

# Article 7.04 Multiple-Family Residential Districts

## 7.04.01 Intent

The Multiple-Family Residential Districts are designed to provide sites for multiple-family dwelling structures, and related uses, which will generally serve as zones of transition between the nonresidential districts and lower-density single-family districts. The multiple-family districts are further provided to serve the needs for the apartment type of unit in an otherwise medium-density, single family community with the RM-2 district providing for structures of greater height and with a greater density of dwelling units.

## 7.04.02 Schedule of Uses

Buildings or land shall be not used and buildings shall not be erected except for one (1) or more of the following specified uses, unless otherwise provided for in this ordinance. Land and/or buildings in the districts indicated at the top of Table 7.04.1 may be used for the purposes denoted by the following abbreviations:

- (a) **Permitted Use (P).** Land and/or buildings in this district may be used for the purposes listed by right.
- (b) **Special Land Use (SLU).** Uses which may be permitted by obtaining special land use approval when all applicable requirements in *Article 7.13 Use Requirements* and the standards of *Section 7.19.04 Review Standards* are met.
- (c) **Additional Requirements.** Indicates requirements or conditions applicable to the use.

**Table 7.04.1: Multiple-Family Residential Districts Schedule of Uses**

Use	RM-1	RM-2	Additional Requirements
<b>Residential Uses</b>			
Boarding & renting of rooms	SLU	SLU	Section 7.13.01(a)
Home occupation	P	P	Section 7.13.01(c)
Multiple-family dwellings	P	P	Section 7.13.01(b)
Single-family detached dwellings	P	P	Section 7.13.01(b)
<b>Animal &amp; Agricultural Uses</b>			
Farms	P	P	Section 7.13.02(b)
<b>Public &amp; Institutional Uses</b>			
Cemeteries	SLU	SLU	Section 7.13.03(a)
Places of public assembly & places of worship, including other facilities normally incidental thereto, with a seating capacity of less than five hundred (500) people or parking for less than two hundred and fifty (250) vehicles	P	P	Section 7.13.03(c)

Use	RM-1	RM-2	Additional Requirements
Colleges, universities & other such institutions of higher learning, public & private, offering courses in general, technical or religious education & not operated for profit	P	P	Section 7.13.03(b)
Private noncommercial recreational areas, institutional or community recreation centers; nonprofit swimming pool clubs	P	P	Section 7.13.07(f)
Public, parochial & other private elementary schools offering courses in general education, & not operated for profit	P	P	—
Public, parochial & private intermediate or secondary schools offering courses in general education, not operated for profit	P	P	—
Publicly owned & operated libraries, parks, parkways & recreational facilities	P	P	—
Uses & buildings of the municipality (without storage yards)	P	P	—
Utility & public service buildings & uses (without storage yards), when operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity	P	P	—
<b>Entertainment &amp; Recreation Uses</b>			
Golf courses, which may or may not be operated for profit	P	P	Section 7.13.07(d)
<b>Health &amp; Human Care &amp; Uses</b>			
Adult foster care family home (6 or fewer adults)	P	P	—
Adult foster care small group home (1 to 12 adults)	P	P	—
Adult foster care large group home (13 to 20 adults)	P	P	—
Child care center, nursery schools & day nurseries	SLU	SLU	Section 7.13.09(a)
Child care institution	SLU	SLU	Section 7.13.09(b)
Family day care home (6 or fewer children less than 24 hours per day)	P	P	—
Group day care home (7 to 12 children less than 24 hours per day)	P	P	—
Foster family home (4 or fewer children 24 hours per day)	P	P	—
Foster family group home (5 to 6 children 24 hours per day)	P	P	—
Hospitals	SLU	SLU	Section 7.13.09(c)
Hospice	SLU	SLU	—
Housing for the elderly	SLU	SLU	Section 7.13.09(d)

Use	RM-1	RM-2	Additional Requirements
Nursing homes	SLU	SLU	Section 7.13.09(b)
<b>Accessory &amp; Similar Uses</b>			
Accessory building & uses, customarily incident to any of the above permitted uses	P/SLU	P/SLU	—
Garage sales	P	P	Section 7.13.10(a)
Other uses similar to the above uses	SLU	SLU	Section 7.13.11
Private pools shall be permitted as an accessory use within the rear yard only	P	P	—
Wireless telecommunication antenna	SLU	SLU	Section 7.13.10(e)
Other Temporary Uses	P/SLU	P/SLU	Section 7.13.10(c)

**7.04.03 Area, Height, and Placement Requirements**

All lots and buildings shall meet the following dimensional requirements:

**Table 7.04.2: Multiple-Family Residential Districts Schedule of Area, Height, and Placement Requirements**

Zoning District (1)	Min. Lot		Max. Building Height (ft.) (3)	Max. % Lot Coverage	Min. Setbacks(ft.) (4, 5, 9)				Min. Floor Area Per Dwelling Unit
	Area (sq. ft.)	Width (ft.)(2)			Front	Side Yards (6)		Rear	
RM-1	(7)	(7)	25	35%	30	10 (10)	20 (10)	35	(8)
RM-2	(7)	(7)	50	---	30 (11)	10 (10, 11)	20 (10, 11)	35(11)	(8)

(a) **Footnotes to Schedule of Area, Height, and Placement Requirements**

- (1) **Recreational Area.** All residential developments containing more than six (6) dwelling units shall provide a recreational area of at least one-thousand five hundred (750) square feet for each residential unit. The location of the area shall be approved by the City Commission, based upon a recommendation by the Planning Commission.
- (2) **Depth to Width Ratio.** All lots created after the adoption date of this ordinance shall have a lot depth not more than four (4) times its width, as measured at the front lot line.
- (3) **Building Height.** Exceptions to building height shall be as provided for in *Section 7.14.03(a) Height Limit*.
- (4) **Non-Residential Setbacks.** For all uses permitted other than single-family and multiple-family residential, the setback shall equal the height of the main building, unless otherwise specified in *Article 7.13 Use Requirements*. A setback and screening buffer as listed in Table 7.15.1 is required when a rear or side lot line is

