

## DIVISION 5. RM-3 MULTIPLE-FAMILY DISTRICT OF TWO TO FOUR UNITS

### Sec. 58-191. Established.

(a) *Purpose.* The RM-3 multiple-family district of two to four units is intended to provide for housing densities greater than the RM-1 and RM-2 districts. In such district, emphasis will be placed for the development of four or fewer units per structure, with required buffer areas adjacent to single-family residential districts.

(b) *Requirements.* The following requirements shall apply in the RM-3 district:

(1) *Buffer area.* A buffer area 30 wide will be required on yards adjacent to single-family districts. No buildings or parking lots will be permitted in the required buffer areas.

(2) *Lot size.* The minimum lot area shall be 12,000 square feet.

(3) *Setbacks.*

a. Front yard, minimum of 30 feet;

b. Side yard, minimum of ten feet, except a side yard abutting a street shall be a minimum of 30 feet;

c. Aggregate side yard, minimum of 30 feet;

d. Rear yard, minimum of 35 feet, except accessory buildings shall not be closer than five feet.

(4) *Allowable coverage.* The maximum allowable coverage shall be 50 percent.

(5) *Height.* The maximum permitted height shall be:

a. Principal structure, 35 feet;

b. Accessory structure, 20 feet.

(6) *Building size.* The minimum required floor area above grade shall be:

a. One-story, 720 square feet;

b. Two-story, 1,100 square feet.

(7) *Parking.* Parking requirements shall be one garage space (minimum of 12 feet by 20 feet), plus enough driveway space for one additional vehicle, per dwelling unit.

(c) *Zero lot line.*

(1) Zero lot lines in the RM-3 district are subject to the approval of subdivision by the village board.

(2) Lots of record located in the RM-3 district which were created prior to January 1, 2000, may be subdivided to create zero lot lines for the development of two-family residences with minimum standards of 33 feet in width and 4,000 square feet in area. The smaller lot created may not be less than 41 percent of the total width of the initial lot proposed for subdivision.

(3) Lots of record located in the RM-3 district which were created after January 1, 2000, may be subdivided to create zero lot lines for the development of two-family residences with minimum standards of 40 feet in width and 5,000 square feet in area. The smaller lot created may not be less than 41 percent of the total width of the initial lot proposed for subdivision.

(d) *Permitted uses.* A building or premises in the RM-3 district shall be used only for the following purposes:

(1) Home occupation.

(2) Multiple-family dwellings of four units or less.

(3) Publicly owned or publicly operated park and playground, provided that any building shall be located not less than 35 feet from any side lot line.

(4) Single-family dwellings.

(5) Two-family dwellings for the development of single-family dwellings with a zero lot line.

(6) Accessory building or use, including a private garage, carport and paved parking areas customarily incidental to the uses set forth in subsections (d)(1) – (5) of this section, but not involving the conduct of a business. The maximum number of accessory buildings shall be two.

(e) *Conditional uses.* No conditional uses shall be permitted in the RM-3 district.  
(Ord. of 4-5-2000)