

**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:

- Article 2: Definitions
- Article 20: Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
- 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.

- Article 23: Site Plan Review and Project Evaluation Report
- Article 24: Private Road and Shared Private Driveway Standards
- Article 25: Off-Street Parking and Loading Regulations
- Article 27: Outdoor Advertising and Sign Regulations
- Ord. 16: Subdivision Control Ordinance
- Ord. 25: Land Division Ordinance

REVISIONS:

2007 April - 9.03.B