ARTICLE 9
RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT

SECTION 9.00 INTENT

The RM-1 multiple family residential district is designed to provide for multiple-family dwellings and related uses. The RM-1 district also serves the basic need for an apartment type of housing unit in an otherwise low density single family community. RM-1 districts, because of their more intensive and extensive demands on community services, will be situated near proposed urban-like concentrations and an arterial road, as determined in the Tyrone Township Master Plan.

SECTION 9.01 PERMITTED PRINCIPAL USES

Site plan review, as defined in Article 23, shall occur for all uses in the RM-1 district. The review is required to find proper relationships and mitigate adverse effects from RM-1 uses upon adjacent properties, service roads, driveways, parking areas, open space and accessory buildings and uses.

A. **Single Family Dwellings.** Single family attached dwellings (townhouses, row houses, quadraplexes). See also Section 21.25.

B. **Duplex Dwellings.** Two-family dwellings. See also Section 21.25.

C. **Multiple Dwellings.** Multiple dwellings (garden-type apartments). See also Section 21.25.

D. **Essential Services.** Essential services excluding outside storage. (Site plan review according to Article 23 is required for all essential services.)

E. **Care Facilities.** State licensed child and adult care facilities as permitted by Section 21.42.

SECTION 9.02 PERMITTED ACCESSORY USES

A. **Customary Buildings.** Buildings and structures customarily accessory to the principal permitted uses. See also Section 21.02.

SECTION 9.03 SPECIAL LAND USES

Due to the unique characteristics of special land uses, site plan review and issuance of a special land use permit according to Articles 22 and 23 are required.

A. **Convalescent homes**.

B. **Licensed Care Facilities.** State licensed child and adult care facilities as permitted by Section 21.42.

SECTION 9.04 GENERAL REQUIREMENTS FOR RM-1 USES

Multiple-Family Dwellings. Multiple-family dwellings are subject to the following conditions:

A. **Arterial Road.** The proposed use shall have one (1) property line abutting a paved arterial road. All ingress and egress shall be directly onto or from said arterial.

B. **Service Area.** The entire area of the site shall be treated so as to service only the residents of the multiple-family development, and any accessory buildings, uses or services shall be developed solely for the use of residents of the main buildings. Uses considered hereinafter as accessory uses include: temporary sales, or leasing offices, parking structures, swimming pools, recreation areas and other similar uses.

C. **Landscaping.** Landscaping shall be provided as defined in Section 21.35.

D. **Utilities.** Waste water disposal facilities and water system shall meet all requirements of and be approved by the appropriate health authorities.

SECTION 9.05 REFERENCES TO ADDITIONAL STANDARDS AND REGULATIONS

The following list of references includes additional standards and regulations applicable to any proposed use in this district:

A. Article 2: Definitions
B. Article 20: Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
C. Article 21: General Provisions: Regulations for single family dwellings; site condominiums; illegal dwellings; accessory uses, temporary buildings and structures; fences; reception antennae; limitations on clearing and grading site, etc.
D. Article 23: Site Plan Review and Project Evaluation Report
E. Article 24: Private Road and Shared Private Driveway Standards
F. Article 25: Off-Street Parking and Loading Regulations
G. Article 27: Outdoor Advertising and Sign Regulations
H. Ord. 25: Subdivision Control Ordinance

REVISIONS:
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