

RM – MULTIPLE-HOUSEHOLD RESIDENTIAL DISTRICTS			
Dimensional Requirements	RML	RMM	Single-family in RML or RMM
Lot Area (minimum)	5,400 sq. ft.	5,400 sq. ft.	2,700 sq. ft.
Building Height (maximum)	3 stories, not to exceed 35 ft.	3 stories, not to exceed 35 ft., south of 216 th Street SW and 4 stories, not to exceed 50 ft., north of 216 th Street SW	3 stories, not to exceed 35 ft.
Front Yard Setback (minimum)¹	15 ft.	15 ft.	Dwelling – 15 ft. Garage – 5 ft. behind front of dwelling
Rear Yard Setback (minimum)²	15/20 ft. ³	15/25 ft. ³	15 ft.
Side Yard Setback (minimum)²	10 ft.	15 ft.	5 ft.
Lot Width at Building Setback Line (minimum)	60 ft.	60 ft.	30 ft.
Lot Width at Street (minimum)	40 ft.	60 ft.	30 ft. ⁴
Lot Coverage by Structures (maximum)	45% ⁵	50%/65% ^{5,6}	50%
Mean Lot Depth (minimum)	N/A	N/A	70 ft.
Design Standards	Per MTMC 19.35.060	Per MTMC 19.35.060	Per MTMC 19.35.040

¹ Any parking space or driveway that adjoins a public street right-of-way must be designed in a manner that accommodates a 20-foot long vehicle without the vehicle protruding into the public right-of-way per MTMC 19.125.070.D.2.

² Zero lot line development allowed per MTMC 19.35.050.

³ The smaller number may be used only if the rear yard lot line is not adjacent to a single-household zoning district.

⁴ Exception: Flag/panhandle lots shall be a minimum of 12 feet at street.

⁵ The number of units possible is based on meeting all dimensional requirements, providing required parking on-site, and satisfying any other applicable city codes and standards such as, but not limited to, storm drainage, emergency access, landscaping and open space.

⁶ The greater number may be used only if at least 90 percent of the required parking is under the residential building(s).

Note: This table is a compilation of zoning code information through Ordinance No. 2480, adopted May 19, 2008. The table does not substitute for the actual regulations.