

**Article 700
Multi-Family Residential Regulations**

701	Purpose.	706	Height Regulations.
702	Permitted uses.	707	Accessory use regulations.
703	Development area and density regulations.	708	Landscaping and screening requirements.
704	Site development regulations.	709	General regulations.
705	Dwelling unit requirements.	710	Site plan and design review.

701 PURPOSE.

The Multi-Family Residential District (RMF-1) is created to provide for a variety of housing types, including garden apartments, attached single-family units (also known as townhouses), condominiums and other housing facilities of a similar character and density in those areas suitable for such developments within the Township. Areas shall be rezoned and multi-family projects approved only when public sewer and water services are available or when adequate treatment plants are provided in conjunction with public water.

702 PERMITTED USES.

In the RMF-1 District, land and structures shall be used or occupied, and structures shall be erected, reconstructed, enlarged, moved or structurally altered, only for a use specified in subsections a. through c. below.

- a. Principal Uses. The principal uses enumerated in Schedule 702 denoted with a “P”, are permitted by right in the district indicated provided that all requirements of this Resolution have been met.
- b. Conditional Uses. The categories of conditional uses enumerated in Schedule 702 denoted with a “C”, may be permitted in the district indicated, provided they conform to the conditions, standards and requirements of Article 1500 and are approved for a particular zoning lot in accordance with the administrative procedures in Article 2300.
- c. Accessory Uses. Accessory uses, buildings and structures which are clearly incidental, subordinate and customary to a permitted principal or conditional use provided they conform to the regulations in Section 707. Accessory uses include, but are not limited to the following:
 - 1. Off-street parking and loading facilities, in compliance with Article 1700.
 - 2. Signs, in compliance with Article 1600.
 - 3. Accessory buildings,

4. Swimming pools, community centers and other recreational facilities for the use of the residents,
5. Fences, walls, and hedges,
6. Home occupations.

Schedule 702

PERMITTED USE	RMF-1 Multi-Family Residential	See Also
a. RESIDENTIAL		
1. Multi-Family Developments, including attached single-family and/or apartment units	P	--
2. Senior Citizen Developments	C	1507.a.13
3. Family Home for Disabled Persons	C	1507.a.7
4. Group Home for Disabled Persons	C	1507.a.8
b. COMMUNITY FACILITIES		
1. Child Day Care Center, Nursery School, Adult Day Care	C	1507.a.4
2. Churches	P	--
3. Library		--
4. Nursing Homes, intermediate and long-term care facilities	C	1507.a.9
5. Public Safety Facilities	C	--
6. Schools for Academic Instruction (private or parochial)	C	1507.a.12
7. Wireless telecommunication towers	C	Article 1900
c. OPEN SPACE/RECREATIONAL		
1. Golf Courses	C	1507.a.6
2. Parks and Playgrounds	C	1507.a.10
3. Swimming Pools (public or semipublic)	C	1507.a.15

703 DEVELOPMENT AREA AND DENSITY REGULATIONS.

Land area shall be divided and developed, and dwelling units shall be erected, altered, moved or maintained in an RMF-1 District only in compliance with the following area regulations to ensure that each development creates an appropriate residential environment.

