

#### 4.2.3. RMD – RESIDENTIAL MEDIUM DENSITY

- A. **Intent.** The Residential Medium Density (RMD) district is intended to implement the suburban land use character area as defined in the Forward Monroe plan. RMD allows for a neighborhood development pattern and is intended to allow for a mix of housing types, including single family detached, townhouses/attached single family, and may permit compatible uses as permitted in Section 7: Permissible Uses and Standards.
- B. **Standards.** The standards that apply to RMD districts, which are intended to promote a neighborhood development pattern, including a mixture of single family detached and attached homes, are defined in Table 4.2.3. below.
- C. **Density.** Maximum permitted density is three (3) dwelling units per acre, by-right. A maximum four (4) dwelling units per acre may be approved if an applicant qualifies for Cluster Development.
- D. **Cluster Development.** Cluster development within the RMD district is permitted if an applicant consents in writing to the single-family design guidelines as defined in Section 8.7.2: Single Family Design Guidelines. Cluster development shall be a minimum five (5) acres in size. Cluster development allows an applicant to qualify for reduced minimum lot sizes per Table 4.2.3.1 and an increase in permitted density to a maximum of four (4) dwelling units per acre. In accordance with Section 3.4.15: Major Subdivision Preliminary Plat, cluster developments shall meet all requirements for a subdivision, site plan and all other applicable City ordinances and this UDO. A cluster development shall be reviewed as a Conditional Rezoning as outlined in section 4.6 “Conditional Zoning” following the Zoning Map Amendment process outlined in section 3.4.6 “Zoning Map Amendment (Rezoning)”.
  - 1. **Open Space.** Cluster developments shall designate at least 30% of the site for contiguous open space as defined in Section 8.8.E. The locations of the open space shall be reviewed at the time of rezoning and be dependent upon the internal layout of the project and the adjacent uses. Where properties do not require rezoning, open space shall be reviewed as part of the subdivision preliminary plat. Internally located open space may be needed to compliment a conservation subdivision form, while perimeter open space may be needed to provide a transition or separation from an adjacent lower density residential or agricultural use. Open space areas may be used for the buffering required in Section 4.2.3.D.4 of this UDO.

2. **Connectivity.** Neighborhoods are to be interconnected and connect to adjacent neighborhood. Flexibility for connections shall be provided to preserve on-site environmental resources and preservation areas. Internal connections shall occur through streets and multimodal connections.
3. **Mixture of Housing (Lot) Types.** Each cluster development shall contain at least three (3) different housing types from Table 4.2.3.1. No less than 20% and no more than 60% should be provided of one housing type or lot size out of the housing types to be provided:

Table 4.2.3.1. Mix of Housing Types

Type	Lot Size	Minimum Lot Width	Lot Arrangement/Placement
Perimeter Lot/Estate House	20,000 Square Feet - 1 Acre	150'	
Single-Family Residential Type 1	10,000 – 20,000 Square Feet	75'	
Single-Family Residential Type 2	8,000 - 10,000 Square Feet	70'	Internal to site (i.e. not on periphery of boundary of development)
Single-Family Residential Type 3	6,500 – 8,000 Square Feet	60'	Internal to site; no more than 20% of the total housing units
Single-Family Attached Residential	N/A for single-family attached (townhome – 3 or more attached units) and two family residential duplex/villa (2 attached units).		Internal to site; no more than 20% of the total housing units

4. **Buffering.** See Section 8.3.

Table 4.2.3.2. RMD District Development Standards Table

RMD District Development Standards Table		
Building Height		Maximum 3 Stories
Density		Maximum 3 Units / Acre (By-Right) Maximum 4 Units / Acre (Cluster)
Setbacks <sup>1</sup>	Front	20' May be reduced to 15' where a common parking area is provided (no driveway/garage)
	Side	10' (interior lot) 15' (corner lot)
	Rear	10' (interior lot) 20' (through lot)
Lot	Width <sup>2</sup>	75' Minimum
	Area	12,000 Square Feet Minimum (By-Right) 6,500 Square Feet Minimum (Cluster) (Refer To Table 4.2.2.1)
	Coverage	40% Maximum 50% Maximum (Townhomes / Attached and Duplex / Triplex / Quadplex)
Open Space		See Section 8.8: Open Space
Additional Standards	<sup>1</sup> In any area that is located outside a designated floodplain, but where a stream is located, no building or fill may be located within a distance of the stream bank	

	<p>equal to five times the width of the stream at the top of the bank or 35 feet on each side, whichever is greater.</p> <p><sup>2</sup> Lot width minimum requirements shall not apply to townhomes/attached single family or duplex/triple/quadplex units.</p>
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**4.2.4. RHD – RESIDENTIAL HIGH DENSITY**

- A. **Intent.** The Residential High Density (RHD) district allows for a more dense development pattern and is intended to allow for a mixture of housing types, including multifamily. The RHD zoning district is intended to be utilized in areas that feature a design and scale that encourage townhouse/attached single family, duplex/triplex/quadplex, and multifamily development and may permit compatible uses as permitted in Section 7: Permissible Uses and Standards.
- B. **Standards.** The standards that apply to RHD districts, which are intended to promote more dense development featuring attached residential and multifamily, are defined in Table 4.2.4. below.
- C. **Density.** Maximum permitted density is ten (10) dwelling units per acre.
- D. **Design Standards.** Multifamily developments may require additional design standards in accordance with Section 8.7: Design Standards, of this UDO.

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