

TITLE X—RESIDENTIAL MULTIPLE-FAMILY (RM) ZONING DISTRICT

SECTION 1: Intended Purposes:

The general character of this Residential Zoning District is to consist of multiple-family dwellings set in a medium density living environment. The Multiple-Family Residential (RM) Zoning 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 Zoning Districts and the lower-density, single-family Residential Zoning Districts. The Multiple-Family Residential (RM) Zoning District is also designed to serve the limited needs for the apartment type of unit in as otherwise medium to low-density, single-family community. In Residential Multiple-Family (RM) Zoning Districts, the following regulations shall apply:

SECTION 2: Use Regulations:

A building may be erected, altered or used, and a lot may be used or occupied for any of the following purposes and no other:

A. Community facilities

Municipal facilities and public utility uses directly related to and necessary for services within this Zoning District of the Town;

B. Two-Family Dwellings;

C. Multiple-Family Dwellings;

D. Any use permitted in the Wetland and Watercourse (WW) Zoning District;

E. Accessory buildings and uses customarily incidental to any of the herein permitted uses and consistent with other provisions of the this Zoning Ordinance, as amended from time to time;

F. Supplementary District Regulations, as set forth in TITLE XX;

G. Signs as set forth in TITLE XXII;

H. Special Exceptions as permitted in TITLE XXX;

In the exercise of approval of any uses as Special Exceptions, such conditions may be imposed regarding the location, character of development and other reasonable requirements deemed necessary to safeguard the community interest and general welfare.

I. Home Occupations as permitted and set forth in TITLE XX.

J. Nameplate or signs as follows: One (1) nameplate for each dwelling unit, excluding illuminated signs of the flashing or animated type not exceeding one and one-half (1 1/2) square feet in area, indicating the name of the occupant or any permitted occupation;

SECTION 3: Height Regulations:

The maximum height of buildings and other structures erected or enlarged in this Residential Zoning District shall be three (3) stories, not to exceed forty-five (45) feet

SECTION 4: Area, Width and Yard Regulations:

A. **Minimum Lot Area and Width:** The minimum lot size shall be figured according to the following:

<u>Type of Dwelling Unit</u>	<u>Lot Area Per Dwelling Unit-In Square Feet</u>
4 Bedrooms and Over	4,000
3 Bedrooms	3,000
2 Bedrooms	2,500
1 Bedroom and efficiency units	2,000

B. **Front Yard:** Each lot shall front on a dedicated and improved street. Each front yard in this Residential Zoning District shall extend across the full width of the zoning lot and lying between the lot line which fronts on a street and the nearest line of the principal building on which the main entrance to said buildings exists. There shall be a front yard between the building line and the highway and street right-of-way lines as follows:

1. On existing four (4) lane Federal or State highways, a distance of sixty (60) feet
2. On existing two (2) lane Federal or State highway, a distance of seventy-five (75) feet
3. On all streets designated as a part of the Federal Aid Urban System, as delineated by the State Highway Commission, a distance of fifty (50) feet;
4. On all other streets, a distance of fifty (50) feet.

No front yard in this Residential Zoning District shall be less than fifty (50) feet

C. **Side Yard:** On each lot, except as otherwise specified, there shall be two (2) side yards, each having a width of not less than twenty (20) feet.

D. **Rear Yard:** There shall be a rear yard of not less than thirty (30) feet.

E. **Building Coverage: (Amended March 6 2007 No. 994)** not more than forty (40) percent of the area of the lot may be covered by buildings and /or structures

F. **Corner Lots: (Amended May, 1996 No. 680)** There shall be side yard between the building line and the highway or street right-of-way lines as follows. Refer to item B. **Front Yard**

SECTION 5: Building Size:

No building shall be erected for residential purposes having a foundation floor area less than the following:

Dwelling Unit	Minimum Floor Area
4 Bedrooms	1200
3 Bedrooms	1000
2 Bedrooms	800
1 Bedroom efficiency units	500

All such areas shall be exclusive of unenclosed porches, terraces and garages.

SECTION 6: Off-Street Parking:

There shall be at least two and one-half (2 ½) parking spaces for each dwelling unit in this Residential Zoning District. All other off-street parking requirements of this Residential Zoning District shall be in accordance with the provisions set forth in TITLE XXVII of this Zoning Ordinance, as amended from time to time.

SECTION 7: General Provisions:

Prior to issuance of a building permit by the Town, written approval of the building plans must have been received from the State Administrative Building Council, or other required Agencies of the State of Indiana, for all residential structures of three (3) or more units.

SECTION 8: Parking and Storage of Certain Vehicles: (Amended May, 1996 No. 680)

Automotive vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any residentially zoned or resort zoned property, other than in completely enclosed buildings.