

**PROPOSED Chapter 18.220:
RESIDENTIAL MEDIUM DENSITY DISTRICTS
(RMD-16)**

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18.220.010 Purpose.

The RMD district is intended to provide for medium density residential development as prescribed in the RUACP. The district is further intended to facilitate use of public transit, reduce the automobile-related impacts of development, encourage the development of attractive residential areas, ensure viable common open spaces to compensate for higher densities, meet the recreational needs of residents, improve access to parks and trails, and create well defined streetscapes.

18.220.015 Applicability.

A. This chapter applies to all land zoned RMD.

B. The city shall designate all newly annexed lands designated for urban medium density residential (UM) as RMD-16. (Ord. 862 § 2, 2004).

C. Full site improvements are required for parking, lighting, landscaping, walkways, storage space and service areas, and freestanding signs if a development proposal is:

1. New development;

2. Expanding the square footage of an existing structure by 20 percent; or

3. The construction valuation is 50 percent of the existing site and building valuation.

18.220.020 Uses

- A. All uses shall comply with the provisions of RDC 18.205.
- B. Site plan review is required for all permitted uses in the RMD district in accordance with RDC 18.500.
- C. Uses approved through the PUD process. Additional commercial uses are allowed in the RMD zone that are permitted, limited, or conditional uses in the CNB district through the PUD process provided they directly support a residential development of at least 100 units.

- 1. The maximum ratio of commercial development to residential development shall be 1:10; as measured by acreage or gross floor area of development, exclusive of open space, whichever permits a greater amount of commercial development.
- 2. The maximum amount of commercial development for uses otherwise prohibited in the RMD zone which may be approved through the PUD process, without a plan amendment, is three acres or 100,000 square feet gross floor area.
- 3. All commercial uses otherwise prohibited in this zone will be reviewed as conditional uses as part of the PUD process, and must satisfy the requirements of Chapter 18.340, Conditional Uses. (Ord. 676 § 1 (part), 1995).

18.220.030 Lot requirements.

A. Minimum lot width and minimum lot area shall be consistent with Table 18.220.040-1.

18.220.040 Dimensional standards.

A. Dimensions shall be consistent with Table 18.220.040-1.

Table 18.220.040-1

	RMD-16
Min. Lot Width	30 feet
Min. Lot Area	2,500 square feet
Min. Front Yard Setback (1) (2)	10 feet
Min. Rear Yard Setback (1) (2)	5 feet
Min. Side Yard Setback (1) (2)	5 feet
Max. Height	35 feet (40 feet with pitched roof)
Max. Building Coverage	60% (net developable acres)
Max. Impervious Surface	75% (net developable acres)

Table notes:

1.) Underground parking may extend into required minimum yard setbacks, provided it is landscaped at the ground level.

2.) For developments consisting of three or more dwelling units located on a single parcel, the setback shall be 15 feet along any property line abutting RLD-4 or RLD-6 zones.

18.220.045 Setbacks – exceptions.

A. Setbacks from regional utility corridors.

1. In subdivisions and short subdivisions, areas used as regional utility corridors shall be contained in separate tracts.

2. In other types of land development permits, easements shall be used to delineate such corridors.

3. All buildings and structures shall maintain a minimum distance of five feet from property or easement lines delineating the boundary of regional utility corridors, except for utility structures necessary to the operation of the utility corridor.

B. Projections into setback.

1. The only projections that may extend into a five-foot yard setback are:

a. Gutters;

b. Fixtures with a footprint not exceeding three square feet in area (e.g., overflow pipes for sprinkler and hot water tanks, gas and electric meters, alarm systems, and air duct termination; i.e., dryer, bathroom, and kitchens); or

c. On-site drainage systems.

