

Z-5-101. ZONING AMENDMENTS.

(3) Except as provided in (4) and (5) below, Property property within City limits may only be amended or rezoned to the following zones: A-2, A-1, A, RE, C-1, C-2, C-3, BRP, MXD, CC and M.

(4) Property within City limits may be amended or rezoned to the RM Zone if all of the following conditions are met:

- a. The property shall be a minimum of 2 acres and the proposed density shall not exceed 12 units per acre, unless existing structures on the property are proposed for redevelopment in which case there shall be no minimum acreage requirement and the proposed density shall not exceed 20 units per acre; and
- b. The property shall either i) have frontage on a street with a planned right-of-way width of at least 80' as indicated on the Major Street Plan; or ii) be adjacent to existing multi-family residential development on two sides; and
- c. A development agreement that addresses dwelling unit sizes, exterior materials, architecture, landscaping and project amenities is submitted with the zone change application.

(5) Property within City limits may be amended or rezoned to the R-1-8, R-1-10 or R-1-12 Zones if the property is less than 2 acres in area as of the effective date of this ordinance. Properties under 2 acres created after the effective date of this ordinance shall not be eligible to apply for the R-1-8, R-1-10 or R-1-12 Zones.