

155.040 Article 3 Zoning District Regulations

155.043 RM-1 Multiple-Family Residential District

(A) **Intent**

The intent of the RM-1 Multiple-Family Residential Districts is to address the varied housing needs of the City residents by providing locations for development of multiple family housing at a higher density than is permitted in the single family districts. In addressing those housing needs, multiple family housing in the RM-1 district should be designed in consideration of the following planning objectives so as to provide a quality living environment:

- (1) Provided with necessary public services and utilities,
- (2) Provided with useable outdoor recreation space.
- (3) Sited to units respecting the public street, and conducive to a public area.
- (4) Provided with connections to the public sidewalk system.
- (5) Provided with a well-designed internal street and pedestrian walk network.
- (6) Compatible in scale and character with surrounding or nearby one-family housing.

(B) **Principal Uses Permitted**

In the RM-1 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 development features, traffic safety, adverse effects upon adjacent properties, service roads, driveways, pedestrian sidewalk system, parking areas, accessory buildings and uses and open space.

- (1) All principal uses permitted in the RM Restricted Multiple-Family Residential Districts with the lot area, yards and floor area requirements equal to at least the requirements of the immediately abutting residential district.
- (2) Multiple-family dwellings and Townhomes (3 stories or less) subject to the conditions imposed in Section 155.110 Article 6 Special Conditions and Land Use Standards.
- (3) Accessory buildings and uses customarily incident to any of the above uses provided that they shall be designed and located as permitted in Section 155.070 Article 5 General Development Standards.
- (4) Child and Adult foster care for 6 or less persons as licensed by the State of Michigan.
- (5) Nameplates and signs as provided in Section 155.230 Article 12 Signs.

- (6) Automobile parking space to be provided as required in Section 155.070 Article 5 General Development Standards.
- (7) Businesses offering instruction in Crafts and the Fine Arts.

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

The following uses shall be permitted, subject to the conditions set forth in this Article, Article 6 Special Conditions and 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. The following uses are subject further to the review and approval of the Planning Commission per standards set forth in this Zoning Code:

- (1) Child and Adult Foster Care serving more than 7 but fewer than 12 persons.
- (2) Nursery schools, day nurseries and child care centers (not including dormitories).
- (3) General hospitals, except those for criminals and those solely for the treatment of persons who are mentally ill or have contagious disease, with no maximum height restrictions.
- (4) Senior housing, assisted living and other similar types of housing for the elderly.
- (5) Churches and other facilities normally incidental thereto.
- (6) Multiple-family dwelling units in high rise structures (4 stories or greater).
- (7) Amateur Radio Antenna, subject to regulations of Section 155.210 Article 11 Wireless Communication Towers and Antennas.
- (8) Nursing and Convalescent Homes.
- (9) Utility and Public Service Buildings without storage yards.
- (10) 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.