

CHAPTER 1270  
R-M Multiple-Family Residence District

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CROSS REFERENCES

Regulation of location of trades, buildings and uses by local authorities - see M.C.L.A. Sec. 125.581

Regulation of buildings; authority to zone - see M.C.L.A. Sec. 125.582

Regulation of congested areas - see M.C.L.A. Sec. 125.583

Uses of land or structures not conforming to ordinances; powers of legislative bodies; acquisition of property - see M.C.L.A. Sec. 125.583a

**1270.01 STATEMENT OF PURPOSE.**

The R-M Multiple-Family Residence District is designed primarily for apartments, dwelling groups and duplexes. It is designed to promote a harmonious mixture of medium density residential types and related educational, cultural and religious land uses in a basically residential environment. (Ord. Unno. Passed 12-14-87.)

**1270.02 PRINCIPAL PERMITTED USES.**

In the R-M District, no uses shall be permitted, except the following, unless they are otherwise provided in this Zoning Code:

- (a) All principal permitted uses and permitted uses after special approval, as regulated in the R-1 District, provided that all lot area, width and setback requirements of the R-1 District shall apply;
- (b) Multiple family dwellings, including apartments, townhouses and dwelling groups used for rentals and/or condominiums;

- (c) State licensed adult foster care large group homes, subject to the following provisions:
- (1) The home is not located within 1,500 feet of another similar State licensed facility.
  - (2) One on-site parking space shall be provided for each employee in addition to the parking required for the dwelling or other accessory uses.
  - (3) A designated passenger loading/unloading area of adequate dimensions shall be provided near a barrier-free entrance to the facility.
  - (4) A loading/unloading area of adequate dimensions shall be provided for delivery vehicles servicing the facility.
  - (5) A landscaped buffer shall be provided along all property lines that abut a less intense land use and around the visible perimeters of all parking and loading/unloading areas. (Such buffer shall not block sight areas near streets or intersections.)
  - (6) All exterior lighting of entryways, parking spaces or loading/unloading areas shall not reflect onto adjacent properties and, preferably, should be motion-activated.
- (d) State licensed group day care homes, subject to the following provisions:
- (1) The home shall not be located closer than 1,500 feet to any of the following facilities, as measured along a street, road or other public thoroughfare, excluding an alley: another licensed group day care home; an adult foster care large group home licensed by the State of Michigan; a facility offering substance abuse treatment and rehabilitation services to seven or more people which is licensed by the State of Michigan; or a community correction center, resident home halfway house or other similar facility, which houses an inmate population under the jurisdiction of the Department of Corrections.
  - (2) All outdoor play areas shall be enclosed by a non-climbable fence that is at least forty-eight inches high.
  - (3) The property (landscaping and architecture) shall be maintained in a manner that is consistent with the character of the neighborhood. A group day care home should not require exterior modifications to the dwelling, nor should the front yard be the location of playground equipment, except on a corner lot.

- (4) Signage shall be limited to one non-illuminated nameplate, not to exceed two square feet in size, attached flush to a wall of the principal structure located on the property, and made of material that is compatible with the structure. The sign text shall be limited to the name of the day care operator and an address.
  - (5) Hours of operation shall not exceed sixteen hours in a twenty-four hour period, and activity shall not be permitted between the hours of 10:00 p.m. and 6:00 a.m. of the following day.
- (e) Recovery halfway or rehabilitation halfway houses, subject to the following provisions:
- (1) Such facility shall not be located within 1,500 feet of another similar State-licensed facility.
  - (2) One on-site parking space shall be provided for each employee in addition to the parking required for the dwelling. The driveway may be used for this purpose.
  - (3) The property (landscaping and architecture) shall be maintained in a manner that is consistent with the character of the neighborhood.
  - (4) A recovery or rehabilitation halfway house shall be located in an area reasonably accessible to public transportation, employment and vocational activities as well as other community resources and agencies which may be utilized by the facility's residents and have ready access to these services and agencies.
- (Ord. Unno. Passed 11-9-94.)

#### 1270.03 PERMITTED USES AFTER SPECIAL APPROVAL.

The following uses shall be permitted in the R-M District, subject to the conditions hereinafter imposed and subject, further, to the approval of the Planning Commission. Site plan review, in accordance with Section 1286.43, is required. Such permitted uses are as follows:

- (a) Municipal, State or Federal administrative or service buildings, provided that such buildings shall be located not less than fifty feet from any other lot or parcel in an R-M District;
- (b) Private schools and educational institutions;
- (c) General hospitals, subject to the following provisions:
  - (1) All such facilities shall be developed only on sites consisting of a least ten acres in area.
  - (2) All access to the site shall be from major streets or highways.
  - (3) The minimum distance of any main or accessory building from front, rear and side property lines shall be 100 feet for all two-story buildings.

- (d) Convalescent and/or nursing homes, not to exceed a height of two and one-half stories, when the following conditions are met:
  - (1) The proposed site shall have at least one property line abutting a major street. All ingress and egress to the off-street parking area, for guests, employees and staff, as well as for any other use of the facilities, shall be directly onto such major thoroughfare.
  - (2) No building shall be closer than twenty-five feet from any property line.
- (e) Accessory buildings and uses customarily incidental to the above uses. (Ord. Unno. Passed 11-9-94.)

#### 1270.04 SITE PLAN REVIEW.

For all uses permitted in an R-M District, except one-family dwellings, a site plan shall be submitted, and no building permit shall be issued until the site plan has been approved by the Planning Commission, in accordance with Section 1286.43. In addition to the criteria set forth in Section 1286.42, the Commission shall not recommend approval of any multifamily dwelling site plan which does not meet the following criteria:

- (a) All site plans shall show two means of ingress and egress to the project to permit adequate circulation for safety equipment, except that for projects under ten acres, one entranceway may be sufficient.
- (b) In all multiple projects of over 100 dwelling units, parking shall not be allowed along the main circulation drive.
- (c) All townhouse units must include an individual outdoor paved patio area of not less than 100 square feet in area.
- (d) There shall be not more than seven townhouses in any one attached row.
- (e) An apartment house shall not exceed 200 feet in length.
- (f) Townhouse units with attached garages may not include the space in front of the garage door as part of the parking requirement. Townhouse units with attached garages may reduce their parking requirement to one and one-half spaces per dwelling unit.

- (g) Apartment houses with underground parking or garages, excluding carports, may reduce their parking requirements to one and one-half spaces per dwelling unit.  
(Ord. Unno. Passed 12-14-87.)

**1270.05 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS.**

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Section 1286.44.

- (a) There shall be compliance with Act 419 of the Public Acts of 1976, as amended, and General Rules related thereto as adopted by the State Mobile Home Commission. (See Act 419 for setbacks, etc.).
- (b) A mobile home park shall have a minimum site size of ten acres.
- (c) A mobile home park shall be designed so that gross density shall not exceed seven mobile homes per acre.
- (d) Walkways shall be provided from each mobile home site to all service buildings, and must be constructed of either asphalt or concrete. Paved sidewalks shall also be installed on both sides of all internal roads, unless the Planning Commission deems that a sidewalk on only one side of the road is necessary, or that none is needed along a particular road. Walkways and sidewalks, where required, shall not be less than three feet in width.  
(Ord. Unno. Passed 12-14-87.)