

ARTICLE 7
MULTIPLE-FAMILY RESIDENTIAL, RM-1

SECTION 700. INTENT

The RM-1, Multiple-Family Residential District regulations are intended to provide for multiple dwelling units and duplexes at a density consistent with infrastructure and land capacities, while providing a variety of housing options, including the single family home. The Multiple-Family Residential District is to be mapped primarily in areas where fire and police protection can be readily provided, where sanitary sewer and water service exists or is planned, and in near proximity to shopping centers, the Highland Station District and major thoroughfares. Generally, the regulations of this district are intended to:

- a) Provide a safe and convenient living environment that encourages an active lifestyle.
- b) Prevent overcrowding and/or overly intense use of resources by establishing minimum standards for unit size, spacing between buildings, private and public open space and other bulk and area considerations.
- c) Require high standards in housing developments so that attractive neighborhoods, quality housing design and construction and open space with appropriate amenities result.
- d) Allow for a mixture of residential units to address the housing needs and preferences of individuals across a wide range of demographic factors, such as income, age, health and household size.
- e) Protect natural features such as open areas, lakes, woodlands, wetlands, steep slopes and natural habitat that contribute to the overall quality of life.

SECTION 701. PRINCIPAL USES PERMITTED BY RIGHT: RM-1 DISTRICT

In an RM-1 Multiple-Family Residential District, no land shall be used and no building shall be erected except for one or more of the following uses unless otherwise provided in this Ordinance:

- 701-1. Multiple-family dwelling whether they are owned by a single entity or owned individually as part of a condominium project.
- 701-2. Single-family attached dwellings (such as duplexes and quadplexes)
- 701-3. Essential services as provided in Section 1801.
- 701-4. Accessory structures and uses customarily incident to any permitted use.

**SECTION 702. PRINCIPAL USES PERMITTED AS SPECIAL LAND USES:
RM-1 DISTRICT**

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use subject to standards and regulations provided in Article XI:

- 702-1 Convalescent homes and assisted living facilities.
- 702-2 Fraternities and sororities.
- 702-3 Hospitals.
- 702-4 Orphanages and similar child care homes.
- 702-5 Planned residential developments, including single family detached houses.

SECTION 703. ACCESSORY STRUCTURES AND USES: RM-1 DISTRICT

703-1 Accessory Structures and Land Uses

Accessory structures and land uses for individual tenants or unit owners may be permitted only as shown on a site plan approved by the Planning Commission and as set forth in the Master Deed and By-Laws governing an association. All accessory structures and land uses are subject to the lot size, yard and building bulk requirements set forth in this Article.

703-2. Accessory Structures and Land Uses permitted by Right

- a. Family Day Care home as defined in Article II.
- b. Home Occupations as defined in Article II.
- c. Signs as permitted in Article XV.
- d. Other accessory land uses and/or structures customarily incidental to principal uses permitted by right. Such structures include, but are not limited to management offices, maintenance sheds, playground equipment, group mailbox shelters, and swimming pools whether erected and maintained for the use of residents of an individual unit or for the shared use of all residents of a development.

703-3. Accessory Structures and Land Uses permitted as Special Land Uses:

- a. Adult day care and facilities, as regulated in Article XI.
- b. Group day care home, as regulated in Article II and as regulated in Article XI.
- c. Other accessory land and/or structure uses customarily incidental to principal uses permitted as special land uses.

- 703-4. Restrictions on Accessory Structures and Land Uses:
No accessory structure shall be constructed on any parcel prior to the time of construction of the principal structure or establishment of the principal uses to which it is accessory.

SECTION 704. RM-1 MULTIPLE DISTRICT AREA AND BULK REQUIREMENTS

- 704-1 Maximum allowable density:
In the RM-1 Multiple-Family District, the maximum allowable density varies by housing type, but may not exceed eight (8) dwelling units per net acre of site area. See the Building Bulk and Area Table (in this section) for further requirements.
- 704-2 Minimum Useable Floor Area
- a. In the RM-1 Multiple-Family District, the minimum allowable floor areas for various units are as follows:
 - 1) Efficiency 350 sq. ft.
 - 2) 1 bedroom units 600 sq. ft.
 - 3) 2 bedroom units 800 sq. ft.
 - 4) 3 bedroom units 1000 sq. ft.
 - 5) 4 bedroom units 1200 sq. ft.
 - b. No residential unit shall have more than one-third of its total area in a basement level.
 - c. Efficiency units are permitted only in congregate housing developments where common dining facilities are provided.
- 704-3. Design Standards
- a. The following standards apply to the parent parcel. The designer may propose appropriate setbacks between individual units provided the parent parcel setbacks are observed.

