

ARTICLE 17.00

RM-1, Multiple Family Residential District

Section 17.01 Statement of Purpose

The intent of the Multiple Family Residential District is to address the varied housing needs of Township residents by providing locations for development of multiple family housing at higher density than is permitted in single family districts. In addressing these housing needs, multiple family housing in the RM-1 District should be designed in consideration of the following objectives:

1. It is intended that developments in this district be designed to preserve significant natural features and promote public health, safety, and welfare. Preservation of open space, protection of flood prone areas, protection of wetlands, woodlands, and groundwater recharge areas, and preservation of other natural features is encouraged, consistent with state law.
2. Multiple family housing should be provided with necessary services and utilities, including public sanitary sewers and wastewater treatment, usable outdoor recreation space, and a well-designed internal road network.
3. Multiple family housing should be designed to be compatible with surrounding or nearby single family housing. Accordingly, multiple family development generally should be located where it serves as a transition zone between nonresidential and single family uses.
4. Multiple family developments should have direct access to a collector or arterial road.

Section 17.02 Permitted Uses and Structures

A. Principal Uses and Structures

In all areas zoned RM-1, Multiple Family Residential, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

1. All principal uses permitted in the R-1 District, Section 11.02, sub-section A.
2. Two-family dwellings.
3. Multiple family and single family attached housing, subject to the requirements in Section 8.03, sub-section B.
4. Temporary real estate auction, subject to the provision in Section 8.02, sub-section LL.
5. Temporary general auction, subject to the provision in Section 8.02, sub-section LL.
6. Adult Foster Family Homes, Family Day Care Homes, Child Foster Family Homes, and Child Foster Family Group Homes.

B. Accessory Uses and Structures

The following uses and structures accessory to principal uses and structures in the RM-1 District shall be permitted, subject to the provisions in Section 2.03:

1. Uses and structures incidental to and customarily associated with one family detached, two family, or multiple family dwelling units.
2. Private parks owned and maintained by a homeowner's association that are part of an approved plat or condominium project, or that are owned and maintained by the proprietor of the housing development.
3. Home occupations and home based businesses, subject to the provisions in Section 2.06.
4. Pens and enclosures for household pets.

5. Private swimming pools, subject to the provisions in Section 8.02, sub-section W.
6. Signs, subject to the provisions in Article 7.00.
7. Off-street parking, including private garages, carports, and community garages, subject to the provisions in Article 4.00.
8. Roof and building-mounted solar energy systems for individual use, subject to the requirements in Section 8.02, subsection QQ.4.

C. Special Uses

The following uses may be permitted by the Township Board, subject to the conditions specified for each use; review and approval of the site plan by the Planning Commission and Township Board; any special conditions imposed by the Planning Commission or Township Board that are necessary to fulfill the purposes of this Ordinance; and, the procedures and requirements set forth in Section 29.03.

1. An accessory apartment associated with a single family dwelling, subject to the provisions in Section 8.03, sub-section A.
2. General hospitals, subject to the provisions in Section 8.02, sub-section O.
3. Housing for the elderly.
4. Nursing homes and convalescent homes, subject to the provisions in Section 8.02, sub-section S.
5. Publicly owned and operated parks, parkways, and recreation facilities, institutional or community recreation centers, and non-profit swim clubs, subject to the provisions in Section 8.02, sub-section W.
6. Municipal buildings and uses that do not require outside storage of materials or equipment.
7. Public, parochial, and other private elementary, intermediate, or high schools licensed by the State of Michigan to offer courses in general education.
8. Public or private colleges, universities and other such institutions of higher learning, offering courses in general, technical, or religious education, subject to the following standards:
 - a. Minimum site size: forty (40) acres.
 - b. Minimum building setback: eighty (80) feet.
9. Adult Foster Care Large Group Homes and Adult Foster Care Congregate Facilities.
10. Religious institutions, subject to the provisions in Section 8.02, sub-section X.
11. Public or private golf courses, subject to the provisions in Section 8.02, sub-section N.
12. Group Child Care Homes, subject to the requirements in Section 8.02, sub-section Y.

Section 17.03 Development Standards

A. Site Plan Review

Site plan review and approval is required for all uses except detached one family residential uses, in accordance with Section 29.02.

B. Area, Height, Bulk, and Placement Regulations

Buildings and uses in the Multiple Family Residential District are subject to the area, height, bulk, and placement requirements in Article 28.00, Schedule of Regulations.

The following chart summarizes the regulations in Article 28.00, but the user is cautioned to refer to Article 28.00 for more detailed information and explanatory notes.

Regulations	
Minimum Lot Area	See Section 8.03(B)
Minimum Lot Width	200 ft.
Maximum Height	3 stories, 35 ft.
Maximum Building Coverage	25%
Minimum Front Setback	50 ft.
Minimum Side Setback	50 ft.
Minimum Rear Setback	50 ft.
Minimum Usable Floor Area	See Section 6.02, footnote P

C. Planned Development

Planned Development is permitted as a means to achieve the basic intent of this district, in accordance with Section 29.04.

Section 17.04 – Penalties and Enforcements

Any violation of this Ordinance, or any part thereof, shall be deemed a municipal civil infraction and is punishable by a fine not to exceed \$100.00. Upon notice of a violation, the appropriate Township employee shall investigate any violation and then make a determination as to whether the penalty shall be imposed. The imposition of a penalty for a violation shall not excuse the violation or be considered a permit to allow the violation to continue. Each day that a violation exists or continues to exist shall constitute a separate offense. The Township Supervisor or his/her designated agent is hereby authorized to write and serve municipal civil infraction tickets. This municipal civil infraction ticket shall serve as notice of the alleged violation. Proceedings for the municipal civil infraction shall proceed as provided in the Township Municipal Civil Infractions Ordinance.