

## ARTICLE 12

# RM, MULTIPLE FAMILY RESIDENTIAL

### Preamble

The RM, Multiple Family Residential Districts are designed to provide sites for multiple dwelling structures with height restrictions compatible with one family residential districts, to serve the limited needs for the apartment type of unit in an otherwise single family residential community, and to provide zones of transition. The RM District is intended generally for the development of a planned complex of buildings on acreage parcels.

Uses in this district shall be subject to appropriate design, density and development standards (including density, bulk, setback and separation standards, and provisions for sufficient light, air, privacy and recreation areas). The standards of this district are intended to prevent congestion on public roads, reduce hazards to life and property, and provide adequate recreation areas and basic amenities. The standards are further intended to and ensure compatibility with adjacent single-family residential development and so that the multiple family uses can serve as a transition use between a single family development and higher intensity development.

### SECTION 12.01. Principal Uses Permitted

In the RM, Multiple Family Residential Districts no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided for in this Ordinance:

- A. One family dwellings constructed according to the requirements and regulations for the highest density abutting residential districts.
- B. Two family dwellings developed under the requirements and regulations for the R-2 Two Family Residential Districts in Article 26.
- C. Multiple family dwellings, subject to Article 26.
- D. Municipal buildings and uses.
- E. Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses.
- F. Family day care homes, subject to Article 26.
- G. Child Foster Family Home, Child Foster Family Group Home, and Adult Foster Family Home.
- H. Adult Foster Care Small Group Home.
- I. Adult Foster Care Large Group Home.
- J. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Article 26 and which are not listed below as special land uses.

### SECTION 12.02. Special Land Uses Permitted

The following uses may be permitted by the Planning Commission, under the purview of Article 34, after site plan review and a public hearing, and subject to other reasonable conditions which, in the opinion of the Planning Commission, are necessary to provide adequate protection to the

health, safety, general welfare, and comfort of the abutting property, neighborhood and Township:

- A. Senior and elderly housing, subject to Article 26.
- B. Places of worship.
- C. Group Day Care Home, subject to Article 26.
- D. Adult Foster Care Congregate Facility.
- E. Lake access, subject to Article 32.
- F. Accessory buildings and accessory uses customarily incidental to any of the above special land uses.
- G. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Article 26.

**SECTION 12.03. Area, Height and Bulk Requirements**

See Article 6, Table of Dimensional Standards by District, limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and the maximum density permitted.

**SECTION 12.04. Building Form and Composition**

See Article 27 for building form and composition guidelines hereby established to provide regulation in the shape, placement, design, and quality of the built environment for all residential developments subject to review per Article 35 (Site Plan Review).