

## 155.040 Article 3 Zoning District Regulations

### 155.042 RM Restricted Multiple-Family Dwelling District

(A) **Intent**

The RM Restricted Multiple Dwelling District is designed to accommodate those types of low rise multiple dwelling structures which are similar, in terms of use and architectural character, to one-family dwellings. The RM District is further designed to encourage a more intensive use of residential land through the elimination of certain exterior yard areas and the development of building types and/or modules, which will contain private interior open spaces or provide common exterior open space areas. The RM District is typically mapped adjacent to major and secondary thoroughfares, due to location and/or restrictive dimensions, may not be desirable for detached single-family dwellings.

(B) **Principal Uses Permitted**

In the RM District no building or land, except as otherwise provided in this chapter, shall be erected or used except for one or more of the following specified purposes and shall be permitted subject to the review and approval of the site plan by the Planning Commission. Such review of the site plan is required to find proper relationships between the following development features as they relate to traffic safety and, further, to minimize the possibility of any adverse effects upon adjacent properties, driveways, parking areas, accessory buildings and uses and open space. No site plan review is necessary on single family homes.

- (1) All principal uses permitted in the R-1 One-Family Residential Districts subject to the lot area, yard and floor area requirements as specified therein.
- (2) Townhomes and duplexes (two stories or less) subject to the conditions imposed in Section 155.110 Article 6 Special Conditions and Land Use Standards.
- (3) Multiple-family dwellings (two stories or less) subject to the conditions imposed in Section 155.110 Article 6 Special Conditions and Land Use Standards.
- (4) Instruction in crafts or fine arts when conducted within the confines of a principal use and provided all requirements of the City's ordinances are met.
- (5) Accessory buildings, provided that they shall be designed and located as permitted in Article 4 General Development Standards.
- (6) Child and Adult foster care for 6 or less persons as licensed by the State of Michigan.
- (7) Nameplates and signs as provided in Section 155.230 Article 12 Signs.

- (8) Automobile parking spaces to be provided as required in Section 155.070 Article 5 General Development Standards.

(C) **Uses Permitted Subject to Special Conditions**

The following uses shall be permitted, subject to the conditions set forth in this Article, Section 155.110 Article 6 Special Land Use Standards and all applicable codes and ordinances set forth in this Zoning Code and other codes and regulations hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

- (1) Churches and other facilities normally incidental thereto.
- (2) Child and Adult Foster Care serving more than 7 but fewer than 12 persons.
- (3) Townhomes of 3 or fewer stories.
- (4) Multiple-Family dwellings of 3 or fewer stories.
- (5) Nursery schools, day nurseries, and child care centers (not including dormitories).
- (6) Amateur Radio Antenna, subject to regulations of Section 155.210 Article 11 Wireless Communication Towers and Antennas.
- (7) Nursing and Convalescent Homes.
- (8) Utility and Public Service Buildings without storage yards.
- (9) Public, parochial and other private elementary, intermediate schools and/or high schools offering courses in general education, not operated for profit.

- (D) **Area and Bulk Requirements.** Requirements limiting the height and bulk of buildings, the minimum size of lot permitted by land use, maximum density permitted, and minimum yard setbacks are set forth in Section 155.060 Article 4 Schedule of Regulations.