

VILLAGE OF CARO ZONING ORDINANCE

ARTICLE 7 RC MULTIPLE-FAMILY RESIDENTIAL DISTRICTS

Section 700 INTENT:

The RC Multiple-Family Residential Districts are designed to provide sites for multiple-family dwelling structures, and related uses, which will generally serve as zones of transition between the nonresidential districts and lower density single-family districts. The Multiple-Family District is further provided to serve the limited needs for the apartment type of unit in an otherwise medium density, single-family community.

Section 701 PRINCIPAL USES PERMITTED:

In an RC Multiple-Family Residential 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 Ordinance:

1. All uses permitted and as regulated in the RB Two-Family Residential District.
2. Multiple-family dwellings.
3. Accessory buildings and uses customarily incidental to any of the above permitted uses.
4. Dogs are allowed, but limited to three (3) adult dogs per household, and one (1) litter of puppies can be kept not longer than six (6) months. No kennels are permitted.

Section 702 REQUIRED CONDITIONS:

1. In the case of multiple dwelling developments, all site plans shall be submitted to the Planning Commission for its review and approval prior to issuance of a building permit.

Approval shall be contingent upon a finding that: (1) The site plan shows that a proper relationship exists between local streets and any proposed service roads, driveways and parking areas to promote pedestrian and vehicular traffic safety, and (2) All the development features including the principal building or buildings and any accessory buildings, or uses, open spaces, and any service roads, driveways and parking areas are so located and related as to minimize the possibility of any adverse effects upon adjacent property, such as, but not limited to: channeling excessive traffic onto local residential streets, lack of adequate screening or buffering of

parking or service areas, or building groupings and circulation routes located so as to interfere with police or fire equipment access.

2. All access to the site shall be in accordance with Section 1811.

Section 703 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

1. General hospitals, subject to the conditions of Section 2502.11.
2. Private offices for doctors or dentists, or similar professions.
3. Housing for the elderly subject to the conditions of Section 2502.13.
4. Convalescent homes and orphanages subject to the conditions of Section 2502.7.
5. Communication towers affixed to existing structures, subject to the conditions of Section 2502.5.
6. Planned Unit Developments, subject to the conditions of Section 2502.20.
7. Overhead or underground lines and necessary poles and towers to be erected to service primarily those areas beyond the Village. Such review shall consider abutting property and uses as they relate to easements, rights-of-way, and overhead lines, poles and towers and further, shall consider injurious effects on property abutting or adjacent thereto and on the orderly appearance of the Village. Essential services primarily for residents of the Village of Caro shall be subject to the provisions of Section 1901.
8. Accessory buildings and uses customarily incidental to any of the above permitted uses.

Section 704 AREA AND BULK REQUIREMENTS:

See ARTICLE 17 — SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot permitted by land use, maximum density permitted and providing minimum yard setback requirements.