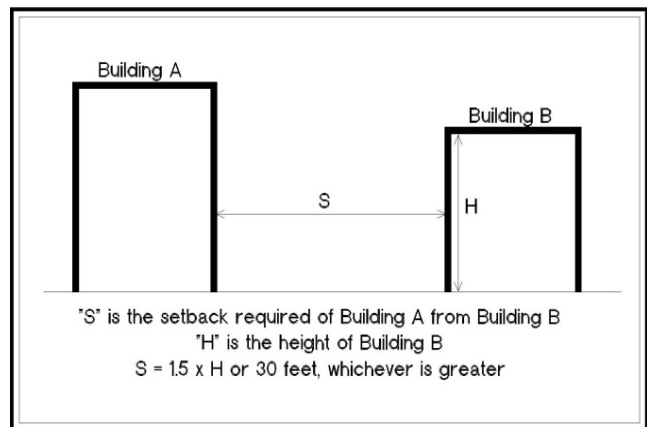
adjacent to different zoning district or use.

- (5) **Natural Features Setback.** All structures shall be set back at least twenty-five (25) feet from all natural features such as drains, regulated wetlands, natural ponds, lakes and streams.
- (6) **Rear Yards Abutting a Side Yard.** In the case of a rear yard abutting a side yard, the side yard setback abutting a street shall not be less than the minimum front yard setback of the district in which located and all regulations applicable to a front yard shall apply. On corner lots where a lot width of sixty (60) feet or less exists, the side yard may be reduced to the front setback of the home to the rear of such corner lot. See *Figure 7.03.1 Rear Yard Adjacent to Side Yard*.
- (7) **Number of Rooms.** The total number of rooms in a multiple dwelling structure in RM-1 Districts shall not be more than the area of the parcel in square feet divided by fourteen hundred (1,400). The total number of rooms in a multiple dwelling structure in RM-2 Districts shall not be more than the area of the parcel, in square feet, divided by five hundred (500). All units shall have at least one (1) living room and (1) bedroom with the exception of those units designed as efficiency apartments. For the purpose of computing rooms, refer to Table 7.04.3. The area used for computing gross density shall be the total site area exclusive of any dedicated public right-of-way of either interior or bounding road.

Unit Type	Number of Rooms	Minimum Floor Area
Efficiency	1	300 sq. ft.
One Bedroom	2	500 sq. ft.
Two Bedroom	3	700 sq. ft.
Three Bedroom	4	900 sq. ft.
Four Bedroom	5	1,100 sq. ft.

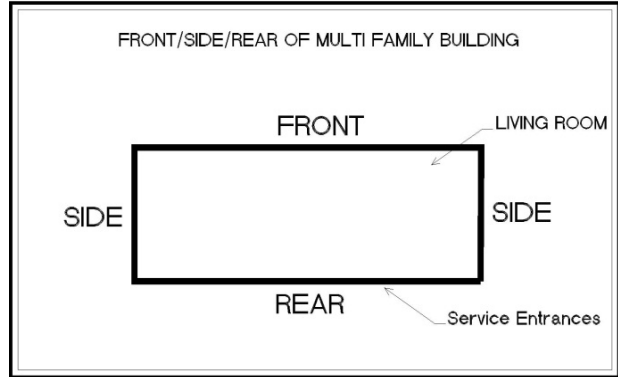
Plans presented showing 1, 2 or 3 bedroom units and including a "den", "library" or other extra room shall count such extra room as a bedroom for the purpose of computing gross density

- (8) **Minimum Floor Areas.** Minimum floor areas for units shall be in accordance with Table 7.04.3.
- (9) **Distance between Buildings.** In all RM Multiple-Family Residential Districts, the minimum distance between any two (2) buildings shall be equal to one and one-half (1½) times the height of the adjacent building and in no instance shall this distance be less than 30 feet. Parking may be permitted within a required side or rear yard but shall not cover more than thirty (30) percent of the area of any required yard, or any minimum distance between buildings.



a. There shall be at least fifteen (15) feet of yard space between a parking area and the multiple family building.

b. The front and rear of the multiple-family building shall be considered to be the faces along the longest dimension of said structure. The front of the multiple-family building shall be considered to be the direction faced by the living rooms of the dwelling units in said building; the rear of the multiple-family building shall be considered to be the direction faced by the service entrance of the dwelling units in said building; and the side of the multiple-family building shall be considered to be the face along the narrowest dimension of said building.



c. No multiple-family structure shall exceed one hundred eighty (180) feet in length along any one face of the building.

d. Any court shall have a width equal to not less than fifty (50) feet for the front yard and sixty (60) feet for the rear yard. The depth of any court shall not be greater than three (3) times the width.

e. Service drives shall comply with the City of Lapeer Construction Standards, have a width of at least twenty-eight (28) feet and shall not be located in any front yard.

f. The Zoning Board of Appeals may modify the height requirements where unusual architectural features exist.

(10) **Side Yards.** The side yards of a multiple-family dwelling building or development shall not be less than thirty (30) feet on those sides which border on districts other than a multiple-family district.

(11) **Additional Setback for Tall Buildings.** In all RM-2 Multiple-Family Residential Districts, buildings in excess of three (3) stories or thirty-five (35) feet in height shall provide front, side and rear yards as herein required and shall provide additional yard setbacks for all yards equal to at least one-half (1/2) the height of the building above the thirty-five (35) foot height level.