

CHAPTER 1114
RM-44 High Density Multi-Family Residence District

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1114.01 PURPOSE.

The purpose of this district is to establish areas for the development of high density high-rise and low-rise multi-family dwellings and group living quarters. Additionally, it is intended that this district be located near an arterial street for proper access. Due to the different types of uses permitted within the district, careful attention to site design and development is expected to assure that all uses are mutually compatible.

1114.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following principal uses:

- (a) Day-care home, type B.
- (b) Dwelling, low-rise multi-family.

1114.03 PROVISIONAL USES PERMITTED.

A lot or building may be occupied by the following provisional uses:

- (a) Fraternity/sorority house, provided the minimum lot area shall be 330 square feet times the maximum permitted occupant load.
- (b) Nursing home, subject to the requirements of Chapter 1135.
- (c) Religious institution, subject to the requirements of Chapter 1135.
- (d) Rooming house, provided the minimum lot area per rooming unit shall be 1000 square feet.
- (e) Family home, subject to the dimensional requirements of the RS-8 district.
- (f) Adult Group Home, subject to the dimensional requirements of the RS-8 district.
(Ord. 04-71. Passed 3-9-04.)

1114.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Adult group home, provided the minimum lot area shall be at least 300 square feet for each resident.

- (b) Bed and breakfast establishment when operated by the resident who also is the owner.
- (c) Dwelling, high-rise multi-family, subject to the requirements of Subsection 1151.01(b) and provided that the lot shall have frontage upon an arterial street identified on the Land Use Plan map.
- (d) Club, subject to the requirements of Chapter 1135.
- (e) Day-care center.
- (f) Day-care home, type A.
- (g) Emergency housing, provided the minimum lot area shall be 300 square feet for each permanent resident and 200 square feet times the maximum permitted occupant load for guests.
- (h) Group home, provided the minimum lot area shall be at least 300 square feet each resident.
- (i) Halfway house, provided a maximum of eight (8) parolees shall reside on the premises.
- (j) Public utility or public use, subject to the requirements of Chapter 1135.
- (k) Retail and service establishments listed as permitted uses in the CN-1 district, provided they are located on the ground level or below in a high-rise multi-family dwelling.
- (l) School, generalized and specialty private instruction.
(Ord. 06-442. Passed 12-19-06.)
- (m) Community Center, subject to the requirements of Chapter 1135.
(Ord. 09-94. Passed 04-14-09.)

1114.05 ACCESSORY USES PERMITTED.

The accessory uses as regulated in the RM-12 district shall be permitted.
(Ord. 02-177. Passed 4-16-02.)

1114.06 GENERAL PROVISIONS.

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

1114.07 SPECIAL PROVISIONS.

Development with two or more principal uses or buildings on a lot larger than two (2) acres or with a multifamily dwelling or dwellings of more than 24 units regardless of the size of the lot shall be subject to the Special Provisions of Subsection 1108.07(b).