2. Projections may extend into required yard setbacks greater than five feet wide as follows, in addition to those listed in 18.220.045(C)(1):

a. Fire place structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into setbacks, except into a side yard setback that is less than seven feet, provided such projections are:

i. Limited to two per facade;

ii. Not wider than 10 feet;

iii. Not more than 24 inches into a side yard setback which is greater than seven feet; or

iv. Not more than 30 inches into a front and rear yard setback.

b. Eaves shall not project more than:

i. Eighteen inches into a required side yard setback; and

ii. Thirty-six inches into a front yard and/or rear yard setback.

c. Building stairs less than three feet and six inches in height, entrances, and covered but unenclosed porches that are at least 60 square feet in footprint area may project up to five feet into the front yard.

d. Arbors are allowed in a yard setback if:

i. Their footprint is less than 40 square feet, including eaves,

ii. They are eight feet or shorter from finished grade, and

iii. Both sides and roof are at least 50 percent open, or, if latticework is used, there shall be a minimum opening of two inches between crosspieces.

3. No projections are allowed into a regional utility corridor.

4. No projections are allowed into an access easement.

5. Driveways for single-detached dwellings may cross required yard setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than 15 percent of the required landscaping or yard setback area is displaced by the driveway.

C. The front yard setback requirements are specified in Section 18.220.040, except as provided for below.

1. The front yard setback may be reduced to the average front setback of the two adjacent lots; provided the applicant demonstrates by survey that the average setback of adjacent houses is less than 15 feet. However, the minimum setback is 10 feet. If the subject lot is a corner lot, the setback may be reduced to the average setback of the lot abutting the proposed house on the same street and the 15 feet required setback. This provision shall not be construed as requiring a greater front yard setback than 15 feet. Additionally, for corner lots the front yard setback along the longer side of the lot may be reduced to seven feet as long as this setback does not interfere with the sight triangle of the intersection.

D. If the rear yard faces on an alley, the rear yard may be reduced to zero feet, provided automobile access is taken exclusively from the alley.

18.220.050 Density.

A. Minimum density. The minimum density that may occur on RMD land is eight dwelling units per net developable acre. Single-family residential development shall not be approved on RMD land in the absence of an approved development plan which meets the minimum density standard of this zone.

B. Maximum density. The maximum density that may occur on RMD land is 16 dwelling units per net developable acre.

18.220.060 Site design and pedestrian circulation

A. All residential buildings shall be separated by a minimum of 20 feet.

B. Primary facades and building entries shall face the street. Building entries shall be visible from the street or, if this is not possible, from other buildings and primary pedestrian routes.

C. Direct pedestrian access shall be provided from building entries to public sidewalks, other buildings, on site open space, and parking areas without requiring pedestrians to walk through parking lots or cross driveways. Buildings in multifamily complexes shall be connected with sidewalks or paved paths.

D. The site and buildings shall provide site lines that allow observation of outdoor spaces by building occupants. Buildings shall be sited so that windows, balconies and entries overlook pedestrian routes and parking areas and allow for informal surveillance of these areas, where possible.

E. Site configurations shall avoid creating entrapment areas such as dead-end exterior spaces or pathways where a pedestrian could be trapped by an aggressor.

18.220.065 Architectural design standards.

A. Exterior materials. Building exteriors shall be constructed from quality and durable materials such as stone, brick, wooden lap siding, fiber cement siding, or similar materials. Insubstantial materials, such as fiberglass, and materials such as mirrored glass, corrugated siding, exposed concrete block, and plywood or T-111 siding are not permitted.

B. Façade standards.

1. All new multifamily residential building facades shall feature at least three of the following design features:

- a. Multiple rooflines or gables, beyond what is required in RDC 18.220.065.C.
- b. Windows and door treatments which embellish the facade.
- c. Porches.
- d. Unique facade treatment, such as decorative materials, trellis, arcade and other design elements, but not including different paint colors.
- e. Dormers.
- f. Fascia boards at least 6 inches wide.
- g. Bay windows.

2. Large buildings shall be broken into smaller components to reflect the character and scale of the surrounding neighborhood through repetition of roof lines, patterns of door and window placement, and use of the characteristic entry features.

3. Continuous building facades longer than 50 feet which face the street or low density residential zones shall incorporate modifications to the vertical plane of the façade. The façade shall incorporate building elements such as embellished entrances, courtyards, bays, balconies, and other architectural elements to visually divide the façade every 30 feet or less.

