

CHAPTER 6

RM-1 RESIDENTIAL MULTI-FAMILY

600	General Description
610	Permitted Principal Uses
620	Permitted Accessory Uses and Structures
630	Uses Permitted by Special Exception
640	Uses Permitted by Specific Use Permit
650	Minimum Yard Requirements
660	Minimum Lot Area
670	Minimum Lot Width and Frontage
680	Maximum Height of Structures

SECTION 600 GENERAL DESCRIPTION

Description

The RM-1 Multi-Family Residential district is provided to allow medium to high population density along with religious, recreational and educational facilities. The district is generally located adjacent to the commercial districts and permits a transition to the Single Family Residential districts.

SECTION 610 PERMITTED PRINCIPAL USES

Included Uses

Principal uses permitted in the RM-1 Residential, Multi-Family district are as follows:

- (a) Any principal use permitted other than by Special Exception, in RS-3 or RD Residential districts.
- (b) Multi-Family dwellings, apartments, boarding or rooming houses.
- (c) Rowhouses and townhouses within a planned unit development.
- (d) Community group home subject to the provisions of Section 211.
- (e) Elderly/Retirement housing, life care retirement center, licensed by the State of Oklahoma.
- (f) Adult Day Care.

SECTION 620 PERMITTED ACCESSORY USES AND STRUCTURES

Accessory uses and structures customarily incident to a permitted principal use in the Residential Single Family district are permitted in such districts. In addition, the following uses are permitted as accessory uses:

- (a) Fallout and/or storm shelter.
- (b) Home occupations, subject to the provisions of Section 208.
- (c) Roomers and Boarders.

In a dwelling unit occupied as a private residence, one or more rooms may be rented or table board furnished, to not more than: (a) two persons who are non-members of the family occupying said premises as a permitted accessory use; or, (b) more than two persons by special exception requiring Board of Adjustment approval. However, in either case, no window display or sign board shall be used to advertise such use.

- (d) Fraternity or Sorority House.

Fraternity, Sorority: the determination of the applicable bulk and area requirements, a fraternity, sorority, or rooming/boarding house, shall be considered a multifamily dwelling, with each 600 square feet of floor area constituting a one-bedroom dwelling unit.

- (e) Signs subject to the provisions of Chapter 18.
- (f) Family day care home subject to the provisions of Section 210.
- (g) Care Home.
- (h) Children's Home (i.e. orphanage).
- (i) Children's Day nursery.

SECTION 630 USES PERMITTED BY SPECIAL EXCEPTION

The following uses may be permitted as Special Exceptions by the Board of Adjustment in accordance with the provisions contained in Chapter 21.

- (a) Any use permitted by Special Exception in the RS-1, RS-2, RS-3, or RD Residential District.
- (b) Social services facilities.
- (c) Medical facilities, other than those allowed as permitted uses in the district.
- (d) High rise apartments.
- (e) Fraternal-organization facilities.
- (f) Any public building erected and used by any department of city, county, state or federal government.
- (g) Any use permitted as a Special Exception in the RS-3 Single Family Residential district.

- (h) Monastery or novitiate.
- (i) Assisted Living Center.

SECTION 640 USES PERMITTED BY SPECIFIC USE PERMIT

The following uses may be permitted as Specific Use Permit by the Planning Commission and City Council in accordance with the provisions contained in Chapter 26.

- (a) Any use permitted by Specific Use Permit in the RS-1, RS-2, RS-3, or RD District.
- (b) Institutions of a religious, educational or philanthropic nature.
- (c) Emergency and protective shelter.
- (d) Nursing home or convalescent home licensed by the State of Oklahoma.

SECTION 650 MINIMUM YARD REQUIREMENTS

- (a) Front yard - The depth of the required front yard shall be determined in the following manner. Measured from the centerline of the abutting street, add 1/2 of the right-of-way designated on the Coweta Major Street and Highway Plan or 25 feet if not designated on the Street and Highway Plan, to a setback of thirty-five (35) feet on arterial streets and twenty-five (25) feet on non-arterial streets. When a lot has double frontage, the front yard requirements shall be provided on both streets.
- (b) Side yard - All buildings shall be setback from the side lot line to comply with the following side yard requirements:
 - (1) For buildings located on an interior lot, there shall be a minimum side yard on both sides of the building of five (5) feet for single and two family dwellings and ten (10) feet plus five (5) feet for each additional story or part thereof over one for all other principle structures.
 - (2) For unattached buildings of accessory use, there shall be a side yard of not less than five (5) feet.
 - (3) On any corner lot, the depth of the required exterior side yard shall be determined in the following manner: measured from the centerline of the abutting street, add 1/2 of the right-of-way designated in the Coweta Major Street and Highway Plan, or 25 feet if not designated on the Street Plan, to a setback of twenty (20) feet on arterial streets and fifteen (15) feet on non-arterial streets. The interior side yard shall be the same as for structures on interior lots.
- (c) Rear yard - There shall be a rear yard for principle buildings of not less than 20 feet and for garage apartments or detached accessory buildings five (5) feet from the utility easement or ten (10) feet from the rear property line, whichever is greater.

SECTION 660 MINIMUM LOT AREA

- (a) For each dwelling and buildings accessory thereto, there shall be a lot area of not less than:
 - (1) 5,000 square feet: for single family dwelling;
 - (2) 7,000 square feet: for two family dwelling;
 - (3) 2,500 square feet for each dwelling in a multi-family dwelling
- (b) For other principle uses except dwellings, the lot area shall be adequate to provide the minimum yard requirements of Section 650 and the off-street parking required in Chapter 17.

SECTION 670 MINIMUM LOT WIDTH AND FRONTAGE

- (a) For dwellings there shall be a minimum lot width at the front building line of the following:
 - (1) 50 feet for single family dwellings on individual lots.
 - (2) 70 feet for two family dwellings on individual lots.
 - (3) 75 feet plus an additional five (5) feet for each additional dwelling over three (3), but in no case greater than 200 feet for multi-family dwellings or group developments other than townhouses or rowhouses.
- (b) For uses other than dwellings, the lot width shall be adequate to provide the minimum side yards required in the Residential Multi-Family district.
- (c) All lots shall abut on a street for a distance of not less than the following:
 - (1) 30 feet for single family dwellings on individual lots.
 - (2) 35 feet for two-family dwellings on individual lots.
 - (3) 35 feet plus an additional two (2) feet for each additional dwelling over three (3) but in no case greater than 100 feet for multi-family dwellings or group developments including townhouses and rowhouse developments.

SECTION 680 MAXIMUM HEIGHT OF STRUCTURES

No structures shall exceed three stories or forty (40) feet in height.