

ARTICLE 6.00**RM-1 and RM-2 MULTIPLE FAMILY
RESIDENTIAL DISTRICT****Section 6.01 -- STATEMENT OF PURPOSE**

The RM-1 and RM-2 Multiple Family Residential Districts are designed to provide sites for multiple-family dwelling structures, and related uses, to serve the need for an apartment type unit in the community.

Section 6.02 -- PERMITTED PRINCIPAL USES

In the RM-1 and RM-2 Districts, no uses shall be permitted except the following:

- (a) Multiple-family dwellings of a low-rise type, including but not limited to: apartment houses, row houses, terraces, town houses and cluster houses.
- (b) Two-family dwellings.
- (c) 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.
- (d) Municipal buildings and uses.
- (e) Home occupations subject to the minimum requirements in Section 21.33.
- (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 6.03 -- 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 the 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) Single-family detached dwellings.
- (b) Clubs - private, noncommercial service clubs of a social or fraternal nature, or boat clubs, not operated for profit. (See specific minimum requirements set forth 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. (See specific minimum requirements set forth in Section 21.29.)

- (d) Boat launches, docks, waterfront parks, beaches similar waterfront recreation uses, for private non-commercial use only. (See specific minimum requirements in Section 21.29.)
- (e) Private, noncommercial recreation areas; institutional or community recreation centers; a nonprofit swimming pool club. (See specific minimum requirements set forth in Section 21.29.)
- (f) Nursery schools, day nurseries and child care centers, day care centers, 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. (See specific minimum requirements set forth in Section 21.29.)
- (g) Public or private golf courses, not including driving ranges or miniature golf courses. (See specific minimum requirements set forth in Section 21.29.)
- (h) Churches and related religious buildings and facilities customarily incidental thereto but not including tents and other temporary structures. (See specific minimum requirements set forth in Section 21.29.)
- (i) Public, parochial and other private elementary, intermediate and/or high schools offering courses in general education. (See specific minimum requirements set forth in Section 21.29.)
- (j) Public or private colleges, universities and other such institutions of higher learning, offering courses in general, technical or religious education, not operated for profit. (See specific minimum requirements set forth in Section 21.29.)
- (k) 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.
- (l) {Reserved for future use.}
- (m) Business uses in RM-2 Districts only, when developed as retail or service uses clearly accessory to the main use, within the walls of the main structure and totally obscured from any exterior view. No identifying sign for any such business or service use shall be visible from any exterior view. Such businesses or services shall not exceed twenty-five (25) percent of the floor area at grade level, or fifty (50) percent of a sub-grade level, and shall be prohibited on all floors above the first- floor or grade level.
- (n) Nursing and convalescent homes; orphanages. (See specific minimum requirements set forth in Section 21.29.)
- (o) General hospitals, except animal hospitals. (See specific minimum requirements set forth in Section 21.29.)
- (p) Housing for the elderly. (See specific minimum requirements set forth in Section 21.29.)
- (q) Group day care homes, subject of the requirements in Section 21.29.
- (r) {Reserved for future use.}
- (s) 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 6.04 -- AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Article 17.00, Schedule of Regulations.

Section 6.05 -- SITE PLAN REVIEW

Site plan review requirements are as provided in Section 21.28.