4. Blank walls shall be articulated in one or more of the following ways:

- a. Installing a vertical trellis in front of the wall with climbing vines or planting materials.
- b. Providing a landscaped planting bed a minimum of five feet wide in front of the wall with plant materials that can obscure at least 50 percent of the wall's surface within three years.
- c. Providing texture or artwork (mosaic, mural, sculpture, relief, etc.) over the blank wall surface.
- d. Other equivalent method that provides for enhancement of the wall.

C. Rooflines. Buildings shall avoid monotonous rooflines exceeding 60 lineal feet and shall employ devices such as various elevations, gables, dormers, and chimneys, etc. Roofline variation shall be achieved using one or more of the following methods:

- 1. Vertical offset in ridge line;
- 2. Horizontal offset in ridge line;
- 3. Variations in roof pitch;
- 4. Gables;
- 5. Dormers.

D. Garages or carports either detached from or attached to the main structure shall not protrude beyond the primary building façade.

18.220.070 Additional design provisions along South Hillhurst Road and Pioneer Street.

A. The provisions of RDC 18.210.065 apply to all lots abutting or adjacent to the public rights-of-way of South Hillhurst Road or Pioneer Street and may not be modified through the PUD process. Adjacent, when used in this section, means, separated by a street, tract, open space, or similar intervening element.

B. If the residential structure includes multiple dwelling units facing South Hillhurst Road or Pioneer Street, each unit shall have:

- 1. French doors as prescribed in RDC 18.210.065.B.1.
- 2. A covered deck/patio as prescribed in RDC 18.210.065.B.2.

18.220.080 Signs.

Signs shall be permitted according to the provisions of Chapter 18.710. (Ord. 676 § 1 (part), 1995).

18.220.090 Exterior lighting.

- A. Exterior lighting shall comply with the requirements of Chapter 18.715.
- B. Pedestrian pathways shall be illuminated with at least two foot-candles of light.
- C. Building entries shall be illuminated with at least four foot-candles of light.

18.220.100 Off-street parking.

A. Off-street parking shall be provided as required in RDC 18.720, in addition to the provisions of this section.

B. For individual garage or carport units, at least 18 linear feet of driveway shall be provided between any garage or carport entrance and the property line abutting the street, measured along the centerline of the driveway.

C. Parking lots shall be located behind or to the side of buildings. Parking between the street property line and the building shall be allowed only consistent with RDC 18.720.020.C.

(Ord. 757 § 4, 1999; Ord. 676 § 1 (part), 1995).

18.220.110 Landscaping.

A. Landscaping shall meet the requirements of RDC 18.725.

B. All RMD development projects shall submit landscaping plans that meet the requirements of 18.725.070 and a maintenance plan.

C. Along arterial and collector streets, buildings shall be set back a minimum of 20 feet from the street and shall be screened and landscaped to an L2 or L3 standard depending upon the topography and traffic volume.

D. Hedges that allow an aggressor to hide shall be avoided. Plant materials in open areas shall allow pruning so that site lines are maintained between three feet, six inches and six feet in height. Dense screening may be allowed where there is no danger of creating a place to hide.

18.220.115 Open space and recreation areas.

A. Twenty-five percent of the net developable acres of each RMD development shall be provided as landscaped open space or common recreation areas.

B. Common recreation areas shall be provided for each RMD development as follows:

1. Minimum 170 square feet per three-bedroom unit or larger.
2. Minimum 130 square feet per two-bedroom unit.
3. Minimum 100 square feet per studio or one-bedroom unit.

C. Common recreation areas must be accessible by all residents and may include the following:

1. Outdoor common recreation areas including parks, trails, and sports facilities.
2. Play areas at least 400 square feet in size. Any play apparatus that is provided must meet consumer product safety standards for equipment, soft surfacing, and spacing.
3. Community garden plots. The community garden area must be fenced, and must include a shared tool shed and water source for irrigation. Community

gardens are not subject to the requirements of the City's Community Garden Program.

4. Indoor common recreation areas including community centers and recreation rooms.

5. Common roof decks, balconies, and patios.

6. Indoor or outdoor swimming pools.

E. Common recreational areas shall be centrally located, and visibly accessible from dwelling units and sited away from arterial streets and parking areas, with a grade and surface suitable for their intended use, and have a smallest minimum dimension (length or width) of 20 feet, except for trail segments.