- a. Minimum Development Area. The gross area of a tract of land proposed to be developed shall be not less than that set forth in Schedule 703.h for the district in which the development is proposed. The entire tract of land to be developed shall be considered one zoning lot.
- b. Buildings on a Lot. More than one building may be developed on the same zoning lot for a multi-family development.
- c. Minimum Frontage. Each zoning lot shall abut upon a public street for a distance not less than 100 feet. Buildings may be arranged in a group and all buildings need not front on a public street.
- d. Maximum Dwelling Units. The density of a residential development shall not exceed the number of dwelling units per acre set forth in Schedule 703.h for the district in which the development is located. The total number of dwelling units permitted shall be calculated by multiplying the total land area, exclusive of public rights-of-way existing at the time the application is submitted, by the number of dwelling units permitted per acre.
- e. Maximum Number of Attached Single-Family Units. A building comprised of attached single-family units shall have not more than six such units attached.
- f. Maximum Building Coverage. The maximum building coverage of the lot, including all areas covered by accessory buildings, shall not exceed the percentage of the total area of the development project set forth in Schedule 703.h.
- g. Minimum Open Space. The area of the lot that shall be devoted to common open space shall not be less than the percentage of the total area of the development project set forth in Schedule 703.h.
 1. Other common areas including parking areas, land fragments between two or more buildings, land fragments between buildings and parking areas, and required yards between project boundaries and buildings or parking areas shall not be included as common open space.
 2. Any common open space area devoted to recreational activities shall be of a useable size and shape suitable for the intended purposes of the area as determined by the Zoning Commission.
 3. The common open space shall either be:
 - A. Retained by the owners of the development project; or

- B. Dedicated to a homeowners association or similar legal entity that shall have title to the land to be retained as common open space;

Schedule 703.h

	RMF-1
1. Minimum Development Area	5 acres
2. Maximum Dwelling Units per Acre	12
3. Maximum Coverage of All Buildings	30%
4. Minimum Open Space	20%

704 SITE DEVELOPMENT REGULATIONS.

The following site development regulations are established to regulate the location, privacy and screening of dwelling units in a multi-family development.

Schedule 704

	RMF-1
a. Minimum Building Setback from Streets:	
1. Public street right-of-way	50 ft.
2. Internal streets	20 ft.
b. Minimum Building Setback from property lines:	
1. Abutting RMF-1, R-MHP, or nonresidential district	20 ft.
2. Abutting a R-1 or R-2 district	40 ft.
3. Abutting a R-AG district	50 ft.
c. Minimum Building Separation: ^(a)	
1. Main wall to main wall ^(b)	70 ft.
2. Main wall to secondary wall ^(b)	35 ft.
3. Secondary wall to secondary wall ^(b)	15 ft.
4. Non-overlapping walls	15 ft.
NOTES TO SCHEDULE 704:	
^(a) See definitions in subsection b. below.	
^(b) Including walls of the same building separated by a court.	

- a. Setback from Project Boundary. The setback of a dwelling from any project boundary shall be not less than set forth in Schedule 704. The project boundary shall include all lot lines that divide the subject tract of land from adjacent lots that are not included in the development and shall be the boundaries of the minimum area set forth in Section 703.a.

- b. Building Spacing. For group developments, the minimum distance separating overlapping walls of buildings, or parts thereof, shall be not less than the distance set forth in Schedule 704 and shall be based on the type of walls which overlap:
 - 1. "Main wall" means any exterior wall, containing the principal windows of the living, dining or sleeping room or rooms.
 - 2. "Secondary wall" means an exterior wall, other than a main wall, containing minor windows of a dining or sleeping room, principal or minor windows of kitchen or bathrooms.
 - 3. "Overlapping walls" means those portions of the exterior wall or walls which are directly opposite when two buildings parallel, or within 45 degrees of parallel, face each other across an open yard or space.

705 DWELLING UNIT REQUIREMENTS.

In order to promote healthful living conditions and maintain the character of the residential neighborhoods, dwelling units, including manufactured homes, shall be constructed and maintained in compliance with the minimum dwelling unit area regulations set forth in Schedule 705 below for the type of unit:

Schedule 705

	RMF-1
a. Manufactured Homes	NP
b. Efficiency Suites	600 sq.ft.
c. One bedroom unit	750 sq.ft.
d. Two-bedroom unit	900 sq.ft.
e. Three-bedroom unit	1,200 sq.ft.
f. Four or more bedroom unit	1,500 sq.ft.
NP = Not Permitted.	

