

ARTICLE IX
RM ? MULTIPLE FAMILY RESIDENTIAL DISTRICT

9.0 STATEMENT OF PURPOSE

The RM District is intended for multiple family residential uses. This district is characterized by the townhouses, row houses, garden apartments and zero lot line developments, specialized or group housing for seven or more unrelated individuals. Senior citizen housing is also permitted by special use permit.

9.1 PRINCIPAL PERMITTED USES

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

- A. One two and three family dwellings.
- B. Group day care homes or family day care homes when operated in an owner occupied single-family detached dwelling in conjunction with proper licensing and in conformance with State Law and Regulations.
- C. Apartments.
- D. Townhouses.
- E. State Licensed Adult foster care facilities for seven (7) or more residents.
- F. Public Schools.

9.2 ACCESSORY USES

- A. Accessory buildings and uses customarily incidental to the Above Principal Permitted Uses.
- B. Off-street parking and loading.

9.3 SPECIAL USES (Subject to Article XIX)

- A. All uses subject to Special Use Permit in the R-T District.

- B. Private clubs and lodges.
- C. Convalescent and nursing homes licensed under Act 368 of 1978 Public Health Code, as amended.
- D. Unregulated senior housing.
- E. Churches, private schools, libraries, museums and community halls.

9.4 SITE PLAN APPROVAL

For permitted uses, (except one and two family dwellings) and uses subject to a Special Use Permit, a site plan shall be submitted in accordance with Article XVIII.

9.5 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

- A. No building or structure, nor enlargement of any building or structure shall hereafter be constructed or placed unless the following requirements are met and maintained for any building, structure or enlargement.

Front Yard	25 feet
Side Yards	10 feet for one and two-family dwellings 20 feet for apartments and townhouses 25 feet for housing for the elderly
Rear Yards (See D below)	20 feet for one and two-family dwellings 30 feet for apartments and townhouses 40 feet for housing for the elderly
Lot Coverage	25% maximum
Building Height	2 ? stories or 35? , whichever is less, for all uses except housing for the elderly which may be 60? or 4 stories

Minimum Lot Area	7,800 square feet for single family dwellings 10,000 square feet for two-family dwellings 43,560 square feet for apartments (3 or more dwelling units) 87,120 square feet for townhouses and housing for the elderly
Minimum Lot Width	60 feet for lots under one (1) acre, 120 feet for lots over one (1) acre
Minimum Floor Area (per dwelling unit)*	500 square feet per dwelling unit for single family and two-family dwellings

*	Apartments	Townhouses	Housing for the elderly
Efficiency	480 square feet	600 square feet	480 square feet
One Bedroom	600 square feet	750 square feet	550 square feet
Two Bedroom	750 square feet	900 square feet	700 square feet
Three Bedroom	900 square feet	1200 square feet	850 square feet
Four Bedroom	1050 square feet	1500 square feet	1000 square feet

- B. In all residential districts, the required front yard shall not be used for off-street parking, loading or unloading, and remain as open space unoccupied and unobstructed from the ground upward except for landscaping, plant materials, or vehicle access drives.
- C. The minimum floor area per dwelling unit shall not include areas of basements, breezeways, unenclosed porches, terraces, attached garages, attached sheds, or utility rooms.
- D. In the RM District, the required rear yards, which abut upon a street on the opposite side of the same block, upon which other residential lots front, shall not be less than the required front yard for said homes which front upon said street.

- E. Accessory building shall not be erected in any required yard except a rear yard.
- F. No detached accessory building shall be located closer than ten (10) feet to any single or two-family dwelling structure, nor shall it be located closer than five (5) feet to any side or rear lot line.
- G. No detached accessory building shall exceed one (1) story of fourteen (14) feet in height.
- H. When an accessory building is located on a corner lot, the rear yard shall be opposite the street address front yard and the accessory building shall not be located nearer than twenty (20) feet to a side yard street right-of-way line.
- I. When an accessory building is intended for other than the storage of private motor vehicles, the accessory use shall be subject to the approval of the Planning Commission. Accessory buildings with a floor area of one hundred twenty (120) square feet or less shall not be subject to Planning Commission review.
- J. Off-street parking for one (1) and two (2) family dwellings and any driveway accessing such parking shall be paved with concrete or bituminous material in a manner which is adequate to prevent washout from obstructing storm sewers and catch basins, and in a manner which is adequate to provide safe access to the dwellings in question. The off-street parking areas for one (1) and two family dwellings and for any driveways accessing them shall be a minimum of eight (8) feet in width for their entire length and shall at a minimum extend between the public or private right-of-way and the required front setback line on each lot. Within a required street front/side yard no driveway may exceed twelve (12) feet in width for each garage parking stall facing a street within twenty (20) feet of the required front setback line. In no case shall a driveway width exceed twenty-six (26) feet in width between the right-of-way line and the curb or road shoulder.

9.6 MINIMUM LANDSCAPE & SCREENING REQUIREMENTS

- A. For the Multiple-Family Residential District, 25% of the site shall be in landscaped open space.

The open space shall be landscaped with one (1) evergreen shrub for every 1,000 square feet or portion thereof, plus one (1) small or large deciduous tree for every 2,000 square feet or portion thereof. (Plant materials existing on the site prior to development may be included as part of the requirement). Ground cover or lawn is required in all landscaped areas.

- B. For permitted and special non-residential uses, 30% of the site under development shall be in landscaped open space. The open space shall be landscaped with one (1) evergreen tree or shrub for every 1,000 square feet or portion thereof plus one (1) small or large deciduous tree for every 1,500 square feet or portion thereof. (Plant materials existing on the site prior to development may be included as part of this requirement). Twenty-five (25) percent of the required open space shall be between the roadway and the building. Buildings on corner lots shall have 40% of the required open space between the building and the street.