

19.6.7 RMF Multi-Family Residential Zone (2-1-17)

- 19.6.7.1 Purpose and Zone Characteristics
- 19.6.7.2 Permitted, Conditional and Accessory Uses
- 19.6.7.3 Minimum Project Area
- 19.6.7.4 Project Density Calculation
- 19.6.7.5 Project Width
- 19.6.7.6 Project Frontage
- 19.6.7.7 Setback and Build-To-Line Requirements
- 19.6.7.8 Projections into Setbacks
- 19.6.7.9 Building Height Requirements
- 19.6.7.10 Distance between Buildings
- 19.6.7.11 Permissible Lot Coverage
- 19.6.7.12 Open Space
- 19.6.7.13 Landscaping
- 19.6.7.14 Parking, Loading and Access
- 19.6.7.15 Project Amenities
- 19.6.7.16 Design Standards
- 19.6.7.17 Project Plan Approval
- 19.6.7.18 Other Requirements

19.6.7.1 Purpose and Zone Characteristics

The RMF Multi-Family Residential Zone is established to provide areas within the City for high-density housing and multi-family structures designed to allow economical use of land while creating an attractive, functional and safe residential environment. The RMF Zone is intended to have limited commercial services including home occupations. Rezoning to the RMF Zone should be carefully reviewed to ensure compatibility with existing development and neighborhoods and the land use goals of the City.

19.6.7.2 Permitted, Conditional and Accessory Uses
Permitted Uses

The following land use types are permitted uses in the RMF Multi-Family Residential Zone. Unless specifically listed, any other use is not a permitted use in the zone. Uses listed as conditional or accessory uses are allowed in the zone only in accordance with the criteria established in this ordinance.

1. Single family dwellings
2. Multi-family structures and dwellings
3. Public or private utility rights-of-way
4. Parks, trails, open space areas, and other related recreation facilities and project amenities
5. Subdivisions pursuant to Title 20
6. Keeping of animals pursuant to Title 6

Conditional Uses

The following land use types are allowed as conditional uses in the RMF Multi-Family Residential Zone. Unless specifically listed, any other use is not allowed as a conditional use in the zone. Each conditional use must be reviewed and approved in accordance with Chapter 19.13 of this Title.

1. Religious buildings and structures
2. Educational facilities unless otherwise addressed in Utah Code
3. Residential facilities for the elderly or persons with a disability in accordance with State law
4. Public and private utility maintenance facilities

Accessory Uses

The following land use types are allowed as accessory uses in the RMF Multi-Family Residential Zone. Unless specifically listed, any other use is not allowed as an accessory use in the zone. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses are not allowed without the approval of a permitted or conditional use of the parcel unless otherwise noted in this Section.

1. Storage facilities for equipment that is associated with maintenance of the site may be as an accessory use to a permitted or conditional use in the zone. The accessory building shall be constructed of essentially the same materials as the main residential buildings or structures.
2. Except as a legal non-conforming use, accessory structures for the housing of animals or poultry is not permitted, other than incidental shelter for pets as allowed in Title 6.
3. Home occupations pursuant to Title 4.

19.6.7.3 Minimum Project Area

Each development project in the RMF Multi-Family Residential Zone shall be located on a parcel containing not less than five (5) acres.

19.6.7.4 Project Density Calculation

The RMF Zone accommodates a variety of densities for multi-family dwellings. Project density is calculated based on the type of application submitted, amenities provided and other factors identified herein. In accordance with the provisions of this Chapter, each project will be assigned one of the following density classifications.

RMF-10:	Up to 10 units/ gross acre
RMF-15:	Up to 15 units/ gross acre
RMF-20:	Up to 20 units/ gross acre

In calculating the maximum number of units for a proposed development/project, the assigned density will be multiplied by the ~~gross net~~ acreage and rounded to the nearest whole number. Regardless of which density classification is assigned to a project, all of the requirements of this Chapter including, but not limited to, lot coverage, setback, parking, open space, and project amenities must be satisfied.

19.6.7.5 Project Width

Each project in the RMF Multi-Family Residential Zone shall have a minimum width of two hundred (200) feet for all of the area within the required front setback of the zone.

19.6.7.6 Project Frontage

Each project in the RMF Multi-Family Residential Zone shall abut a public street, or private street if approved by the City Council, for a minimum distance of two hundred (200) feet.

19.6.7.7 Setback and Build-To-Line Requirements

The following minimum setback and build-to-line requirements shall apply in the RMF Multi-Family Residential Zone. Each setback or build-to-line is measured from the property line of the lot or parcel.

