

ARTICLE VI

RM-1 (LOW RISE), RM-2 (LOW RISE), AND RM-3 (HIGH RISE), MULTIPLE FAMILY RESIDENTIAL DISTRICTS

PREAMBLE

The RM-1 (Low Rise) and RM-2 (Low Rise) Multiple Family Residential Districts are designed to provide sites for multiple dwelling structures with height restrictions compatible with one (1) family residential districts, to serve the limited needs for the apartment type of unit in an otherwise one (1) family residential community, and to provide zones of transition. The RM-1 (Low Rise) District is intended generally for the development of a planned complex of buildings on acreage parcels. The RM-2 District is intended for limited usage in areas where land use transition is desired, and lower density than RM-3 is desired. The RM-3 (High Rise) Multiple Family Residential District is established to provide sites for higher density multiple dwelling structures characterized by height in excess of two and one-half (2 1/2) stories. This District is further designed to provide for extensive open space settings for multiple high rise structures.

SECTION 600. PRINCIPAL USES PERMITTED:

In the RM-1, RM-2, and RM-3 Multiple Family Districts, no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance:

1. Two (2) family dwellings (RM-1 or RM-2 Districts only).
2. Multiple Family dwellings.
3. Accessory buildings and accessory uses customarily incidental to any of the above principal uses permitted.
4. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Section 1827 and which are not listed below as special land uses.

SECTION 601. SPECIAL LAND USES PERMITTED:

The following uses may be permitted under the purview of Section 1818 by the City Council, after site plan review and Public Hearing by the Planning Commission, and subject further to such other reasonable conditions which, in the opinion of the City Council, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and City of Auburn Hills:

1. Boarding and rooming dwellings.
2. All R (One Family Residential) Special Land Uses not allowed herein as Principal Permitted Uses.
3. Convalescent homes, provided the following conditions are met:
 - A. Each convalescent home shall be located on a parcel of property no less than three (3) acres in site size (net).
 - B. Each home shall have all ingress and egress to the facility directly from a planned major thoroughfare with an existing or proposed right-of-way of not less than one hundred and twenty (120) feet.
 - C. Each unit shall be a minimum of three hundred (300) square feet in floor area.
 - D. Each development shall have a maximum coverage of all buildings on the site of no more than thirty (30%) percent of the net site area. Unit density shall not exceed twenty (20) units per acre.
 - E. Buildings may exceed two (2) stories or twenty-five (25) feet in height, provided that minimum setback requirements shall be increased by one (1) foot for each one (1) foot in height of the building over two (2) stories.
 - F. Front yard setbacks shall be a minimum of forty (40) feet. Side and rear yard setbacks shall be a minimum of thirty (30) feet.
 - G. Each facility shall provide on site a minimum of one (1) parking space for every four (4) beds within the facility at maximum occupancy, plus one (1) space for each one (1) employee.

