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PLANNING

Planning is a Division of the Department of Planning & Development Services

LOW RISE MULTI-FAMILY RESIDENCE (RM-1) ZONING DISTRICTS

What is the intent of RM-1 districts?

The Low Rise Multi-family Residential District is intended to provide opportunities for development of low-rise, two-story or walk-up apartments.

What uses are allowed on RM-1 lots?

Aside from household living, daycares and parks are also allowed uses in RM-1. The following uses are potentially allowed via approval of a Conditional Use:

- Public, nonprofit, or charitable uses providing service to the community;
- Meeting areas for religious institutions;
- Public safety and emergency services;
- Schools; and,
- Self-service storage facilities.

Please see the Conditional Use handout for more information. Applications for a Conditional Use are processed by the Planning Division.

Is there a restriction on how many structures I can build on my property?

Unless an Urban Design Plan has been approved by the Planning Director only one principal building for single-family and/or two-family residential use can occupy each lot. Additionally, there is a floor area ratio (FAR) that must be followed. The FAR refers to a maximum ratio calculated with the gross floor area of *all* buildings on the lot (i.e. primary structure, detached garage, and storage buildings) and the square footage of the lot. For RM-1 the FAR is 0.75 times the size of the lot, or 75. In other words, for a lot of 5,000 square feet, the floor area of all buildings cannot exceed 3,750 square feet. This figure includes multi-story construction.

What are the height restrictions?

35 feet, or 2 ½ stories. To learn how the height is measured, please consult Section 803.D of the Zoning Ordinance or contact the Planning Division.

Structures specifically *excluded* in the calculation of height include, but are not limited to: chimneys, cooling towers, elevator bulkheads, radio or television towers, satellite dish antennas, domes or spires, and parapet walls not exceeding four feet in height.

What are the lot restrictions?

Minimum size in the RM-1 District:

- 5,000 square feet, and 50' x 100' (for single-family residences)
- 6,500 square feet, and 50' x 100' (for two-family residences)
- 2,500 square feet, and 40' x 60' (for zero lot line or twin home units)
- 1,875 square feet, and 25' x 75' (for townhouse units)
- 7,000 square feet, and 60' x 100' (for multifamily residences or group homes)

Setbacks for the RM-1 District are:

Front Setback:

- 25 feet for all of the following: single-family, two-family, and multifamily residences; approved group living structures; and, zero lot line residences, twin homes, and town homes on arterial streets.
- 15 feet for zero lot line, twin homes and town homes

Side Setback:

- 10 feet for multifamily residences and group homes.
- 10 feet on one side, and 0 feet on the other side, for twin homes and town homes.
- 5 feet for single-family and two-family residences.

Rear Setback:

- 20 feet for all housing types.

All setbacks are measured from the front, side, and rear property lines, not the street edge. In scenarios where lots are irregularly shaped, the Planning Manager determines which lot lines are front(s), side(s), and rear(s).

Setback areas must be free of all obstructions, with the following projection exceptions:

- projection of window sills, belt courses and other ornamental features for a distance of 12 inches or less;
- projection of chimneys and flues for a distance of 3 ½ feet or less;
- projection of eaves and awnings for a distance of 2 feet or less; and,
- open or lattice-enclosed fire escapes and fireproof outside stairs, for a distance of 3 ½ feet or less.