

ARTICLE 8
RM - MULTIPLE RESIDENTIAL
DISTRICT

50.800 Uses Permitted. In addition to the general regulations to which all buildings and uses are subject as provided in Article 3 of this Chapter, no building or premises shall be used and no building shall hereafter be erected or altered in the RM, Residential District, except for the following uses:

50.801 Permitted Principal Uses and Buildings.

- (1) All principal uses permitted and as regulated in the R-I-B district.
- (2) Apartment buildings.
- (3) Townhouse buildings.
- (4) Multi-family buildings.
- (5) Two- (2) family buildings.
- (6) A rooming house; or, a boarding house.
- (7) Public park.

50.802 Special Land Uses. The following special land uses and similar uses shall be permitted in this zoning district only after proper notice has been given as required by State law and after review and approval has been granted by the Planning Commission subject to the requirements and standards of Article 21 of this Chapter:

- (1) General hospitals and convalescent homes.
- (2) Housing for the elderly or senior citizens housing. All proposals for housing for the elderly shall be reviewed against the standards for such housing published by the Michigan State Housing Development Authority. The MSHDA standards shall be used

only as a general guide for the review to assure minimum adequacy and shall not limit the requirements placed on the use by the City by this Chapter.

(3) A small motel, not exceeding thirty (30) units with coffee shop, lobby display, and other ancillary uses only of a scale to service motel customers.

(4) [A single-family detached condominium development subject to review and approval by the Planning Commission in consideration of the following standards:

(a) The minimum lot area for the development shall be no less than one acre or forty three thousand five hundred and sixty (43,560) square feet in area.

(b) A minimum of thirty two hundred (3,200) square feet of land area shall be required for each dwelling unit.

(c) The building height shall be staggered throughout the development with no height to exceed twenty-eight (28) feet.

(d) No more than twenty-five (25) percent of the roof area shall have a slope of less than 4:12 and the remainder of the roof area shall have a slope of greater than 4:12.

(e) Fifty (50) percent of the dwelling units shall not exceed six hundred and fifty (650) square feet in area on the main floor and the remaining units shall not exceed eight hundred and twenty five (825) square feet on the main floor. Every dwelling unit shall be designed to create architectural harmony in the development and with the surrounding area.

(f) The total floor area of each dwelling shall not exceed 1.5 times the area of the main floor or 1,200 square feet, whichever is less.

(g) Common open space area(s) shall be provided for use by all residents of the development. The size of the common open space area(s) shall be based on a minimum of one hundred (100) square feet per dwelling unit in the development.

(h) The number of parking spaces shall be provided at a rate of 2.0 spaces per dwelling. Parking areas shall be screened and/or

located to provide only a filtered view from adjacent property or from a public street. Parking spaces may be open or covered. If covered, the structure or building shall be designed to create architectural harmony in the development and with the surrounding area.

(i) The storage of recreation vehicles including boats and trailers shall be prohibited on the property or in the parking area unless a separate area is dedicated for such storage, screened and does not impact the required parking spaces.

(j) The average front, side and rear yard setback shall be ten (10) feet based on the width of each building facing the property line. In no event shall a setback be less than five (5) feet. An open or closed porch area shall be considered part of the building and shall comply with the setback requirements. The average setback for each property line shall be calculated by totaling the setback dimension for each building and dividing by the number of buildings adjacent to that property line. When a building has multiple setbacks from the property line, an average of the setbacks for that building can be applied to the total average. The setback requirement for a proposed building adjacent to an existing dwelling unit shall be fifteen (15) feet. A garage or accessory building may be setback a minimum of five (5) feet from a property line provided an accessory building or garage exists on the adjacent property, otherwise the above average setback standard shall apply.

(k) A landscape plan shall be submitted illustrating a design consistent with the architecture and scale of the buildings proposed.

(l) The management of storm water shall be consistent with City standards.

(m) All utilities shall be located underground.

(n) A dumpster shall be provided in a location sensitive to adjacent land uses and screened from view.

(o) A common accessory building may be permitted, provided it meets the setback requirements of a principal building, contains only one (1) story, designed to create architectural harmony in the development and

the surrounding area, and contains no more than seven hundred fifty (750) square feet in area.

(p) The arrangement of the single-family homes on the site shall be staggered and/or angled when adjacent to a property line to create diversity and avoid a monotonous appearance from adjacent property.

(q) The Planning Commission shall seek the advice of the Fire and Police Chief regarding potential public safety issues.]⁸⁸

50.803 Building Height, Area and Yard Requirements.

(1) Principal Uses and Buildings.

(a) Minimum lot area shall be ten thousand (10,000) square feet.

(b) Minimum lot width shall be one hundred (100) feet.

(c) Minimum front yard setback shall be twenty-five (25) feet.

(d) Minimum rear yard setback shall be fifty (50) feet.

