

**Section 6.4. RM Medium Density Single Family Zone**

A district intended exclusively for single-family residential neighborhoods and to facilitate and maintain development of neighborhood environments characterized by a density of approximately three dwellings per acre, excluding permitted accessory dwellings. If the lots are not currently served by sanitary sewer service the developer must provide sewer service for lots below the thresholds required by the Chilton County Health Department for septic systems.

**6.4.1. Permitted Uses**

Single-Family Dwellings (Site Built)	Parks And Playgrounds
Customary Accessory Buildings Or Structures In Accordance With Article 6	

**6.4.2. Uses Permitted Subject to Supplemental Use Regulations.**

Minor Home Occupations §7.8	Conservation Subdivisions §7.11
Accessory Dwelling §7.2 on Lots of No Less Than 20,000 Sq Ft	

**6.4.3. Special Exception Uses**

Public Utility Service §7.27	Major Home Occupations §7.8
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**6.4.4. Area and Dimensional Requirements**

The following regulations govern lot area, setbacks, building size, and density, as subject to the applicable provisions of Article 5: General Requirements and Article 7: Supplemental Use Regulations.

Maximum building height	2 stories
Minimum floor area	1,450 sf for one-story dwellings or 1000 sf (first floor) and 1,800 sf total for two-story dwellings
Minimum lot size	8,500 sf
Minimum lot width	65 ft
Maximum lot coverage (Impervious surfaces)	50%
Minimum Front Yard setback	30 ft
Minimum Rear Yard setback	35 ft
Minimum Side Yard setback	10 ft
Corner Lots	Primary Front Yard - 30 ft minimum Secondary Front Yard - 25 ft minimum
Fences and walls	3ft minimum and 7 ft maximum, subject to §5.11
Buffers and Screening	See §5.9 And §5.10
For permitted accessory dwellings	
Maximum floor area	33% of floor area of principal dwelling
Rear Yard setback	35 ft or 10 ft for accessory dwellings above garages when accessible by an existing or proposed alley

Maximum density	1 accessory dwelling per principal dwelling with a minimum lot size of 20,000 sf in sewered areas only
Setback from principal dwelling	20 ft