1. Front setback - Each building or structure shall have a minimum front setback of twenty (20) feet.
2. Side setback - Each building or structure shall have a minimum side setback of ten (10) feet, unless otherwise noted herein.
 - a. Side setback for corner lot - Each corner lot or parcel shall have a minimum setback of fifteen (15) feet along the public street on the side of the lot not being used as the front setback.
 - b. Side setback for accessory building - The side setback for any permitted accessory building shall have a minimum side setback of five (5) feet.
3. Rear setback - Each building or structure shall have a minimum rear setback of fifteen (15) feet.
 - a. Rear setback for accessory building - An accessory building shall be at least five (5) feet from the rear property line.
4. The land use authority may impose a build-to-line that represents the distance from the property line that a structure will be constructed. The build-to-line may be imposed on any side of the structure. The build-to-line may be imposed in order to reduce the parking adjacent to the street, improve aesthetics of the site, or for circulation purposes. The imposition of a build-to-line does not reduce

the amount of required off-street parking or landscaping.

5. When a multi-family housing project is proposed adjacent to a non-multi-family residential zone, the setback requirements of the adjacent residential zone shall be implemented along the perimeter of the development.

19.6.7.8 Projections into Setbacks

The following structures may project into a required setback, but not beyond the property line, except as noted herein:

1. Fences and walls in conformance with all applicable City ordinances and resolutions.
2. Landscaping and irrigation systems that shall be extended to the sidewalk or back of curb.
3. Necessary appurtenances for utility service.
4. Cornices, eaves, sills, buttresses, awnings, planter boxes or other similar architectural features may project up to four (4) feet into any required front or rear setback or up to two (2) feet into a side setback.

19.6.7.9 Building Height Requirements

The allowable building height is a function of the density allowed in the RMF Zone, the regulations of the adopted fire code, and the ability of the Fire Department to provide effective fire protection as determined by the Fire Chief. Regardless of height, each structure must satisfy the regulations of the adopted fire code, which may require an appropriate internal and external fire sprinkler system. In no case shall the height of the structure exceed four (4) stories. Furthermore, the interior ceiling height of a structure shall not exceed forty-three (43) feet (ten feet per story with one foot between floors for joists). Dormers, trusses, and other sloped roofs may exceed forty-three (43) feet. The Fire Chief may reduce building height or roof slope to ensure the ability to protect the structure on a case-by-case basis, if necessary.

An accessory structure in the RMF Zone may not exceed eighteen (18) feet in total height as defined in Chapter 19.28 herein.

19.6.7.10 Distance between Buildings

The distance between any two-story primary residential building or structure and any other residential building or structure shall not be less than ten (10) feet. Any structure that exceeds two stories shall be at least twenty (20) feet from any other primary residential building. The distance between any accessory building and any residential building or structure shall not be less than ten (10) feet.

19.6.7.11 Permissible Lot Coverage

The sum total of all buildings and structures on any parcel in the RMF Zone shall not be greater than forty (40) percent of the total area of the parcel.

19.6.7.12 Open Space

Each project shall contain at least thirty (30) percent permanently maintained outdoor open space exclusive of buildings, parking, roadways, and other impervious surfaces. At least twenty-five (25) percent of the open space requirement must be sited and designed as usable open space for the residents of the project. Landscaped areas between the structures can only contribute up to five (5) percent of the open space requirement. In order to attain adequate open space, an applicant may consider higher structures, underground parking or parking structures. (4-1-20)

In general, the acreage set aside for storm water facilities should not be used toward the open space requirement. However, depending on the location, size, design, access and usability of the storm water facility, the City Council may, but is not obligated to, allow the acreage to be used to satisfy the open space requirement. At a minimum, the storm water basin must satisfy the following:

1. Placed in a centralized location within the project or reasonably connected to other project amenities.
2. The slope of the basin cannot be steeper than 5:1.
3. The size of the basin and adjacent landscaped area must be at least ten (10) percent of the required open space requirement.
4. The landscaping treatments must be suitable for use by the residents of the project and include amenities as deemed appropriate. (4-1-20)

19.6.7.13 Landscaping

Landscaping is an integral part of site development and all open areas not covered by residential buildings or structures, parking, or permitted accessory structures shall be attractively landscaped and maintained. Each multi-family project shall submit a complete landscaping plan, prepared by a licensed landscape architect or other qualified landscape professional, for review and approval. At a minimum, the landscaping plan shall include the following:

1. As a general rule, the landscape design shall address the following objectives:
 - a. Visual variety and interest to site and buildings;
 - b. Highlighting primary entry to a building and complex (vehicular and pedestrian);
 - c. Shading of gathering areas and buildings;

d. Screening of parking areas, undesirable views, providing visual and noise buffer, and sheltering from wind.

2. Layered landscaping and a mix of deciduous and evergreen trees should be incorporated into the landscape design. As a guideline, the landscaping plan will need to indicate one (1) tree for every two (2) dwelling units, with the trees being a mixture of coniferous evergreen and deciduous trees. The coniferous trees shall be at least eight (8) feet in height and the deciduous trees shall be at least two (2) inches in caliper. Additionally, there shall be shrubs and other plantings included in the landscaping plan.
3. Landscaped areas must contain grass or other acceptable ground cover. Xeriscaping is encouraged, but shall not be used simply to reduce planting materials or overall project or maintenance costs.
4. All landscaped areas must be irrigated by an underground automatic sprinkling system connected to the pressurized irrigation system of Payson City.
5. Plant materials shall be selected and located to avoid conflicts with underground or above ground utilities.

