

Exhibit "A"

15A-20-08 Residential District RM (Multiple Family)

- C. **Building Setbacks.** Minimum front, rear, and side setback distances shall be required as established below. It shall be within the authority of the Director to determine which lines are considered as front, rear, and side property lines for the purpose administering this Code.
1. **Front Yard.** Any development in an RM District shall have a minimum front setback of 20 feet. A public street right-of-way shall be considered as the front property line of a lot. Where a lot is bordered on two or more sides by a public street right-of-way, the area between the front property line and the building lines shall be known as the front setback area in all cases.
 2. **Side Yards.**
 - a. If the side property line of a development does not abut a single family residential district and the development is under one acre in size, all dwellings and other main buildings shall be set back from the side property line a distance of at least 8 feet.
 - b. If the side property line of a development does abut a single family residential district and the development is under one acre in size, all dwellings and main buildings must be set back at least 15 feet from the side property line.
 - c. If a development is over one acre in size, the impact on the surrounding area will be evaluated, and the minimum side yard setback shall be determined by the Director. In no case, however, shall the side yard setback be less than 8 feet; if the development abuts a single family residential property the setback shall not be less than 15 feet.
 3. **Rear Yard.**
 - a. If the rear property line of a development does not abut a single family residential district and the development is under one acre in size, all dwellings and main buildings shall be set back from the rear property line a distance of at least 15 feet.
 - b. If the rear property line of a development does abut a single family residential district and the development is under one acre in size, all dwellings and main buildings must be set back at least 20 feet from the rear property line.
 - c. If a development is over one acre in size, the impact on the surrounding area will be evaluated, and the minimum rear yard setback shall be determined by the Director. However, in no case shall the rear setback be no less than 20 feet.