

ARTICLE 7 - RM - MULTIPLE FAMILY RESIDENTIAL DISTRICT

SECTION 700. INTENT

The Multiple Family Residential District is intended to provide areas for two-family and multiple family dwellings and related uses with a higher overall density. These districts are intended to be located in close proximity to the higher density uses, services and pedestrian oriented access of the Village of Capac.

SECTION 701. PRINCIPAL PERMITTED USES

In the 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 uses:

- A. Two-Family dwellings in accordance with Section 1100.
- B. Multiple-family dwellings in accordance with Section 1100.
- C. Independent elderly housing that includes higher density apartment and townhome housing similar to multiple family development that may have common community rooms and kitchen facilities. This use does not include convalescent, nursing home or assisted living facilities.
- D. Public buildings and uses without storage yards, excluding post offices, public museums, and public libraries.
- E. Public parks and playgrounds.
- F. State licensed family day care homes.
- G. Uses similar to the principal permitted uses listed above may be permitted by the Planning Commission based upon findings of fact.

SECTION 702. SPECIAL LAND USE

The following special land uses shall be permitted only after review and approval by the Planning Commission, subject to the requirements and standards of Article 13 and the submission of a site plan conforming with the requirements of Section 1215:

- A. Convalescent or rest homes, and assisted living (Section 1313).
- B. Educational Institutions (Section 1314).
- C. Group Day Care Homes (Section 1312).
- D. Churches and public buildings (Section 1303).
- E. Public buildings and uses with outdoor storage yards (Section 1322).

- F. Utility and public service facilities (Section 1316).
- G. Single-family dwellings in accordance with Section 1100 and provided:
 - 1.) The location of the proposed single-family dwelling shall be in an area conducive to single-family development and appropriately buffered from more intensive uses permitted in the district.
 - 2.) All single-family structures shall be setback at least 30 feet from any property line shared with a multiple-family or non-residential use.
 - 3.) Lot dimensions and development shall conform with the R-1 district standards.

SECTION 703. ACCESSORY STRUCTURE AND USES

Accessory buildings, structures and uses shall be permitted in accordance with Section 1203.

SECTION 704. DEVELOPMENT REGULATIONS

- A. Site plans as required in Section 1215 of this Ordinance shall be submitted to the Planning Commission for its review and approval prior to issuance of a Building Permit for all uses in the RM District.
- B. See Section 1204 regulating the screening of off-street parking areas for nonresidential uses permitted in the RM District. All off-street parking shall be arranged so as to minimize any impact on adjacent residential properties.
- C. See Article 12, General Provisions, regarding general requirements, which may relate to uses permitted in the district.
- D. Except where otherwise regulated in this Article, refer to Article 1100, Schedule of District Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, the maximum density permitted providing minimum yard setback requirements and development options.
- E. No required front yard space in any RM district shall be used for the storage or parking of vehicles or any other materials or equipment.