For the purpose of these regulations, minimum living area shall include the total square footage of floor area within the defined areas created by the walls of the dwelling unit, measured from the interior face of the exterior walls and the centerline of parting walls where applicable. Such area does not include open patios, open terraces or courts, open breezeways, outside steps, garages and/or carports, and public areas such as hallways and foyers.

706 HEIGHT REGULATIONS.

No principal building or structure shall exceed 35 feet in height, and no accessory building shall exceed 16 feet in height.

707 ACCESSORY USE REGULATIONS.

Any accessory use permitted in an RMF-1 District may either occupy a part of the principal building, occupy a separate accessory structure or constitute an accessory land use.

- a. Location of Parking Areas. The site shall be designed so that the accessory parking area shall be located not more than 300 feet from the building entrance of the dwelling units to be served, the distance to be measured along pedestrian walks.
- b. Use and Design of Yards. All areas of the development not devoted to buildings or parking areas shall be landscaped and maintained and shall be used only for pedestrian walks and passive recreational areas except as permitted in Schedule 707.f.
- c. Distances from Accessory Uses to Buildings and Streets. The minimum distances from any accessory uses such as storage garages, parking areas, driveways, walks and recreation areas to certain walls of principal buildings, streets and boundaries of the development area shall be not less than set forth in Schedule 707.f.
- d. Fences And Walls: Fences and ornamental walls shall not exceed three feet in height within 50 feet of a public street right-of-way, and shall not exceed 6 feet in height on the remainder of the development site. All height measurements shall be taken from the existing grade.
- e. Swimming Pools. Permanent, private swimming pools exclusively for the use of the residents shall comply with all requirements of the Lorain County Board of Health, and shall be walled, fenced or screened as required to prevent uncontrolled access.

Schedule 707.f

Accessory Building or Use	To Wall of Principal Buildings	To Street Rights- of-Way		To Side and Rear Lot Lines Abutting District	
		Public	Project	R- District s	All other Districts ⁽¹⁾
1. Accessory Buildings, Storage Garage	20	N/A	20	5	10
2. Parking Area	20	N/A	10	15	10
3. Driveway	20	⁽²⁾	10	2	10
4. Project Walk	20 ⁽³⁾	N/A	N/A	5	3
5. Areas for Active Recreation including permanent private pools	20	N/A	10	20	20
<p>NOTES TO SCHEDULE 707.f:</p> <p>⁽¹⁾ Including RMF-1.</p> <p>⁽²⁾ Shall comply with the regulations for principal buildings set forth in Section 704, except as required to access the public or private street.</p> <p>⁽³⁾ A project walk may be less than 20 feet, but not less than five feet, from a wall if all windows have sills at least eight feet above the finished grade.</p> <p>N/A Not applicable.</p>					

708 LANDSCAPING AND SCREENING REQUIREMENTS.

Required yards and all other portions of the lot not covered by permitted structures shall be landscaped with grass, trees, shrubbery and/or other appropriate ground cover or landscaping material, which at all times shall be maintained in good and healthy condition. Screening and buffering shall be provided according to the requirements set forth in Article 1800.

709 GENERAL REGULATIONS.

The provisions of Article 300 shall apply in all RMF-1 districts.

710 SITE PLAN AND DESIGN REVIEW.

Any new construction of a permitted principal, conditional, or accessory use, or any existing or previously approved development which proposes to increase the number of dwelling units or expand the floor area, or any change in use which requires a modification in the amount of parking or the site's circulation requires the submission and approval of a site plan and be reviewed for compliance with the design review guidelines set forth in Article 2200.

REVISION HISTORY

<u>Date</u>	<u>Section #</u>	<u>Description of Change</u>	<u>Req. By</u>
7/10/01	ALL	Original Update	Twp. Trustees
11/24/05	702 705	In Schedule 702, deleted “For ‘C’ Conditional uses,” in the 4 th column heading, and made corrections to the “See Also” column reference numbers. In Section 705 changed “party” to “parting”. Ref. Motion 10/10/05. Effective date 11/24/05.	Twp. Trustees