

ARTICLE 7.00

RM-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT

Section 7.01 -- STATEMENT OF PURPOSE

The RM-3 Multiple Family Residential District is designed to provide sites for multiple-family dwellings and related uses, to serve the needs for moderate density housing in locations that are close to commercial facilities and services, provided that such developments are designed to be compatible with surrounding lower density residential areas.

Section 7.02 -- PERMITTED PRINCIPAL USES

No use shall be permitted in the RM-3 District, except for the following:

- (a) Two family and multiple family dwellings.
- (b) Housing for the elderly, subject to the requirements in Section 21.29.
- (c) Rental or management offices and club rooms, swimming pools or other recreational facilities accessory to a multiple-family development.
- (d) Municipal buildings and uses.
- (e) State-licensed residential facilities which provide resident services for six (6) or fewer persons under 24-hour supervision or care, including but not necessarily limited to Residential Foster Care Facilities, Family Day Care Homes and Adult Foster Care Family Homes, subject to the regulations in Section 206 of Michigan Public Act 110 of 2006, as amended.
- (f) Uses or structures accessory to the above when located on the same lot and not involving any business, profession, trade, or occupation, subject to the regulations in Section 21.11.

Section 7.03 -- PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted by the Planning Commission subject to the conditions herein imposed for each use, including review and approval of the site plan by the Planning Commission, and the imposition of special conditions which, in the opinion of the Commission, are necessary to insure that the land use activity authorized shall be compatible with adjacent uses of land, the natural environment and the capabilities of public services and facilities affected by the land use, and subject further to the provisions and public hearing requirements set forth in Section 21.29.

- (a) One-family detached dwellings.
- (b) Private, non-commercial service clubs of a social or fraternal nature, or boat clubs, not operated for profit, subject to the requirements in Section 21.29.

- (c) Municipal owned and operated libraries, parks, swimming pools or beaches, playgrounds, public boat docks and ramps, and other municipal recreation facilities, subject to the requirements in Section 21.29.
- (d) Private, non-commercial recreation areas, institutional or community recreation centers, or non-profit swimming pool clubs, subject to the requirements in Section 21.29.
- (e) Nursery schools, day nurseries, child care centers, group day care homes, and pre-schools, when operated in a dwelling or a building with the external appearance of a dwelling, or when operated as an accessory use to a church or school, subject to the requirements in Section 21.29.
- (f) Public or private golf courses, not including driving ranges or miniature golf courses, subject to the requirements in Section 21.29.
- (g) Churches and related religious buildings and facilities customarily incidental thereto, but not including tents and other temporary structures, subject to the requirements in Section 21.29.
- (h) Public, parochial, and other private elementary, intermediate and/or high schools offering courses in general education, subject to the requirements in Section 21.29.
- (i) Public or private colleges, universities, and other institutions of higher learning, offering courses in general, technical, or religious education, not operated for profit, subject to the requirements in Section 21.29.
- (j) Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations, lift stations, and switchboards, but excluding outside storage yards.
- (k) Retail and service uses that are clearly accessory to the principal use, provided that such uses are located within a structure that is designed and use principally for residential purposes. All such retail and service facilities shall be designed so that, based on exterior appearance, it is clear that the facilities are oriented to serve residents of the residential complex rather than the general public. Such businesses shall not exceed fifty percent (50%) of the floor area of any building at grade level, and shall be prohibited on all floors above the first floor or grade level. These restrictions shall not apply to a snack bar, concession facilities, pro shop, or similar retail facility that is associated with and accessory to a community recreation facility within the RM-3 development (such as a swimming pool), provided that any such retail facility shall be designed to primarily serve the users of the community recreation facility only.
- (l) Nursing, convalescent homes, and orphanages, subject to the requirements in Section 21.29.
- (m) General hospitals, except animal hospitals, subject to the requirements in Section 21.29.
- (n) Group day care homes, subject to the requirements in Section 21.29.
- (o) Uses or structures accessory to the above when located on the same lot and not involving any business, profession, trade or occupation, subject to the regulations in Section 21.11.

Section 7.04 -- AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

- (a) **Parcel Size.** The minimum parcel size for multiple-family uses shall be thirty-five (35) acres. The minimum parcel size for all other permitted uses shall be 40,000 square feet.
- (b) **Frontage.** RM-3 zoned parcels shall have direct access to a major thoroughfare, with at least sixty (60) feet of frontage on the major thoroughfare.
- (c) **Maximum Height.** Multiple-family buildings shall not exceed forty-five (45) feet in height, except that common recreational facilities may exceed the forty-five (45) foot limitation by a maximum of fifteen (15) feet over no more than fifty percent (50%) of the building area. The maximum height for all other buildings shall be thirty (30) feet.
- (d) **Distance Between Buildings.** Minimum spacing between any two buildings shall be as follows:

<u>Building Height</u>	<u>Minimum Spacing from other Buildings</u>
45 ft. or more	90 ft.
36-45 ft.	60 ft.
30-36 ft.	50 ft.
less than 30 ft.	30 ft.

- (e) **Density.** The maximum number of dwelling units per net acre shall be eighteen (18). For the purposes of computing density, net acreage shall include all land area under one ownership that is to be used for residential purposes, exclusive of all water areas, all public streets (including future rights-of-way), and all public and private streets within the development.
- (f) **Lot Coverage.** Maximum coverage for all buildings shall not exceed thirty-five percent (35%) of the lot.
- (g) **Setbacks.** Minimum setbacks in the RM-3 District shall be as follows:

Front Yard:	50 feet
Side Yard:	20 feet
Rear Yard:	35 feet

Notwithstanding the above requirements, multiple-family buildings in an RM-3 District shall comply with the following setbacks along any property line which abuts a residential district (other than an RM-3 District):

<u>Building Height</u>	<u>Minimum Setback from Residential District</u>
Less than 30 ft.	45 ft.
30 to 36 ft.	60 ft.
More than 36 ft.	120 ft.

- (h) **Access.** A minimum of two (2) access drives shall be provided for each multiple-family development, one of which may be limited access to provide an alternate means of ingress and egress for police, fire, and medical service vehicles in the event of an emergency. Access drives shall be located to minimize impact on nearby single family areas and on the road system in general. The primary means of access to an RM-3 development shall be designed as a boulevard entrance.

- (i) **Housing Unit Requirements.** All housing units shall have at least one (1) living room and one (1) bedroom.

- (j) **Open Space.** Multiple-family developments in the RM-3 District shall provide open space in compliance with the following requirements:
 - 1. **General Requirements.** Single family cluster developments shall provide and maintain at least fifteen percent (15%) of the site as usable open space.

 - 2. **Water Bodies and Wetlands.** Up to twenty-five percent (25%) of the required open space may include the area of any water bodies or wetlands which are covered only periodically with standing water (such as hardwood swamps or "wet" meadows). Another twenty-five percent (25%) of the required open space may be occupied by lakes or ponds, when landscaped and maintained as an integral part of the larger common area.

 - 3. **Roads.** Required usable open space shall not include the area of any public or private road or the area of any easement providing access to the site.

 - 4. **Conveyance of Open Space.** The required open space shall be set aside by the developer through an irrevocable conveyance, such as deed restrictions or covenants that run with the land, assuring that the open space will be developed and continually maintained according to the site plan and never changed to another use.

Section 7.05 -- SITE PLAN REVIEW

Site plan review shall be required for all uses except single-family dwellings, in accordance with Section 21.28.