

SECTION 5 RESIDENTIAL MULTIPLE DWELLING (RMD) DISTRICT

SECTION 5.1	GENERAL REQUIREMENTS
SECTION 5.2	PERMITTED USES
SECTION 5.3	DIMENSIONAL REGULATIONS
SECTION 5.4	DENSITY REGULATIONS
SECTION 5.5	BUILDING AND SITE CRITERIA FOR MULTIPLE DWELLINGS

5.1 GENERAL REQUIREMENTS

- 5.1.1** No land shall be used for multiple dwelling purposes, and no building shall be altered, enlarged, or erected for multiple dwelling use except in a Residential Multiple Dwelling (RMD) District, established after a public hearing and a town meeting under the Zoning Act.
- 5.1.2** After establishment of a Residential Multiple Dwelling District, the use of land therein shall be subject to a special permit issued by the Planning Board acting as the Special Permit Granting Authority in conformance with the requirements of section 5 and section 13.6.
- 5.1.3** The applicant for a multiple dwelling permit in a Residential Multiple Dwelling District shall submit to the Planning Board acting as the Special Permit Granting Authority an application on the prescribed form together with a site plan, topographic map, floor plans and elevations of all structures and data containing all the information required hereafter. All public improvements and new public streets shall be provided under the Rules and Regulations Governing the Subdivision of Land in the Town of Wilbraham. Said application shall contain sufficient information so that the aforesaid Special Permit Granting Authority can determine the applicability of said application for the following items:
- A.** Is consistent with the Master Plan of Development of the Town;
 - B.** Preserves and protects the character of the Town especially the neighborhood, giving due consideration to such features as public safety, including traffic control and traffic impact upon surrounding roads; development of adequate recreational facilities for the use of the residents of said proposal; adequate fire protection; public health including sewerage disposal; drainage and water supply; and the compatibility of the size, location, architecture, and landscaping of said project with the adjacent neighborhood and the Town;
 - C.** Has no adverse environmental impact upon the Town after taking into account the analysis of the Environmental Impact Report prepared and submitted by the applicant or the Conservation Commission;
 - D.** Is likely to result in a financially stable, soundly and attractively constructed and well managed and maintained project; and

- E. Conforms to the specific provisions of this By-Law, including the design guidelines of section 13.4.

Said permit shall not be issued unless the aforesaid Special Permit Granting Authority affirmatively determines that each of the criteria is met by said applicant.

- 5.1.4 No building permit shall be issued for a multiple family dwelling or accessory building except in strict conformance with the site plan endorsed with the approval of the Planning Board acting as the Special Permit Granting Authority. A Certificate of Occupancy shall not be issued for a multiple family dwelling until all of the requirements of this Section 5 have been met, unless uncompleted public improvements not essential to the occupancy and utilization of said premises, in the opinion of the Planning Board acting as the Special Permit Granting Authority, and protective provisions are covered by a performance bond filed with and acceptable to the Special Permit Granting Authority.

5.2 PERMITTED USES

In Residential Multiple Dwelling Districts no part of any building or structure shall be used except for:

- 5.2.1 Buildings and group buildings designed and used for multiple dwelling purposes, provided no single building or group of connected buildings contain less than four dwelling units.
- 5.2.2 Uses accessory to multiple dwelling use, but expressly excluding any commercial or retail enterprises.

5.3 DIMENSIONAL REGULATIONS

Property for multiple family use shall comply with the following minimum requirements:

5.3.1 Lot Size

- A. The minimum area of the parcel shall be not less than ten (10) acres.
- B. A minimum of seven and one-half (7.5) acres of the area required for zoning compliance shall consist of usable land as defined in Section 1.3.

5.3.2* Lot Frontage

- A. The minimum frontage on a public street shall be at least two hundred and fifty (250) feet.

5.3.3 Front Yard (Setback)

- A. On a parcel with not less than five hundred (500) feet of frontage on a public street, the minimum front yard shall be not less than fifty (50) feet.

