

ARTICLE 8
RM RESIDENTIAL-MULTIPLE FAMILY DISTRICT

SECTION 8.01 STATEMENT OF PURPOSE

The Residential-Multiple Family District is designed to permit higher density residential use of land with various types of multiple dwellings and related uses. These areas shall be located only on major public thoroughfares. The purpose of this section is to encourage use of various types and sizes of residential units to meet the needs of different age, income, and family groups in the community.

SECTION 8.02 PERMITTED USES:

The following and no other shall be deemed Residential-Multiple Family uses and permitted in all Residential-Multiple Family Districts.

- A. Apartments, up to ten (10) units per acre.
- B. Duplexes, whether owner occupied or rental.
- C. Convalescent and Nursing homes.
- D. Condominiums, up to seven (7) units per acre.
- E. State licensed residential facilities, but not including adult foster care facilities licensed by a state agency for the care and treatment of persons released from or assigned to adult correctional institutions.
- F. Family day care homes.
- G. Group day-care homes subject to the requirements of Section 13.38.
(E-G Amended 9/6/2007, Effective 9/19/2007)

SECTION 8.03 DISTRICT PROVISIONS

The following restrictions and regulations apply to uses in Residential-Multiple Family Districts.

- A. Sewage disposal shall conform to the standards set forth in Section 13.03, General Provisions.
- B. Off-street parking shall be provided pursuant to Article 15.

- C. Safe ingress and egress to the site shall be required, including deceleration lanes and/or center turn lanes, if necessary.
- D. All signs shall conform to the standards in Section 13.26.
- E. Changes in water quality and quantity by site discharge run-off shall be mitigated on site unless public facilities are available.
- F. The site shall be established and maintained with landscaping consistent with the natural site qualities and functional needs.
- G. Outside trash storage shall be in covered containers within screened areas.
- H. Lot size and boundary lines shall be set as to adequately serve the functional needs of the site and safety considerations.
- I. All interior streets shall be paved, curbed, and dedicated to Livingston County.
- J. All condominiums shall provide at least one (1) garage space per unit.

SECTION 8.04 FRONTAGE, AREA, HEIGHT, AND PLACEMENT REQUIREMENTS

The following dimension restrictions apply to uses in Residential-Multiple Family Districts.

- A. No Residential-Multiple Family Districts shall be established on less than five (5) acres of land.
- B. Minimum lot size shall be 45,000 square feet net of setback requirements.
- C. Minimum building size (floor area) --1400 square feet, minimum unit size (floor area) --300 square feet; except convalescent homes may rent rooms of a minimum of 90 square feet if other amenities are provided.
- D. Setback building lines:
 - Front - 70 feet
 - Side - 50 feet
 - Rear - 50 feet
- E. Maximum building height-2 stories.
- F. Minimum frontage of 120 feet on a hard surface public road.

SECTION 8.05 SITE PLAN APPROVAL

All uses in the Residential -Multiple Family District shall require site plan approval, as provided in Article 19 of this ordinance.

Effective 4/19/84