Housing Type	Max. Density (units/acre)	Max. Lot Coverage	Yard Setbacks			
			Front	One Side	Both Sides	Rear
Single-Family Detached	6	35%	30	10	15	30
Duplexes	6	45%	40	10	20	30
Townhouses	8	60%	40	30	30	30
Multiple Family	8	60%	50	30	30	30
Accessory Structure	n/a	10%	50	10	10	10

- b. In addition, the following setbacks apply regardless of housing type:
- 1) Subaqueous setback: All principle and accessory structures shall be set back at least 65 feet from the highwater mark of waterbodies and wetlands.¹
 - 2) Septic system setback: Septic systems shall not be constructed within 125 feet from the highwater mark of waterbodies and wetlands.
 - 3) Parking setback to adjacent properties: Parking is not allowed in any required front yard. Parking is permitted in side and rear yards provided the following minimum setbacks are observed:
 - (a) From side lot line: 20 feet
 - (b) From rear lot line: 20 feet
 - 4) Parking setback to front faces of residential buildings: There shall be a minimum separation of twenty feet between any common parking areas and the front faces of residential buildings. This regulation does not apply to spaces assigned to the residents of the nearest dwelling unit.
- c. In those cases where the site design includes groupings of like multiple-family or townhouse buildings, the buildings shall be designed and oriented to provide light, ventilation, privacy, public safety, fire safety and to achieve aesthetic harmony. The site plan should be designed to respect the following standards:
- 1) Front to front, rear to rear, parallel building shall have at least 70 feet between faces of the building.

¹ The subaqueous setback is applied in addition to the yard setbacks, regardless of whether the water body or wetlands is located on the subject parcel or other properties. The more restrictive of the two setbacks (required yard or subaqueous setback) applies.

- 2) A minimum yard space of 30 feet is required between end walls of buildings. If the buildings are set at right angles to each other, the distance between corners of the end walls of the building may be reduced to a minimum of 20 feet.
 - 3) A minimum yard space of 30 feet is required between end walls and front or rear faces of buildings.
- d. Maximum building length is 180 feet. Where the building length exceeds 80 feet, the architectural design shall include both projecting and recessing elements across the façade and roofline to interrupt the appearance of an unbroken plane. The difference between recessed and projecting elements shall be at least 4 feet.
- e. Where the site development consists of clusters of townhouses, no more than 20 percent of the total number of groupings shall contain more than 6 units with shared walls. In no case shall any grouping contain more than 8 units. Within any grouping, there shall be multiple front setbacks from the street edge, so that no more than 50 percent of the units share the same setback. The minimum variation between setbacks is 4 feet.

704-4 Site Design Flexibility

A site plan which does not meet the requirements set forth in Sections 704-3c through 704-3e may be approved provided that the design elements combine to create an aesthetically pleasing, functional design that meets the intent of those requirements. In considering such alternate designs, the Planning Commission may take into account such factors as whether the flexibility affords greater preservation of open space and natural features, whether it provides creative or innovative architectural design, or otherwise provides a community benefit that would not be otherwise feasible. Site plans shall be approved under the terms of this section upon a positive vote of six members of the Planning Commission.

704-4. Maximum Height of Structures:

- 1) For residential principal structures: 2 stories or 25 feet.
- 2) For accessory structures: 2 stories or 15 feet plus 1 foot for each additional 2 feet in setback beyond the minimum required setback for accessory structures to a maximum of 28 feet.

SECTION 705. MANDATORY OPEN SPACE

705-1 Required Area

At least 20 percent of the gross land area must be set aside as open space. At least 50 percent of the required open space must be contiguous and usable for passive or active recreation use (not including wetlands, water bodies or required landscaped buffers) and must meet the definition of “buildable land”. The Planning Commission may choose to divide the contiguous space requirement into multiple areas when the applicant demonstrates that the open space plan provides areas suitable for such outdoor recreation activities as walking paths, fitness stations, children’s play yards, ballfields or similar uses. The applicant is further encouraged to consider the uses of other publicly and privately held open space in near proximity, and to strive to provide diverse opportunities for recreation.

705-2 Open Space Plan

An open space plan must include calculations of areas set aside as open space, a description of the function or benefit such space confers upon the residents or the community at large, and a discussion of how the open space will be managed and maintained.

705-3 Open Space and Natural Features Preservation

- a. Natural features of the site shall be preserved to the greatest extent possible. The configuration of open space should provide connections to other greenways to promote wildlife migration and preserve habitat.
- b. All required open space must be set aside in perpetuity as required in Section 1722.
- c. The limits of mandatory open space shall be delineated on the ground by markers acceptable to the Planning Commission.

SECTION 706. OTHER REQUIREMENTS

See ARTICLES XI through XVIII for additional requirements where applicable.