19.6.7.14 Parking, Loading and Access (11-18-20)

Each project in the RMF Zone shall provide adequate vehicular access to the site, internal circulation, and parking. Furthermore, pedestrian connections and networks will be integrated into the site and connect to adjoining public facilities. Each applicant must demonstrate the following:

1. Projects must provide parking in accordance with Chapter 19.4 herein and the Payson City Development Guidelines.
2. Where possible, parking should be interior to the project and generally hidden from the public street. A build-to-line may be imposed to accomplish this design feature.
3. Site circulation will allow for and facilitate emergency access to the site and all buildings.
4. ~~All required covered parking must be designed consistent with the roof pitch of the primary structures using the same roofing materials as the primary structures.~~
5. ~~The off-street parking structures shall have architectural treatments that are consistent with the features of the primary structures including, but not limited to, roof pitch, roofing materials, and colors. The orientation of the parking should be interior where possible with the primary structures along the outside edges of the project.~~

6. Pedestrian circulation walks and bicycle racks ~~may be required by the City Council. If required, these facilities~~ must be located in highly visible and convenient areas.
7. Each project will address the provision of recreational vehicle parking and storage. The location, size, and design of the parking/storage area will be dependent on the product mix, availability of enclosed garages, and other factors. If the City Council determines on-site recreational vehicle parking and storage is necessary, the parking/storage plan must address, at a minimum, the following:
 - a. Provide ample storage for recreational vehicles without using parking stalls or roads and streets. The parking area shall not exceed two thousand (2,000) square feet per acre of the project.
 - b. To the extent possible, the parking/storage area should be located in an area not visible from the public street and secured by a six (6) foot sight-obscuring fence.
 - c. The parking/storage area shall be owned and maintained by the owners of the development by means of a homeowners association or other acceptable entity. The management, use, and lease of the area shall be determined and enforced by the project Covenants, Conditions, and Restrictions (CC&Rs)
 - d. Recreational vehicle parking areas shall not be leased, rented, or otherwise used by individuals that do not reside in the development or used as a junk yard, salvage yard, etc.

The parking requirements found listed above represent the minimum parking requirements. Any additional parking, beyond that required above, must be approved by the City Council due to a loss in the amount of landscaping in the project.

19.6.7.15 Project Amenities

Each development approved in the RMF Zone shall include appropriate amenities for the residents of the project and be properly maintained. Because each project will be different in nature, the amenities are likely to be different. For example, playground equipment is appropriate for family apartment projects whereas a putting green is appropriate for a retirement community. As a general rule, active recreation areas will include amenities such as sport courts, shuffleboard, pickle ball courts, bocce ball, horseshoe pits, swimming pools, splash pads, playgrounds, clubhouses etc., and passive recreation (lawn) areas.

The amount of amenities required shall be adequate for the proposed number of units in the development.

1. Projects with less than thirty (30) units shall furnish:
 - a. Picnic areas with tables and barbecue areas.
 - b. A recreation area with amenities appropriate for the targeted population.
2. Projects with thirty-one (31) to sixty (60) units shall furnish:
 - a. One (1) picnic area with tables and barbecue area with shade structure.
 - b. A sport court with at least five hundred (500) square feet, or equivalent amenity.
 - c. One (1) recreation area with amenities appropriate for the targeted population.
3. Projects with sixty-one (61) to one hundred (100) units shall furnish:
 - a. Two (2) picnic areas with tables and barbecue areas with shade structures.
 - b. One (1) sport court with at least five hundred (500) square feet, or equivalent amenity (i.e. pickle ball, racquetball, splash pad, hot tub/spa).
 - c. One (1) recreation area with amenities appropriate for the targeted population.
 - d. A clubhouse used for gatherings of residents not less than one thousand (1000) square feet in size complete with restrooms. The clubhouse may be substituted for an outside social function area, no less than two thousand (2000) square feet in size, with approval by the City Council.
4. Projects with more than one hundred (100) units shall furnish:
 - a. Three (3) picnic areas with tables and barbecue areas with shade structures.
 - b. Two (2) recreation areas with amenities appropriate for the targeted population.
 - c. A clubhouse used for gatherings of residents not less than two thousand (2000) square feet in size complete with restrooms and indoor amenities and services.

The City Council will be the final authority in determining if the amenity package is appropriate for the project size, location, and target population. The type and quality of amenities will be taken into consideration in determining an acceptable amenity package.

19.6.7.16 Design Standards

Building design should enhance appearance of the buildings from public streets and other public view