- B. On a parcel with less than five hundred (500) feet but more than two hundred and fifty (250) feet of frontage on a public street, the minimum front yard shall be not less than eighty (80) feet.
- C. In the case of a corner lot or through lot, the above setback requirements shall apply on both streets.

5.3.4 Side Yard

- A. The minimum side yard shall be not less than eighty (80) feet.
- B. A landscaped buffer strip not less than thirty (30) feet wide within the side yard, as described in Section 10.2, shall be provided along the side lot lines of abutting property.

5.3.5 Rear Yard

- A. The minimum rear yard shall be not less than eighty (80) feet.
- B. A landscaped buffer strip not less than thirty (30) feet wide within the rear yard, as described in Section 10.2, shall be provided along the rear lot lines of abutting property.

5.4 DENSITY REGULATIONS

5.4.1 The maximum number of dwelling units per acre shall average eight (8) if on an approved municipal sewerage system.

5.4.2 The maximum number of dwelling units per acre shall average four (4) if on an individual or group subsurface sewerage disposal system.

5.5 BUILDING AND SITE CRITERIA FOR MULTIPLE DWELLINGS

5.5.1 Dwelling Units Per Building

No building shall contain less than four (4) dwelling units.

5.5.2 Building Height

No building shall exceed two (2) stories in height above the ground.

5.5.3 Building Length

- A. No single building or group of connected buildings shall have a total length which is more than six (6) times its height.
- B. Where the walls of two (2) buildings or two (2) wings of a group building are parallel or substantially parallel, the length of the walls where opposite each other shall not exceed twice the height of the building.

5.5.4 Setback Distance Between Buildings

Buildings shall be so grouped that the walls of any building are not less than sixty (60) feet in a straight line from the walls of a separate unconnected building or substantially parallel wings of a connected building.

5.5.5 Dwelling Unit Floor Area

5.5.5.1 Each dwelling unit shall contain not less than the following minimum floor area:

- A.** Minimum size, one or two room: four hundred and fifty (450) square feet.
- B.** For each additional room: add one hundred and twenty five (125) square feet.

Except that this shall not require a floor area greater than seven hundred and sixty eight (768) square feet for any dwelling unit.

5.5.5.2 In computing the required minimum floor area, only the area devoted to the exclusive use of the dwelling unit for living purposes shall be considered. No area shall be counted or used as a bedroom unless said area constitutes an identifiable separate room, with one (1) outside window and four (4) walls which separate said room from other rooms. Outside balconies, storage area separate from the dwelling unit, public halls and other areas used in common with other tenants shall not be included.

5.5.6 Maximum Number of Bedrooms

The maximum number of bedrooms or rooms used primarily for sleeping purposes per dwelling unit shall be two (2).

5.5.7 Garages Or Off-street Parking Spaces

Garages or off-street parking spaces, or a combination thereof, shall be provided for all occupants, employees, and visitors, and shall be not less than one and one-half (1 1/2) car spaces per dwelling unit, and not less than one (1) such parking space per unit shall be located with convenient access to the rear entrances to buildings.

- A.** Parking areas for more than twenty (20) cars shall have at least two (2) means of access to a public street or to a service driveway connecting with a public street.
- B.** Garages, parking spaces, and driveways shall be not less than twenty (20) feet from a wall with one or more windows or doors nor less than six (6) feet from a blank wall in a principal building.
- C.** Parking shall not be permitted in front of the rear line of any building unless approved by the Planning Board acting as the Special Permit Granting Authority as set forth in Section 5.1.2.
- D.** All parking requirements shall conform to the requirements of Section 11.
- E.** Access roads shall be of adequate width to insure safety and located so as to provide a logical traffic pattern.

- F. A one-way driveway shall be not less than nine (9) feet wide and a two-way driveway shall be not less than eighteen (18) feet wide.

5.5.8 Outdoor Recreational Area

A suitable and usable outdoor recreational area or areas shall be provided for the outdoor use of tenants, adequately landscaped or fenced apart from service areas, buildings, driveways and parking areas, and streets.