F. Recreation areas shall be connected by trail or walkway to dwelling units and to any existing or planned public park, open space or trails on adjoining properties.

G. Open space and common recreational areas shall be fully described and made a condition of approval. Such areas shall be maintained by a homeowner's association or equivalent mechanism approved by the City.

18.220.120 Fences and walls

A. In addition to the provisions of RDC 18.740, the standards in this section shall apply to all fences and walls in the RMD zone.

B. Fences and walls shall be a maximum of three feet six inches high between the minimum front yard setback line and the front property line for the street frontage that contains the main entrance to the building. Chain link fences are not permitted in the minimum front yard setback for the street frontage that contains the main entrance to the building.

C. The maximum height of fences located along a side and/or rear yard property line shall be six feet, subject to the sight clearance provisions of Section 2.15 of the City Engineering Standards.

D. All electric, razor wire, and barbed wire fences are prohibited.

E. Avoid tall opaque fences or other visual obstructions that allow an aggressor to hide. Dense screening may be allowed where there is no danger of creating a place to hide.

18.220.125 Storage space and service area location and screening.

A. Multiple-dwelling developments shall provide storage space for the collection of garbage and recyclables as follows:

1. The storage space shall be provided at the rate of:

a. One and one-half square feet per dwelling unit in multiple-dwelling developments except where the development is participating in a City-sponsored or approved direct collection program in which individual recycling bins are used for curbside collection;

- b. The storage space for residential developments shall be apportioned and located in collection points as follows:
 - i. The required storage area shall be dispersed in collection points throughout the site when a residential development comprises more than one building.
 - ii. There shall be one collection point for every 30 dwelling units or fraction of 30 units.
 - iii. Collection points may be located within residential buildings, in separate buildings/structures without dwelling units, or outdoors.
 - iv. Collection points located in separate buildings/structures or outdoors shall be no more than 200 feet from a common entrance of a residential building.
 - v. Collection points shall be located in a manner so that hauling trucks do not obstruct pedestrian or vehicle traffic on-site, or project into any public right-of-way.

2. The collection points shall be designed as follows:

- a. Dimensions of the collection points shall be of sufficient width and depth to enclose containers for recyclables.
- b. Architectural design of any structure enclosing an outdoor collection point or any building primarily used to contain a collection point shall be consistent with the design of the primary structure(s) on the site.
- c. Collection points shall be identified by signs not exceeding two square feet.
- d. A sight-obscuring six-foot wall or fence shall enclose any outdoor collection point.
- e. Enclosures for outdoor collection points and buildings used primarily to contain a collection point shall have gate openings at least 12 feet wide for haulers. In addition, the gate opening for any building or other roofed structure used primarily as a collection point shall have a vertical clearance of at least 12 feet.
- f. Weather protection of recyclables shall be ensured by using weatherproof containers or by providing a roof over the storage area.

3. Site service areas, such as garbage enclosures, away from street fronts and pedestrian access.

18.220.130 Accessory structures and dwellings

A. Accessory structures must meet the dimensional standards in 18.220.040.

- 1. Detached garages shall not exceed 18 feet in height. Multistory parking structures are exempt from this requirement.

B. Accessory structures are only permitted as accessories to primary dwelling units.

C. Accessory Dwellings. See Chapter 18.205.020, Master Use Table, and 18.205.030, Limitations.

18.220.140 Special provisions for townhouse developments.

A. Setbacks. The following exceptions supersede the dimensional requirements in 18.220.040.

1. The dimensional standards in RDC 18.220.040 may be modified to allow zero lot line townhouse developments. Setback variations apply to internal lot lines only. Overall site must comply with setbacks, building coverage, and impervious surface limitations. The dimensional standards for individual lots may be modified.
2. The minimum side yard for a townhouse shall be zero feet for the side yard where the townhouse attaches to another townhouse.
3. The minimum townhouse side yard shall be five feet for the side yard where the townhouse is not attached to another townhouse.
4. The minimum townhouse side yard setback shall be 20 feet from any abutting zoning district other than RMD, except that the minimum separation from a lot zoned RLD-8 that is less than two acres in size shall be 10 feet.
5. The rear yard setback for a townhouse shall be 10 feet where the rear lot line abuts RMD zoned lots.

