

ORDINANCE #26-04

AN AMENDMENT TO CHAPTER 86, ZONING, ARTICLE VIA. RM-2 MULTIPLE FAMILY RESIDENTIAL DISTRICTS-HIGH RISE. SECTION 86-161. INTENT AND 86-162. PRINCIPAL USES PERMITTED.

THE CITY OF CORUNNA ORDINANS:

Article VIA. RM-2 Multiple Family Residential Districts-High Rise

§ 86-161. Intent.

[Added 3-16-2015 by Ord. No. 15-03[1]]

The RM-2 Multiple-Family Residential Districts (High Rise) are designed to provide sites for high density multiple dwelling structures **and single family homes** adjacent to high traffic generators commonly found in the proximity of Central Business Districts and areas abutting major thoroughfares. The district is further designed to provide for the convenience needs of persons living in the apartments **and single family homes** with central services. This district is further designed so as to provide a zone of transition between these major thoroughfares and high traffic generators and other residential districts through the requirements of lower coverage which, in turn, will result in more open space.

[1]

Editor's Note: Ord. No. 15-03, adopted 3-16-2015, set out provisions intended for use as §§ 86-151A — 86-155A. For purposes of classification, and at the editor's discretion, these provisions have been included as §§ 86-161 — 86-165.

§ 86-162. Principal uses permitted.

[Added 3-16-2015 by Ord. No. 15-03]

In an RM-2 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 chapter:

- (1) All principal uses permitted in an RM district meeting the requirements as set forth in the district with the exception of ~~single-family dwellings~~ and mobile home parks, which shall be expressly prohibited from this district.
- (2) Multiple-family dwellings in structures in excess of two stories;
- (3) Retail and service uses accessory to the principal use in accordance with the required conditions listed in § 86-163(b), (c);
- (4) Accessory buildings and uses customarily incident to any of the above permitted uses.
- (5) Single family dwellings that meet the standards for residential property in the code book.**