

ARTICLE X
RM, MULTIPLE FAMILY RESIDENTIAL DISTRICT

SECTION 10.1 STATEMENT OF PURPOSE

The Multiple-Family Residential District is designed to permit an intensive residential use of land. RM areas shall abut upon major thoroughfares for good accessibility and may be located between single-family residential areas and other non-residential uses. It is intended that various sizes of residential accommodations, for ownership and rental, shall be provided to meet the needs of the community.

SECTION 10.2 PRINCIPAL PERMITTED USES

In the RM District, no uses shall be permitted, unless otherwise provided in this Ordinance, except the following:

1. All Principal Uses Permitted, and Permitted Uses After Special Approval under Section XIV in the R 1A, R 1B and R 1C Districts subject to the terms and conditions therein, except that:
 - a. cluster subdivisions shall not be permitted; and
 - b. wireless telecommunication facilities are subject to special use approval.
2. Multiple-family dwellings provided that all such dwellings shall have at least one (1) property line abutting a major thoroughfare. All ingress and egress shall be directly onto said thoroughfare.
3. Two family dwellings
4. Community garages serving the principal residential building.
5. Maintenance and management buildings to serve multiple dwellings.
6. Private swimming pools designed and operated as an accessory use only for occupants of the main building or buildings and their personal guests in accordance with Section 5.35.
7. Hospitals, provided the following conditions are met.
 - a. All such hospitals shall be developed only on sites consisting of at least five (5) acres in area.
 - b. The proposed site shall have at least one (1) property line abutting a major thoroughfare. All ingress and egress to the off-street parking area, for guests, employees, staff as well as any other uses of the facilities, shall be directly onto said major thoroughfare.
 - c. In the event one or more boundaries of the proposed site lies opposite or contiguous to a residential district, the minimum distances between any hospital structure or accessory use and the residential district boundary shall be at least one hundred (100) feet for buildings containing two (2) stories or less. For buildings above two (2) stories, the building shall be set

back from the initial one hundred (100) foot setback an additional one (1) foot for each foot of additional height above two (2) stories.

- d. The minimum distance from any street line shall not be less than forty (40) feet for buildings containing two (2) stories or less, while buildings above two (2) stories, regardless of what zoning district is adjacent the proposed hospital site, shall be set back an additional one (1) foot for each five (5) feet of height above two (2) stories.
 - e. The minimum distance from any non-residential lot line shall not be less than twenty-five (25) feet.
 - f. The site plan shall show any future construction and projected maximum patient census.
 - g. Ambulance and delivery areas shall be obscured from all residential view with a wall or barrier of suitable material at least six (6) feet in height.
 - h. Noise producing activities, such as ambulance and delivery areas, power plants and laundry facilities, shall be located not less than five hundred (500) feet from any residential area.
8. Convalescent and/or nursing homes not to exceed a height of two and one-half (2 1/2) stories when the following conditions are met:
- a. All such convalescent or nursing homes shall be developed only on sites consisting of at least five (5) acres in area.
 - b. The proposed site shall have at least one (1) property line abutting a major thoroughfare. All ingress and egress to the off-street parking area, for guests, employees, staff as well as any other uses of the facilities, shall be directly onto said major thoroughfare.
 - c. No building shall be closer than forty (40) feet from any property line.
9. Boarding house (rooming house) not to exceed a height of three (3) stories.
10. Accessory buildings and uses customarily incidental to the above principal permitted uses.
11. Off-street parking in accordance with the requirements of Article XX.
12. Mobile Home Parks constructed, licensed, operated and managed in accordance with provisions of the Mobile Home Commission Act, Act 419, P.A. 1976, and connected to a public water or sewer system and/or on-site water and wastewater treatment system acceptable by the Michigan Department of Public Health and Michigan Department of Natural Resources, and subject further to the requirements of Article XVII.
13. Wireless telecommunication facilities and wireless telecommunication antennas mounted on an alternative tower structure subject to Section 5.3.9.

SECTION 10.3 AREA, HEIGHT, BULK, AND PLACEMENT REQUIREMENTS

Area, Height, Bulk, and Placement Requirements unless otherwise specified and as provided in Article XIV.