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## **Zoning Map - RM-2 Multiple Family Residential**

### **Future Land Use - Moderate Density Multiple Family**

#### **Section 27.01. Statement of purpose.**

The intent of the multiple-family residential district is to address the varied housing needs of township residents by providing locations for development of multiple-family housing at a higher density than is permitted in the single-family districts. In addressing these housing needs, multiple-family housing in the RM-2 district should be designed in consideration of the following objectives:

- Multiple-family housing developments 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 a well-designed internal road network.
- Multiple-family housing should be designed to be compatible with surrounding or nearby single-family housing. Accordingly, one and two-story housing is considered appropriate in the RM-2 district.
- Multiple-family developments in the RM-2 district should have direct access to a collector road or major thoroughfare.

#### **Section 27.02. Permitted uses and structures.**

A. *Principal uses and structures.* In all areas zoned RM-2 multiple-family residential district, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

1. Single-family attached dwellings, townhouses, and apartments, as defined in article 3.00, and subject to the provisions in section 19.03, subsection A.
2. Two-family dwellings.
3. Publicly owned and operated parks, parkways, and recreation facilities.
4. Private parks owned and maintained by a homeowner association or the proprietor of a housing project.
5. State licensed residential facility, which are permitted in all residential zones and not subject to a special use permit different from those required for other dwellings of a similar density subject to the regulations in Section 206 of Michigan Public Act 110 of 2006, as amended, which are permitted in all residential zones and not subject to a special use permit different from those required for other dwellings of a similar density.
6. Home occupations, subject to the provisions in section 12.05.
7. Essential services, subject to the provisions in section 12.14.
8. Senior housing, subject to the standards in section 19.03, subsection D.
9. Uses and structures accessory to the above, subject to the provisions in article 18.00, including, but necessarily limited to the following:
  - a. Pools for the exclusive use of residents and their guests.

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- b. In a new housing development, temporary use of a residence as a model during the period of construction and selling or leasing of homes in the development.
  - c. Private garages, carports, or community garages.
  - d. Signs, subject to the provisions in article 16.00.
- B. *Special land uses.* The following uses may be permitted by the township board, subject to: The conditions specified for each use; review and approval of the site plan by the planning commission and township board; any special conditions imposed by the planning commission or township board that are necessary to fulfill the purposes of this Ordinance; and, the provisions set forth in article 6.00.
- 1. Single-family detached dwellings, subject to the area, height, bulk, and placement requirements for single-family dwellings in the R-0.3 district, article 25.00.
  - 2. Boarding houses, rooming houses, and tourist homes; provided that no such facility shall contain more than four rental units.
  - 3. Municipal buildings and uses which do not require outside storage of materials or equipment.
  - 4. Public, parochial, and other private elementary, intermediate, or high schools licensed by the State of Michigan to offer courses in general education.
  - 5. Public or private colleges, universities and other such institutions of higher learning, offering courses in general, technical or religious education.
  - 6. Hospitals, subject to the provisions in section 19.02, subsection P.
  - 7. Nursing homes or convalescent homes, subject to the provisions in section 19.02, subsection V.
  - 8. State licensed residential facilities which require a special use permit, subject to the regulations in Section 206 of Public Act 110 of 2006, as amended, and child care centers; these uses are subject to the provisions in section 19.02.O.
  - 9. Religious institutions, subject to the provisions in section 19.02, subsection AA.
  - 10. Public or private golf courses, including country clubs, subject to the provisions in section 19.02, subsection N.
  - 11. Private noncommercial recreational facilities, such as a community center for the housing project.
  - 12. Facilities which provide housing, education, and supervision for abused, neglected, or delinquent children who are generally under the supervision of the probate court, subject to the following requirements:
    - a. *Minimum lot size.* Ten acres.
    - b. *Access.* All such facilities shall have direct access to a paved thoroughfare.
    - c. *Security.* The developer shall demonstrate that the facility has sufficient supervision and security in the event that delinquent children are to be housed at the facility.

(Ord. No. 10-16, pt. 11, 11-9-2016; Ord. No. 12-20, § 8, 1-4-2021)