

C. Residential District RM (Multiple Family)

1. Purpose. The RM District is established to provide a medium to high density residential environment within Sandy City characterized by group and small multiple-unit housing and well planned site development.

2. Density. The minimum square footage per unit in the RM District shall be established by a numerical suffix as shown in the table below: (Square footage is net square footage after necessary

improvements, dedication, etc.) Property over 5 acres in size shall be zoned P.U.D.

Table of Minimum Land Area for Development for the RM Residential Zone. Unless otherwise indicated, all measurements are in thousands of square feet.

	RM 4	RM 6	RM 8	RM 10	RM 12
Single Family Dwelling	10	8	6.8	6.2	5.6
Duplex	18	15	12	10.35	9.05
Fourplex	40	29	22.5	18.65	15.95
Eight Units	85.5	58.07	43.5	34.84	29.03
Twelve Units	127.5	87.12	65.34	52.27	43.56
Sixteen Units	169.5	116.16	87.12	69.69	58.07
Twenty-four Units	261.36	174.24	130.68	104.54	87.12
PUD Density in Units/Acre	6	12	15	18	21
Maximum Number of Units per Structure	4	6	-	-	-
Required Land Area per Unit above 1 up to RM subclassification (i.e. RM-4 is up to 4 units, RM-6 is 6 units, etc) (in thousands of feet)	8	7	5.25	4.15	3.45
Maximum Density per acre above RM subclassification as an RM Development (not a PUD)	4	6	8	10	12
Maximum Size of RM Development is 5 Acres. Must be developed as a standard PUD District if over 5 acres in size					

3. Building Setbacks.

Minimum front, rear and side setback distances shall be required as established below. It shall be within the authority of the Director to determine which lines are considered as front, rear and side property lines for the purpose of administering this Code.

a. Front Yard. A public street right-of-way shall be considered as the front property line of a lot. Where a lot is bordered on two or more sides by a public street right-of-way, the area between the front property line and the building lines shall be known as the front setback area in all cases. Any development in an RM District shall have a minimum front setback of 20 feet.

b. Side Yards.

(1) If the side property line of a development does not abut a single family residential

district and the development is under one acre in size, all dwellings and other main buildings shall

be set back from the side property line a distance of at least 8 feet.

(2) If the side property line of a development does abut a single family residential district and the development is under one acre in size, all dwellings and main buildings must be set back at least 15 feet from the side property line.

(3) If a development is over one acre in size, the impact on the surrounding area will be evaluated and the minimum side yard setback shall be determined by the Director. In no case, however, shall the side yard setback be less than 8 feet; if the development abuts single family residential property the setback shall be 15 feet.

c. Rear Yard.

(1) If the rear property line of a development does not abut a single family residential district and the development is under one acre in size, all dwellings and main buildings shall be set back from the rear property line a distance of at least 15 feet.

(2) If the rear property line of a development does abut a single family residential district, and the development is under one acre in size, all dwellings and main buildings must be set back at least 20 feet from the rear property line.

(3) If a development is over one acre in size, the impact on the surrounding area will be evaluated and the minimum rear yard setback shall be determined by the Community Development Director. However, in no case shall the rear setback be less than 20 feet.

4. Special Standards - RM Districts.

a. Landscaping. All landscaping shall be maintained in a neat and orderly fashion. Landscaped areas shall consist of an effective combination of trees, ground cover and shrubbery. All unpaved areas not utilized for access or parking shall be landscaped in a similar manner.

(1) Front Setback Area. The entire area between the curb and the building or parking setback line shall be landscaped, except for any access driveway or sidewalk in said area. In no case shall the front yard landscaping go to a depth of less than 20 feet.

(2) Other Setback Areas. A minimum of 3 foot landscaped buffer shall be placed along all property lines, except where an accessory use may be allowed up to one foot of the property line.

b. Screening at District Boundaries. Except in the minimum front setback area, an opaque screen shall be installed and maintained along all district boundaries, other than streets, where an RM development abuts areas zoned for single family residential uses. Screening shall be to a height of 6 feet. A screen shall consist of one, or any combination of the following types:

(1) Walls. A wall shall consist of concrete, stone, brick, tile, or similar type of solid masonry

material, and shall conform to structural requirements of the Uniform Building Code.

(2) Berms. A berm shall be constructed of earthen materials and it shall be landscaped.

(3) Solid Fences. A solid fence shall consist of wood or metal, or other such materials forming an opaque (cannot see through) screen, and shall conform to structural requirements of the Uniform Building Code.

(4) Open Fences. An open weave or mesh type fence shall be combined with plant materials

to form an opaque screen as approved by the Director.

(5) Planting. Plant materials used for screening shall be of a type, or used in such a manner,

so as to provide an opaque screen having a minimum width of 2 feet.

(6) No signs or sign supports shall be permitted on any required screening.

(7) Notwithstanding the requirements listed above, where the finished elevation of the property is lower at the boundary line (or within 5 feet inside the boundary line), than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements for this district.

c. Refuse Collection Area, RM Districts. All outdoor refuse collection areas shall be visually screened from access streets and adjacent property by a completely opaque screen.

d. Height of Buildings. All buildings in an RM District shall be no higher than 35 feet (measured to the peak of the roof). A dwelling structure less than 10 feet in height above finished grade may be allowed only if it qualifies as an earth-sheltered dwelling.

e. Zero Lot Line Conversion. Duplex dwellings that were in existence at the date of the passage of this Code may be converted to zero lot line (twin home) use. For such conversion, minimum lot size regulations as provided in this section shall be required. All appropriate state code and building code regulations for condominium conversion shall be required.

f. Standards for Business and Financial Services (11). Buildings intended to house such uses in an RM District shall be designed to be compatible with a residential environment in architectural concept, scale, site design and landscaping. Design will be approved at site plan review.