

CHAPTER 1157

RM-1 and RM-2 Multiple-Family Residential Districts

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CROSS REFERENCES

Nonconforming uses - see P.& Z. Ch. 1179

Accessory buildings - see P.& Z. Ch. 1181

Off-street parking and loading - see P.& Z. Ch. 1183

Signs - see P.& Z. 1187.03

Residential entranceway - see P.& Z. 1187.05

Residential fences - see P.& Z. 1187.08

1157.01 INTENT.

The RM-1 and RM-2 Multiple-Family Residential Districts are designed to provide sites for multiple-family dwelling structures, and related uses, which will generally serve as zones of transition between the non-residential districts and lower density Single-Family Districts. The Multiple-Family Districts are further provided to serve the limited needs for the apartment type of unit in an otherwise medium density, single family community.

(Ord. 82-1970. Passed 11-2-70.)

1157.02 PRINCIPAL USES PERMITTED.

In a 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 specified uses unless otherwise provided in the Zoning Ordinance.

- (a) All uses permitted and as regulated in the "R-T" Two-Family Residential District.
- (b) Multiple-Family dwellings.
- (c) Housing for the elderly.
- (d) Accessory buildings and uses customarily incident to any of the above permitted uses.

(Ord. 82-1970. Passed 11-2-70.)

1157.03 REQUIRED CONDITIONS.

(a) In the case of multiple dwelling developments, all site plans shall be submitted to the Planning Commission for its review and approval prior to issuance of a building permit.

(b) Approval shall be contingent upon a finding that:

- (1) The site plan shows that a proper relationship exists between local streets and any proposed service roads, driveways and parking area to encourage pedestrian and vehicular traffic safety; and
- (2) All the development features including the principal building or buildings and any accessory buildings, or uses, open spaces and any service roads, driveways and parking areas are so located and related to minimize the possibility of any adverse effects upon adjacent property, such as, but not limited to channeling excessive traffic onto local residential streets, lack of adequate screening or buffering of parking or service areas, or building groupings and circulation routes located as to interfere with police or fire equipment access.

(Ord. 82-1970. Passed 11-2-70.)

1157.04 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

- (a) General hospitals, with no maximum height restrictions, when the following conditions are met:
 - (1) All such hospitals shall be developed only on sites consisting of at least ten acres in area.
 - (2) All access to the site shall be in accordance with Section 1187.11.
 - (3) The minimum distance of any main or accessory building from boundary lot lines or streets shall be at least 100 feet for front, rear and side yards for all two story structures. For every story above two, the minimum yard distance shall be increased by at least twenty feet.
- (b) Convalescent or nursing homes and orphanages when the following conditions are met:
 - (1) There shall be provided on the site, not less than 1,500 square feet of open space for each bed in the home. The 1,500 square feet of land area shall provide for landscape setting, off-street parking, service drives, loading space, yard requirement and accessory uses, but shall not include the area covered by main or accessory buildings.
 - (2) No building shall be closer than forty feet to any property line.
- (c) Mortuary or funeral establishments:
 - (1) When adequate assembly area is provided off-street for vehicles to be used in funeral procession, provided further that such assembly area shall be provided in addition to any required off-street parking area. A caretakers residence may be provided within the main building of mortuary establishment.
 - (2) All access to the site shall be in accordance with Section 1187.11. (Ord. 82-1970. Passed 11-2-70.)
- (d) Residential Social Service Facilities, including both Family Homes and Group Homes licensed under Ohio R.C. 5123.19, subject to the provisions of Section 1187.12.
- (e) Accessory buildings and uses customarily incident to any of the above permitted uses. (Ord. 163-1984. Passed 12-17-84.)
- (f) Bed and Breakfast Homes subject to the provisions of Section 1187.15.

(g) Bed and Breakfast Inns subject to the provisions of Section 1187.15.
(Ord. 4-2003. Passed 3-3-03.)

1157.05 AREA AND BULK REQUIREMENTS.

See Section 1177.01 limiting the height and bulk of buildings, the minimum size of lot permitted by land use, maximum density permitted and providing minimum yard setback requirements. (Ord. 82-1970. Passed 11-2-70.)