

Article 5 RM and RMA: Multiple Dwelling Residential Districts

Section 500: Statement of Purpose

1. The Multiple Family Districts are designed to permit a more intensive residential use of land with various types of attached single-family homes, town houses, row houses, and garden apartments. These areas would be located with access to major or secondary thoroughfares and would generally serve as transitional uses between non-residential uses or high traffic areas and single-family homes. Various sizes of residential accommodations, for ownership or rental, would thereby be provided to meet the needs of the different age and family groups in the City.

2. The regulations in this Article shall apply to all RM districts and shall be subject further to the provisions of all other applicable provisions of this ordinance.

Section 510: 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 as permitted and regulated in the R1 Single Family districts unless otherwise provided under this ARTICLE.

2. Multiple-family dwellings.

4. Accessory buildings and uses customarily incident to any of the above permitted uses.

Section 520: Uses Permitted Subject to Special Conditions

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of a site plan by the Planning Commission:

1. Hospitals when the following conditions are met:
 - a. All such facilities shall be developed only on sites consisting of at least five (5) acres in area.

 - b. All vehicular access to the site shall be directly onto a major thoroughfare.

 - c. The minimum distance of any main or accessory building from bounding lot lines or streets shall be at least one hundred (100) feet.

2. Nursing or convalescent homes when the following conditions are met:

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- a. All such facilities shall be developed only on sites consisting of at least two (2) acres in area.
 - b. All access to the site shall be directly onto a major or secondary thoroughfare.
 - c. No building shall be closer than forty (40) feet to any property line.
 - d. There shall be provided on the site, not less than fifteen hundred (1,500) square feet of open space for each bed in the home. The fifteen hundred (1,500) 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.
3. Schools or government buildings when the following conditions are met:
 - a. No building shall be closer than forty (40) feet to any property line.
 - b. All access shall be directly onto a major or secondary thoroughfare.
 4. Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations, but not including storage yards.
 - a. Operating requirements necessitate the location within the district in order to serve the immediate vicinity.
 - b. The Planning Commission may impose additional landscaping to provide screening to residential areas.
 5. Accessory buildings and uses customarily incident to any of the above permitted uses.

Section 530: Required Conditions

1. For all permitted uses in the RM districts, the Planning Commission may require the use of marginal access drives in accordance with the City's Thoroughfare Plan and Section 1860, Marginal Access Drives.
2. See ARTICLE 16, GENERAL PROVISIONS and ARTICLE 15, SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot by permitted land use, maximum density permitted and minimum yard setback requirements.