

**ARTICLE 7.06 - RM, RM-1 and RM-2  
MULTIPLE-FAMILY RESIDENTIAL DISTRICTS**

**A. 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 district is further provided to serve the needs for the apartment type of unit in an otherwise medium-density, single family community.

**B. PRINCIPAL USES PERMITTED:**

In a Multiple-Family Residential District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. All uses permitted and all uses permitted subject to special conditions as regulated in the RT Two-Family Residential District.
2. Multiple-family dwellings
3. Accessory buildings and uses customarily incident to any of the above permitted uses.

**C. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:**

The following uses may be permitted by the Planning Commission subject to the conditions hereinafter imposed for each use, including the review and approval of the site plan by the Planning Commission, and subject further to public notification and hearing held in accord with ARTICLE 7.18, Section I.

1. General hospitals, with no maximum height restrictions, when the following conditions are met:
  - a. All such hospitals shall be developed only on sites consisting of at least ten (10) acres in area.
  - b. All access to the site shall be in accord with 7.17, R.
  - c. The minimum distance of any main or accessory building from bounding lot lines or streets shall be at least one hundred (100) feet for front, rear and side yards for all two (2) story structures. For every story above two (2), the minimum yard distance shall be increased by at least twenty (20) feet.

2. Housing for the elderly when the following conditions are met:
  - a. All dwellings shall consist of at least three hundred and fifty (350) square feet per unit (not including kitchen and sanitary facilities).
  - b. Total coverage of all buildings (including dwelling units and related service buildings) shall not exceed twenty-five (25) percent of the total site exclusive of any dedicated public right-of-way.
  - c. Service uses such as a dry cleaning pickup station, beauty shop, barber shop or similar use for the exclusive service to residents of a building or complex may be allowed in RM-2 Districts within a building housing fifty (50) or more residents. In no instance shall such service use be provided with direct access to a street for the use of the public in general, it being the purpose of this provision to allow such use to only be provided as a convenience to occupants of the building in which such service is located. No signs of any nature shall be visible from outside the building in which the use is located.
3. Convalescent homes, nursing homes and orphanages when the following conditions are met:
  - a. There shall be provided on the site, not less than one thousand (1,000) square feet of open space for each bed in the home. The one thousand (1,000) square feet of land area shall provide for landscape setting, off-street parking, service drives, loading space, yard requirement and accessory uses, but shall not include the area covered by main or accessory buildings.
  - b. No building shall be closer than forty (40) feet to any property line.
4. Boarding and renting of rooms shall be permitted, all subject to the following conditions:
  - a. This use shall be considered as an accessory use; board or lodging shall not be furnished to more than five (5) persons in addition to the family.
  - b. In the case of renting rooms, such convenience shall not be furnished unless there shall be provided at least fifty (50) square feet of floor area per guest in that part of the building directly occupied by such guests for rooming purposes.
  - c. Boarding and the renting of rooms shall not include the operating of what is normally termed a restaurant or similar use where meals are served to transient guests. Board shall not be provided to other than those rooming in the residence.
  - d. Off-street parking shall be required in accord with 7.17 , E and F.
5. Accessory buildings and uses customarily incident to any of the above permitted uses.

**D. REQUIRED CONDITIONS:**

1. In the case of multiple dwelling developments, all site plans shall be submitted to the Planning Commission for its review and approval prior to issuance of a building permit.

Approval shall be contingent upon a finding that: (1) The site plan shows that a proper relationship exists between local streets and any proposed service roads, driveways, and parking areas to encourage pedestrian and vehicular traffic safety, and (2) All the development features including the principal building or buildings and any accessory buildings, or uses, open spaces, and any service roads, driveways and parking areas are so located and related to minimize the possibility of any adverse effects upon adjacent property, such as, but not limited to: channeling excessive traffic onto local residential streets, lack of adequate screening or buffering of parking or service areas, or building groupings and circulation routes located as to interfere with police or fire equipment access. Site plans shall be submitted as provided for in ARTICLE 7.17, Section P.

2. All access to the site shall be in accordance with 7.17, R.
3. Assurance shall be given that adequate utility services necessary to the development of the entire property will be provided.
4. At least one (1) tree one and one half (1/2) inches in caliper shall be provided for each one (1) dwelling unit in addition to landscaping of all open areas.
5. All dwelling units shall be reviewed by the Building Inspector subject to the following conditions:
  - a. Dwelling units shall conform to all applicable City codes and ordinances. Any such local requirements are not intended to abridge applicable State or Federal requirements with respect to the construction of the dwelling.
  - b. Dwelling units shall be permanently attached to a perimeter foundation. In instances where the applicant elects to set the dwelling on piers or other acceptable foundations which are not at the perimeter of the dwelling, then a perimeter wall shall also be constructed. Any such perimeter wall shall be constructed of durable materials and shall also meet all local requirements with respect to materials, construction and necessary foundations below the frost line. Any such wall shall also provide an appearance which is compatible with the dwelling and other homes in the area.
  - c. Dwelling units shall be provided with exterior finish materials similar to the dwelling units on adjacent properties or in the surrounding residential neighborhood.

- d. Dwelling units shall be provided with roof designs and roofing materials similar to the dwelling units on adjacent properties or in the surrounding residential neighborhood.
- e. Dwelling units shall be provided with an exterior building wall configuration which represents an average width to depth or depth to width ratio which does not exceed three (3) to one (1), or is in reasonable conformity with the configuration of dwelling units on adjacent properties or in the surrounding residential neighborhood. Each such dwelling unit shall provide a minimum width and depth of at least twenty (20) feet over eighty (80) percent of any such width or depth dimension.
- f. The dwelling shall contain storage capability in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to ten (10) percent of the square footage of the dwelling or one hundred (100) square feet, whichever shall be less.
- g. Any such home shall be anchored by an anchoring system approved by the City.

The Building Inspector may request a review by the Planning Commission of any dwelling unit with respect to items 3, 4 and 5 above. The Building Inspector or Planning Commission shall not seek to discourage architectural variation, but shall seek to promote the reasonable compatibility of the character of dwelling units, thereby protecting the economic welfare and property value of surrounding residential uses and the City at large. In reviewing any such proposed dwelling unit, the Building Inspector may require the applicant to furnish such plans, elevations and similar documentation as it deems necessary to permit a complete review and evaluation of the proposal. When comparing the proposed dwelling unit to similar types of dwelling areas, consideration shall be given to comparable types of homes within three hundred (300) feet. If the area within three hundred (300) feet does not contain any such homes, then the nearest twenty-five (25) similar type dwellings shall be considered.

**E. AREA AND BULK REQUIREMENTS:**

See 7.15, SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot by permitted land use, the maximum density permitted and providing minimum yard setback requirements.