that are readily accessible to major highways and services. Densities above one dwelling unit per acre are conditioned upon public sewage system and public water supply being provided.

2. *Residential Development Options.* In order to achieve these purposes, this Part provides for design flexibility in new residential subdivisions by allowing the following residential design options in the RM District. The permitted uses within each type of development and the density, open space and dimensional requirements, as well as the design standards for conditional uses within this part shall be applicable.

A. Cluster subdivision providing for age restricted moderate density development of single-family detached, semi-detached and attached residential uses at a maximum base density of four (4) dwelling units per acre of net tract area. If the development proposal is not age restricted a maximum density shall be two (2) dwelling units per acre net tract area.

B. Conventional subdivision allowing single-family detached dwellings by right on lots of a minimum of ½ acre with no open space required.

3. *Nonresidential Development Options.* This Part also provides for the following nonresidential development options, in accordance with the standards herein.

A. Extensive agriculture, subject to the provisions of the Agricultural Preservation District.

B. Municipal use.

#### §27-602. Uses.

1. *Uses By-Right.* Within the RM District, a building may be erected, altered or used and land itself may be used by-right for any one of the following uses and no other:

A. *Cluster Subdivision.* Cluster subdivision shall be permitted by-right contingent upon the requirements of Part 28, “Open Space Provisions,” the design standards of the Subdivision and Land Development [Chapter 22]; and, provided that the requirements of this Part are met. The following uses shall be permitted within this option:

- (1) Single-family detached dwellings.
- (2) Single-family semi-detached dwelling units (twins).
- (3) Single-family attached dwelling units (townhouses).
- (4) Open space, said uses complying with applicable “Open Space Provisions; Use Regulations.”
- (5) The following accessory uses shall be permitted:
  - (a) Any normal and incidental accessory use to the principal residential uses.
  - (b) Home occupation in single-family detached dwellings.

B. *Conventional Subdivision.* Conventional subdivision shall be permitted by-right. The following uses shall be permitted within this option:

- (1) Single-family detached dwellings.

C. *Non-residential Options:*

- (1) Extensive agriculture, subject to the provisions of the AP District.
- (2) Municipal use.

D. *Accessory Uses.* The following accessory uses shall be permitted:

- (1) Any normal and incidental accessory use to the principal residential uses.
- (2) Home occupation in single-family detached dwellings.

**§27-603. Density, Open Space and Dimensional Standards**

1. *Cluster Subdivision*

A. *Maximum Density.* The maximum density permitted shall be two (2) dwelling units per net tract area for non-age restricted developments and four (4) dwelling units per net tract area for age restricted developments.

(1) The net tract area computation is set forth in the General Design and Performance Standards of this Chapter.

B. *Minimum Required Open Space.* The applicant shall be required to have 30% of the gross tract area in open space.

C. *Area and Bulk Regulations for Residential Uses.* The following standards shall apply to all residential uses:

<b>Area and Bulk Standards For residential uses</b>	<b>Single-Family Detached</b>	<b>Single-Family Semi-detached</b>	<b>Single-Family Attached</b>
(1) Lot area (min)	12,500 sf	3,500 sf	3,500 sf
(2) Total impervious coverage (max)	45 percent	50 percent	50 percent
(3) Lot width at street line (min)	100 feet	20 feet	20 feet
(4) Lot width at building line (min)	80 feet	24 feet	24 feet
(5) Principal dwelling setbacks:			
front yard	35 feet (min)	25 feet (min)	25 feet (min)
front yard w/front			
loading garage	25 feet (max)	20 feet (max)	20 feet (max)
rear yard	40 feet (min)	35 feet (min)	35 feet (min)
side yard	15 feet (min)/ 25 feet agg.	None	None
Side to side building separation*	N/A	25 feet (min) for structure	25 feet (min) for structure

\*Does not apply to a common party wall

(6)	Building setbacks from perimeter property lines (min)	100 feet	100 feet	100 feet
(7)	Garage and accessory building Setbacks:			
	Front loading garages	35 feet (min)	35 feet (min)	35 feet (min)
	Alley access garages	N/A	15 feet from alley center	15 feet from alley center
(8)	Building height	35 feet or 3 stories	35 feet or 3 stories	35 feet or 3 stories
(9)	Compliance with the following shall be achieved: (a) in the absence of public sewer and water the Rural Residential District area and bulk regulations shall apply; and (b) for extensive agricultural uses the provisions of the Agricultural Preservation Residential District area and bulk regulations shall apply. No public water or sewer shall be permitted north of Route 1.			
(10)	Single-family attached units shall comply with the standards in Residential Medium Density District.			
(11)	No surface retention/detention or other stormwater management structure or pumping station shall be permitted on any deeded lot, or in the case of a common area, closer than 50' from the side property line, or 50' from the front or rear property line of any residential building.			

2. *Conventional Subdivision*

A. *Area and Bulk Regulations for Residential Uses.* The following standards shall apply to all residential uses:

<b>Area and Bulk Standards For Residential Uses</b>	<b>Single-Family Detached</b>
(1) Density (max)	2 dwelling units per net acre
(2) Net lot area (min)	21,780 square feet
(3) Total impervious coverage (max)	25 percent
(4) Lot width at street line	100 feet

(5) Lot width at building line	80 feet
(6) Yard setbacks:	
Front	35 feet (min)
Side	15 feet each (min)
Rear	40 feet (min)
(7) Building height	35 feet, or 3 stories, whichever is less
(8) In the absence of public sewage system and public water supply, this development option shall comply with the RR area and bulk standards of this Chapter. No public water or sewer shall be permitted north of Route 1.	
(9) No surface retention/detention or other stormwater management structure or pumping station shall be permitted on any deeded lot, or in the case of a common area, closer than 50' from the side or front or rear property line of any residential building.	

B. For extensive agricultural uses, the Agricultural Preservation Residential District area and bulk regulations of this Chapter shall apply.

**§27-604. Other Applicable Regulations.**

The following standards, shall apply to all permitted uses within this district:

A. A complete site analysis in accordance with the Subdivision and Land Development Ordinance (Chapter 22), and an environmental assessment report in accordance with General Design and Performance Standards with mitigation measures shall be required.

B. Natural Features/Resource Protection. Shall conform to the applicable provisions of this Chapter.

C. Parking. Shall conform to the provisions of the Access, Parking, Loading and Internal Circulation provisions of this Chapter.

D. Signs. Shall conform to the Sign Provisions of this Chapter.

E. Access and Circulation. Shall conform to provisions of the Access, Parking, Loading and Internal Circulation provisions of this Chapter.

F. Landscaping. Shall conform to applicable provisions of General Design and Performance standards of this Chapter.

G. Screening. Shall conform to applicable provisions of this Chapter.

H. Single-Family Detached Uses. Shall conform to Part 14, "Ground Water Protection," provisions of this Chapter.

I. Utilities. All utility service shall be placed underground.

J. Open Space. Shall conform to "Open Space Provisions," and the design standards of the Subdivision and Land Development Ordinance [Chapter 22].