- H. Each facility shall provide as part of the entire development a minimum of one thousand (1,000) square feet of open space for every one (1) bed at maximum capacity, of which four hundred (400) square feet must be kept in approved landscaping.
 - I. No portion of a building face shall exceed two hundred (200) feet in length, except after the provision of a horizontal building face offset of at least thirty (30) feet in depth. With such an offset, the maximum building length can be increased to four hundred (400) feet. Building elements in excess of two hundred (200) feet in length can further be interconnected by a building element having a minimum width of fifty (50) feet, which also varies by a minimum of one (1) story in height from the building elements on either side. In conjunction with these standards, the total building complex can have no elevation exceeding six hundred (600) feet in length.
 - J. In all convalescent home projects where fifty (50) or more units may be developed on a total parcel, or as part of a total complex, a main collector service drive with a width of at least twenty-four (24) feet back-of-curb to back-of-curb with a four (4) foot wide walkway along one (1) side (total width of five (5) feet) may be required by the City Council and, if required, shall be built according to current City standards for collector thoroughfares. Easements for private collector thoroughfares shall also be provided to the City of Auburn Hills. All such interior dedicated rights-of-way or easements may be utilized for density computations.
4. Senior citizen congregate care living facilities and independent housing for the elderly facilities, provided the following conditions are met:
- A. Each project shall be located on a parcel of property no less than three (3) acres in site size (net).
 - B. Each project shall have all means of ingress and egress to the site directly from a planned major thoroughfare with an existing or proposed right-of-way of not less than one hundred and twenty (120) feet.
 - C. In independent housing for the elderly facilities all efficiency and one (1) bedroom units shall be a minimum of five hundred and fifty (550) square feet, and all two (2) bedroom units shall be a minimum of eight hundred (800) square feet. No unit with more than two (2) bedrooms shall be allowed.
 - D. The maximum coverage of all buildings on each site shall total no more than thirty (30%) percent of the net site area. Unit density shall not exceed twenty (20) units per acre.
 - E. Buildings may exceed two (2) stories or twenty-five (25) feet in height, provided the minimum setback requirements shall be increased by one (1) foot for each one (1) foot in height of the building over two (2) stories.
 - F. Front yard setbacks shall be a minimum of fifty (50) feet. Side and rear yard setbacks must be a minimum of thirty (30) feet.
 - G. Each independent or congregate housing for the elderly project shall provide on site a minimum of one-half (1/2) parking space for each one (1) unit, plus one (1) space for each one (1) employee.
 - H. Each project shall provide as part of the entire development a minimum of one thousand five hundred (1,500) square feet of open space for each one (1) unit, of which six hundred (600) square feet must be kept in approved landscaped areas.
 - I. No portion of a building face shall exceed two hundred (200) feet in length, except after the provision of a horizontal building face offset of at least thirty (30) feet in depth. With such an offset, the maximum building length can be increased to four hundred (400) feet. Building elements in excess of two hundred (200) feet in length can further be interconnected by a building element having a minimum width of fifty (50) feet, which also varies by a minimum of one (1) story in height from the building elements on either side. In conjunction with these standards, the total building complex can have no elevation exceeding six hundred (600) feet in length.
 - J. In all congregate care developments where fifty (50) or more units may be developed on a total parcel, or a part of a total complex, a main collector service drive with a width of at least twenty-four (24) feet back-of-curb to back-of-curb with a four (4) foot wide walkway along one (1) side (total width of five (5) feet) may be required by the City Council and, if required, shall be built according to current City standards for collector thoroughfares.

- Easements for private collector thoroughfares shall also be provided to the City of Auburn Hills. All such interior dedicated rights-of-way or easements may be utilized for density computations.
5. U.S. Department of Housing and Urban Development, Section 202 Housing Facilities provided the following conditions are met:
 - A. Each project shall be located on a parcel of property no less than three (3) acres in site size (net).
 - B. Each project shall have all means of ingress and egress to the site directly from a planned major thoroughfare with an existing or proposed right-of-way of not less than one hundred and twenty (120) feet.
 - C. All units shall be a minimum of five hundred and thirty-five (535) square feet.
 - D. The maximum coverage of all buildings on each site shall total not more than forty (40%) percent of the net site area. Unit density shall not exceed thirty (30) units per acre.
 - E. Buildings may exceed two (2) stories or twenty-five (25) feet in height, provided that minimum setback requirements shall be increased by one (1) foot for each one (1) foot in height of the building over two (2) stories.
 - F. Front yard setbacks shall be a minimum of fifty (50) feet. Side and rear yard setbacks must be a minimum of thirty (30) feet.
 - G. Each project shall provide on site a minimum of one (1) parking space for each one (1) unit, plus one (1) space for each one (1) employee.
 - H. Each project shall provide as part of the entire development a minimum of one thousand five hundred (1,500) square feet of open space for each one (1) unit, of which six hundred (600) square feet must be kept in approved landscaped areas.
 - I. The maximum length of any building along any one (1) facade shall be no more than two hundred and fifty (250) feet.
 - J. In all developments where fifty (50) or more units may be developed on a total parcel, or as a part of a total complex, a main collector service drive with a width of at least twenty-four (24) feet back-of-curb to back-of-curb with a four (4) foot wide walkway along one (1) side (total width of five (5) feet) may be required by the City Council and, if required, shall be built according to current City standards for collector thoroughfares. Easements for private collector thoroughfares shall also be provided to the City of Auburn Hills. All such interior dedicated rights-of-way or easements may be utilized for density computations.
 6. Utility and public service facilities and uses (without storage yards) such as gas regulator stations and substations only when operating requirements necessitate the locating of such facilities within the District in order to serve the immediate vicinity.
 7. Farms, except livestock, when on parcels totaling five (5) acres or more. The keeping of a horse may be permitted and shall require at least two (2) acres for the first horse, plus one (1) acre for each additional horse. In no instance shall the keeping of a horse be allowed in subdivisions on platted lots of less than two (2) acres.
 8. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.
 9. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828.

SECTION 602. AREA AND BULK REQUIREMENTS:

See Article XVII, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and the maximum density permitted.