

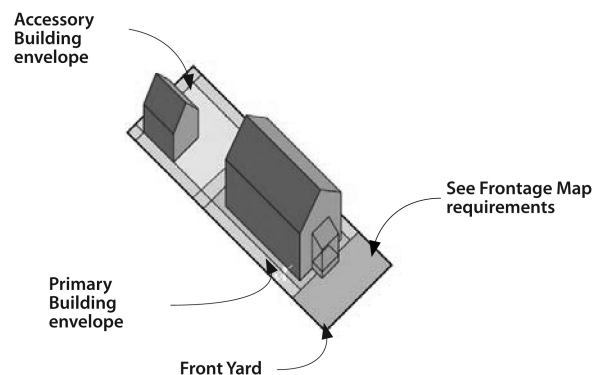
## 2400.2220 RM MODERATE DENSITY RESIDENTIAL DISTRICT.

Subpart 1. **District intent.** The RM Moderate Density Residential District is intended to protect the residential qualities and character of neighborhoods adjacent to the Capitol campus while encouraging infill and redevelopment for a range of moderate-density housing types and limited service uses. New development must be at a human scale, oriented to the street, and designed with sensitivity to Capitol views and public spaces.

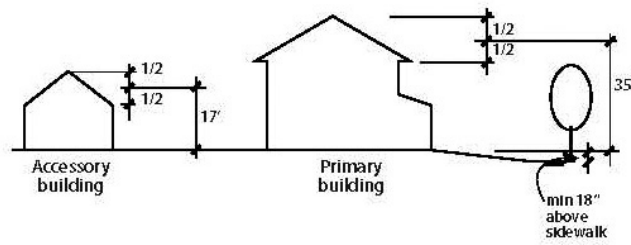
### RM MODERATE DENSITY RESIDENTIAL DISTRICT



#### Building and Parking Placement Example



#### Building Height Measurement Example



### Examples of Typical Buildings and Views, RM District





Subp. 2. **Building placement.** The following minimum setbacks apply to building placement in the RM district:

<b>Principal Building</b>	<b>Minimum Setback</b>
Front yard	See frontage map
Corner side yard	Five feet
Interior side yard	Five feet
Rear yard	25 feet
<b>Accessory Building</b>	
Corner side yard	Five feet
Interior side yard	Three feet
Rear yard	Three feet
Rear yard from alley	One foot
Separation from principal building	Six feet

Subp. 3. **Building types.** These building types, described in part 2400.2500 are considered appropriate for the RM district. Other building types are acceptable upon approval by the zoning administrator, provided that they meet the lot, height, and frontage requirements and design standards of this chapter.

<b>Building Type</b>	<b>Minimum Lot Width</b>
One-family	35 feet

Two-family twin	20 feet/unit
Two-family duplex	35 feet
Townhouse	20 feet
Small apartment (3-4 units)	40 feet
Large apartment (5 plus units)	50 feet
Carriage house	Not applicable
All nonresidential buildings	50 feet

Subp. 4. **Parking placement.** Parking may be located in the following locations:

- A. within an attached or detached garage;
- B. on a driveway leading to a garage, located outside of the front yard setback. Parked vehicles on driveways shall not block the sidewalk; and
- C. on a paved area meeting the following standards:
  - (1) located in a side or rear yard behind the rear plane of the principal building on the lot; and
  - (2) set back a minimum of three feet from side and rear lot lines, including alleys.

Subp. 5. **Lot area and coverage.** Lot area and coverage requirements in the RM district are as follows:

<b>Building type</b>	<b>Minimum lot size</b>
Single-family detached	5,000 square feet
Two-family (per unit)	3,000 square feet
Townhouse (per unit)	2,400 square feet
Multifamily (per unit)	1,200 square feet
Maximum impervious coverage	40 percent lot area
Maximum accessory building coverage	35 percent rear yard

Subp. 6. **Building height.** Building heights in the RM district must comply with part 2400.2300 and the following additional maximum height requirements:

<b>Building</b>	<b>Maximum height</b>
Primary building	35 feet

Accessory building 17 feet

Carriage house 25 feet

**Statutory Authority:** *MS s 15B.06*

**History:** *34 SR 900*

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