

ARTICLE 7.00

Adopted: 02/11/2025

Effective: 02/19/2025

RM-1, RM-2, RM-3; MULTIPLE FAMILY RESIDENTIAL DISTRICTS

Section 7.01 Statement of Intent

The intent of the RM Districts is to address the various housing needs of the Township residents by providing locations for development of multiple family housing. These districts not only provide for the various housing needs of the Township but may also act as a transitional area between single-family residential and nonresidential uses. Multiple-family housing within the Township should be designed in consideration of the following objectives:

- Multiple family housing should preserve significant natural features of the site. Accordingly, preservation of open space, protection of flood prone areas, protection of wooded areas, and preservation of other natural features is encouraged.
- Multiple family housing should be provided with necessary services and utilities, including usable outdoor recreation space and well-designed internal road network.
- 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 a transition zone between single-family residential uses and non-residential uses.
- Multiple-family developments should have direct access to a paved thoroughfare.

Section 7.02 Permitted Uses and Structures

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

- A. Two-Family dwellings, including condominium.
- B. Multiple-Family dwellings, including condominium.
- C. Adult care facilities that provide care for up to six (6) individuals, including adult foster care facilities.
- D. Essential public services provided there is no building or outdoor storage yard.
- E. Museums, libraries, and municipal buildings.
- F. Cemeteries. (Subject to 17.02.H).
- G. Publicly owned and operated parks, parkways, and recreational facilities. (excluding Commercial Recreation and Indoor Recreation) (Subject to Section 17.02 AA).

- H. Single-family detached dwellings, including condominium.
- I. Childcare facilities that provide care for up to seven (7) individuals.

Section 7.03 Uses Permitted by Special Approval

- A. Convalescent homes, nursing homes, rest homes, and orphanages and congregate care facilities. (subject to Section 17.03.L)
- B. Hospitals (subject to Section 17.02.T)
- C. Essential public service buildings when operating requirements necessitate the location of said building at the specific site within the residential zoning district to serve the immediate vicinity (excluding outdoor storage yards) (subject to Section 17.02.O)
- D. Adult care facilities that provide care for seven (7) or more individuals. In accordance with applicable state laws, all such facilities shall be registered with or licensed by the Department of Social Services and shall comply with the minimum standards the State of Michigan has outlined for such facilities.
- E. Childcare facilities that provide care for eight (8) or more individuals. (subject to Section 17.02.B)
- F. Home occupations.
- G. Nursery schools.
- H. Golf Courses. (Subject to Section 17.02.S)
- I. Hospitals. (Subject to Section 17.02.T)
- J. Farms. (Subject to Section 17.02.P)
- K. Public or private stables. (Subject to Section 17.02.DD)
- L. Professional offices.
- M. Domestic Center.
- N. Public, private and parochial educational institutions providing elementary, intermediate, and high school programs and under the jurisdiction of a public school district board of education or a similar body authorized by the State of Michigan to provide primary and secondary education services. (Subject to Section 17.02 CC)
- O. Churches or other buildings used for religious worship. (Subject to Section 17.02.I)

Section 7.04 Permitted Accessory Uses

- A. Accessory buildings, uses, and activities customarily incidental to any of the above named

principal permitted uses.

Section 7.05 Development Standards and Requirements

A. Site Plan Review

Site plan review and approval shall be required for all uses, in accordance with Article 18.00.

B. Area, Height, Bulk, and Placement Regulations

Buildings and uses within the RM, Multiple Family Residential Districts are subject to the applicable area, height, bulk, and placement requirements in Article 16.00, Schedule of Regulations.

C. Paved Access

All roads within a condominium, subdivision, or other multiple family development shall be hard surfaced.

D. Other Provisions

All other applicable provisions of this Zoning Ordinance shall be complied with.