(e) Minimum side yard setback on the side perimeter of the lot shall be equal to ten percent (10%) of the total lot width provided that no individual or perimeter side yard setback shall be less than fifteen (15) feet. The minimum side yard setback on a corner lot shall be twenty-five (25) feet measured from the side street lot line. The side yard setback shall be increased by one (1) foot for each ten (10) feet or part thereof by which length the multiple structure exceeds forty (40) feet in overall dimension along any adjoining lot line.

(f) The minimum perimeter or individual yard setback requirements may be reduced by up to ten (10) feet upon approval of the Planning Commission for architectural or site purposes provided where the setback on one (1) side of the building is reduced, the setback requirement on the opposite side of the building shall be increased by the same amount (for example, if a front yard setback is reduced by ten [10] feet, then the rear yard setback shall be increased by ten [10] feet).

(g) For the purpose of front, side and rear yard setback, each building shall be considered as occupying one (1) lot.

(h) The front and rear of a multiple-family building shall be considered to be the faces along the longest dimension of said building, measured from corner to corner; and the side of the multiple-family building shall be considered to be the face along the narrowest dimension of said building.

(i) [Maximum building height shall be two (2) stories and shall not exceed thirty-five (35) feet.]⁵⁷

(j) Lot coverage of all buildings on a lot shall not exceed thirty percent (30%) of the total lot area.

(k) All lots used for two- (2) family or multi-family buildings in this district shall be provided with both a municipal water and municipal sewage system, and every main building hereafter erected or structurally altered and used as a two- (2) family or multi-family building shall provide the following land area for each dwelling unit by type:

	Multiplexes	Townhouses	Apartments
Efficiency			
Apt. or 1 BR	4500 sq.ft.	4000 sq.ft.	3200 sq.ft.
2 BR	5000 sq.ft.	4400 sq.ft.	3600 sq.ft.
3 BR	5500 sq.ft.	4800 sq.ft.	4000 sq.ft.

Plus an added five hundred (500) square feet for each additional bedroom over three (3).

(l) Plans presented which include a den, library, or extra room shall have such extra room counted as a bedroom for purposes of this Chapter.

(m) No multi-family building shall exceed one hundred twenty (120) feet in length along any one (1) face of the building, measured from building corner to building corner. Any court shall have a width equal to not less than fifty (50) feet for the front yard and sixty (60) feet for the rear yard. The depth of any court shall not be greater than three (3) times the width.

(n) Service drives shall be paved and have a width of at least twenty-two (22) feet and shall not be located in any required yard space.

(o) For apartment developments, parking may be permitted within the required side or rear yard setback, provided there shall be at least twenty (20) feet of yard space between said parking area and the apartment building. Parking will not be permitted in any of the required yard space for townhouse development or multiplexes unless enclosed in a carport or garage.

(p) Recreation areas and facilities, such as parks, playgrounds, swimming pools, and community building, shall be provided to the extent necessary to meet the anticipated needs of the residents of the development. Provision of separate adult and youth recreation areas is encouraged. Recreation facilities generally should be provided in a central location.

(q) All screening and landscape plans shall be submitted to the Planning Commission for approval, prior to the issuance of a building permit. All screening shall be in accord with the provisions of Article 19 of this Chapter and shall be reviewed with relation to the suitability of materials to be used and arrangements thereof.

(r) All lighting for external illumination of the parking area, buildings or grounds, shall be directed away from and shall be shielded from roadways and adjacent properties.

50.804 Permitted Accessory Uses and Buildings. The following uses and buildings are permitted as accessory uses and buildings in this district, subject to the general restrictions set forth in Section 50.302 of this Chapter.

(1) Private Garage or Carport. Maximum height shall be fifteen (15) feet. An accessory building to be used as a garage, or a car port, may be located on an interior rear lot line or an interior side lot line, but no closer than twenty-five (25) feet to a street line.

(2) Swimming pools.

(a) Application. The application for a building permit to contract or erect a swimming pool shall include the name of the

owner, a plot plan and location of adjacent buildings, fencing, gates, public utilities, specifications and plans to scale of pool walls, slope, bottom walkway, and diving boards, and other detailed information affecting construction and safety features required by applicable building codes.

(b) Pool location. The swimming pool shall be located on the interior of any RM project at least eighty (80) feet any other structure.

(3) Other Accessory Buildings. Other such accessory uses and buildings when located on the same lot as a permissible use; provided, that such accessory use or building shall not be used or occupied for any business, occupation, profession or trade. Maximum height shall be fifteen (15) feet. Other accessory buildings shall be located in a rear yard only and shall have a minimum setback of thirty (30) feet from any side and rear lot lines and shall not be located closer than twenty (20) feet to the primary building.

50.805 Signs. Subject to the general restrictions on signs contained in Section 50.303 of this Chapter, the following signs (and the following signs only) are permitted within this District.

(1) One (1) lighted name plate which does not exceed one (1) square foot in area is permitted, provided that the source of light is not visible.

(2) One (1) free-standing sign or other sign, provided such sign does not exceed twelve (12) square feet in area, further provided such sign shall not be located in any required setback.