Chapter 18.20
RESIDENTIAL ZONE R-M

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18.20.010 Uses permitted outright.
In an R-M zone, the following uses and their accessory uses are permitted outright:
(1) A use permitted outright in an R-6 zone.
(2) Multifamily dwellings. (Ord. 1952 § 1(4), 2006)

18.20.020 Conditional uses permitted.
In an R-M zone, the following uses and their accessory uses are permitted when authorized in accordance with Chapter 18.60 NBCC:
(1) A use permitted as a conditional use in an R-6 zone.
(2) Boarding, lodging or rooming house.
(3) Manufactured home park. (Ord. 1952 § 1(4), 2006)

18.20.030 Signs.
See Chapter 18.70 NBCC, Signs. (Ord. 1952 § 1(4), 2006)

18.20.040 Lot size.
In an R-M zone, minimum lot size is as follows:
(1) Lot area shall be at least 5,000 square feet and not less than 2,500 square feet per dwelling unit, except that the lot area shall not be less than 1,500 square feet per dwelling unit situated within a building containing more than one floor.
(2) Lot width at the front building line shall be at least 50 feet.
(3) For a rowhouse the lot area shall be at least 2,000 square feet and the lot width at the front building line shall be at least 20 feet. (Ord. 1952 § 1(4), 2006)

18.20.050 Yards.
Except as provided in NBCC 18.72.020 and 18.72.060, in an R-M zone minimum yard requirements are as follows:
(1) The front yard shall be at least 20 feet.
(2) In the case of a building up to 35 feet in height, each side yard shall be at least five feet, and both side yards together shall total at least 13 feet, except that in the case of a corner lot the side yard abutting a street shall be at least 10 feet. In the case of a building higher than 35 feet, the side yard shall be at least five feet plus one foot for each two feet by which the building exceeds 35 feet, except that in the case of a corner lot the side yard abutting a street shall be at least 10 feet.
(3) The rear yard shall be at least 20 feet for multifamily residential units and at least 10 feet for single-family dwellings and duplex dwellings that do not exceed a height of two and one-half stories or 35 feet, whichever is lower.
(4) No side yard setback shall be required for a rowhouse except where it is adjacent to a street (at least 10 feet) or adjacent to a lot that is not part of the rowhouse development (at least five feet). (Ord. 1952 § 1(4), 2006)

18.20.060 Height of buildings.
In an R-M zone, no building shall exceed a height of three and one-half stories or 45 feet, whichever is lower. (Ord. 1952 § 1(4), 2006)

18.20.070 Lot coverage.
In an R-M zone, buildings shall not occupy more than 45 percent of the lot area. (Ord. 1952 § 1(4), 2006)

18.20.080 R-M(Q) qualified development standards.
In the R-M(Q) zone, the following development standards shall apply in lieu of any other less restrictive provision in this chapter:
(1) Maximum building height shall be 35 feet.
(2) Front and rear yards shall be at least 20 feet.
(3) Mobile home parks and boarding, lodging or rooming houses are not permitted, to the extent this prohibition is allowed by state law.
(4) The territory composed of Lots 1 through 11, Block 12, Bank Addition to North Bend is limited to a maximum density of 16 dwelling units. The territory composed of Lots 12, 13 and 14, Block 12, Bank Addition to North Bend is limited to a maximum density of four units. (Ord. 1963 § 3, 2007)