B. Design standards. The following design standards shall apply for townhouses:

1. The minimum building separation between buildings consisting of two or more townhouses shall be 10 feet.
2. Where individual townhouse units are paired, the review authority may require the paired units to share a common driveway.
3. Townhouse garages.
 - a. Where the primary garage entrance faces a right-of-way, the garage must be set back a minimum of 18 feet from the back of the sidewalk.
 - b. No more than 40 percent, as measured in square feet, of the wall area of the front elevation of an individual townhouse unit facing a public right-of-way shall be dedicated to garage door space.
 - c. Where the primary garage entrance does not face a right-of-way, the setback shall be a minimum of 10 feet. Twenty percent of the garage wall area facing the right-of-way shall contain windows or doors placed to create the impression of habitable residential space.
 - d. In each cluster of townhouse units, no more than 50 percent of the garages within the cluster may extend beyond the front plane of the primary facade of the dwelling unit.
 - e. Garages that take vehicle access from an alley shall be set back a minimum of three feet from the alley right-of-way.

C. Parking. Driveways to townhouse garages, which provide off-street parking, shall not be considered parking lots for the purposes of 18.220.100.C.

D. Open space and recreation areas. Townhouse development projects shall provide open space and recreation areas as follows:

1. Provide 200 square feet of enclosed private outdoor living area per bedroom for each individual townhouse dwelling unit, to be located in the rear or side yard of each individual townhouse lot; or
2. Provide 200 square feet of common indoor or outdoor recreation area per bedroom for each individual townhouse dwelling unit consistent with the provisions of RDC 18.220.110; or
3. Provide a combination of enclosed private outdoor living area or common indoor or outdoor recreation area totaling 200 square feet per bedroom for each individual townhouse dwelling unit.

18.220.150 Senior housing bonus.

A. Purpose. The purpose of the senior housing bonus is to encourage the construction of housing which is accessible and affordable to seniors of Ridgefield.

B. Applicability. The senior housing bonus may be used for any multifamily or mixed-use development in the RMD zone. The bonus shall be part of any subdivision, binding site plan, or site plan application. If the bonus is approved, the use shall comply with the requirements for this section for the life of the use.

C. Requirements.

1. Senior housing restrictions.

a. Age restriction. The development shall be restricted to persons 55 years of age or older and handicapped persons as defined by federal law. At least half of the total housing units shall be occupied by persons 55 years of age or older, except for spouses of such residents for whom there is no minimum age requirement.

b. Conversion from occupancy by seniors. No conversion of occupancy to persons other than those specified by subsection (a) shall be allowed without first complying with the underlying zoning and site requirements. The bonus shall not apply to the property if it is no longer occupied by those persons specified by subsection (a), and the bonus housing units shall be eliminated unless otherwise authorized by the applicable development regulations.

2. Density bonus. If a senior housing bonus application is approved, developments may exceed the allowed density of the RMD zone by as much as 50 percent, up to a maximum of 24 dwelling units per acre.

a. The number of bonus units shall be determined by rounding fractional numbers to the nearest whole number and rounding up to the nearest whole number from 0.5.

b. An agreement in a form approved by the City shall be recorded as a covenant or other legally binding limitation on the use and intensity of the property requiring compliance with the requirements of this section and requiring that the age restrictions on housing units created under this section shall be upheld for the life of the project. This covenant or other legally binding limitation on the use and intensity of the property shall run with the land, shall be binding on the assigns, heirs and successors of the applicant, and shall be recorded in Clark County's real property records before the use is occupied.

3. Application for and use of the bonus. The bonus shall only be used in the residential development for which it is approved. The bonus application shall be made as part of the first discretionary application made for the project. The decision maker for this application shall decide the request for the bonus.

4. Site requirements. All site requirements and development standards of the RMD district shall apply to developments that obtain a senior housing bonus. Additionally, developments shall be designed to project a residential appearance through architectural design, landscaping, the use of building materials, and surface lengths.