



The RM zoning designation is primarily intended to accommodate higher concentrations of people within the city.

While the zoning table designates the maximum density, it does not currently include a minimum density or "floor." This means that development can occur at intensities much lower than the intent of the zone. The current regulations may result in RM zones that don't include multi-family and small-scale housing forms as intended.

PROPOSED CHANGES:

Staff is evaluating whether to require development to meet at least the lowest density within each RM zone's comparable Comp Plan range (Low, Medium or High).

Comprehensive Plan Residential Densities (Policy LU-3):

Range	Minimum	Maximum
Low Density	7,201 sf/unit	7,201 sf/unit
Medium Density	7,200 sf/unit	3,600 sf/unit
High Density	3,599 sf/unit	-none-

↑
Minimum Density
 (must build at least
 to this density)

↑
Maximum Density
 (must not build higher than
 this density unless
 through bonus systems)