

RM MULTIPLE - FAMILY RESIDENTIAL DISTRICT

SECTION 1.60 - INTENT:

The RM Multiple-Family District is 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 District is further provided to serve the limited needs for the apartment type of unit in an otherwise medium density, single family community.

SECTION 1.61 - 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 this Ordinance:

1. All uses permitted and as regulated in the RT-Two Family Residential District.
2. Multiple-Family dwellings.
3. Housing for the elderly.
4. Accessory buildings and uses customarily incident to any of the above permitted uses.

SECTION 1.62 - REQUIRED CONDITIONS:

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 zoning permit.

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.

SECTION 1.63 - PRINCIPLE 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:

1. General hospitals, with no maximum height restrictions, when the following conditions are met:
 - a. All such hospitals shall be developed only on sites consisting of at least ten (10) acres in area.
 - b. All access to the site shall be in accordance with SECTION 1.116.
 - c. The minimum distance of any main or accessory building from bounding lot lines or streets shall be at least one hundred (100) feet for front, rear, and side yards for all two (2) story structures. For every story above two (2), the minimum yard distance shall be increased by at least twenty (20) feet.
2. Convalescent or nursing homes and orphanages when the following conditions are met:
 - a. There shall be provided on the site, not less than fifteen hundred (1,500) square feet of open space for each bed in the home. The fifteen hundred (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.
 - b. No building shall be closer than forty (40) feet to any property line.
3. Mortuary of Funeral Establishments:
 - a. 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.
 - b. All access to the site shall be in accordance with SECTION 1.116.
4. Accessory buildings and uses customarily incident to any of the above permitted uses.

SECTION 1.64 - AREA AND BULK REQUIREMENTS:

See SECTION 1.90 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.

RT TWO-FAMILY RESIDENTIAL DISTRICT

SECTION 1.50 - INTENT:

The RT Two-Family Residential District is designed to afford a transition of use in existing housing areas by permitting new construction or conversion of existing structures between adjacent residential and commercial, office, thoroughfares, or other uses which would affect residential character. This district allows the construction of new two-family residences where slightly greater densities are permitted.

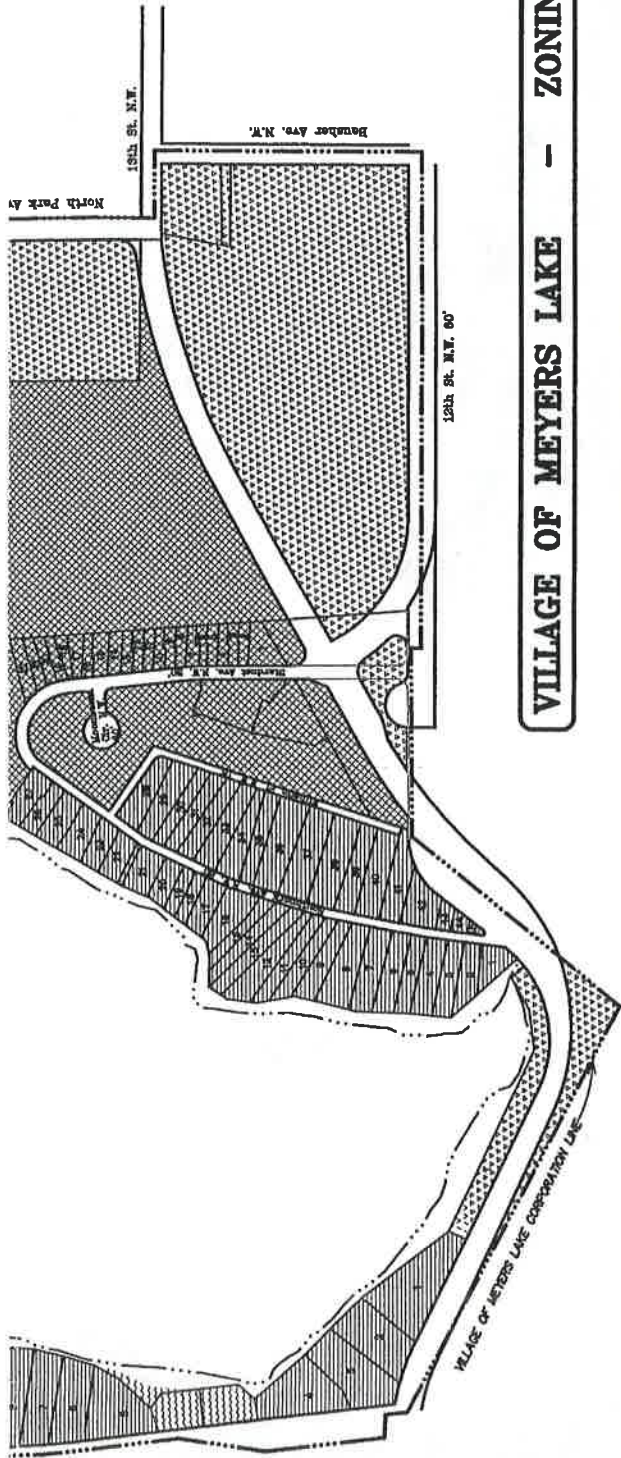
SECTION 1.51 - PRINCIPAL USES PERMITTED:

In a Two-Family Residential District, no building or land shall be used and no building shall be erected for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. All uses permitted and as regulated in the One-Family Residential Districts. The standards of the "SCHEDULE OF REGULATIONS" applicable to the R1 and R2 One-Family Residential District, shall apply as minimum standards when one-family detached dwellings are erected.
2. Two-Family dwellings.
3. Accessory buildings and uses customarily incident to any of the above permitted uses.

SECTION 1.52 - AREA AND BULK REQUIREMENTS:

See SECTION 1.90 limiting the height and bulk of buildings, the minimum size of lot permitted by land use, the maximum density permitted, and providing minimum yard setback requirements.



VILLAGE OF MEYERS LAKE -- ZONING MAP

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|--|-----|-----------------------------|
| | FP | Flood Plain |
| | OS | Open Space |
| | R1 | One-Family Residential |
| | R2 | One-Family Residential |
| | RT | Two-Family Residential |
| | RM | Multiple-Family Residential |
| | O1 | Office |
| | B1 | Neighborhood Business |
| | PUD | Planned Unit Development |



VILLAGE OF MEYERS LAKE
ZONING MAP
SCALE: 1"=400'

REVISED: 1/25/07