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2 **Sec. 3-9-34. Residential Multi-family (RMF)**

3 (a) *Intent.* The purpose and intent of this district is to offer low- or high-density residential with emphasis
4 on multifamily use.

5 (b) *Permitted Uses and Structures (P):*

6 (1) Assisted living facility or day care center, adult, six or less. (See Sec. 3-9-62. Adult Congregate
7 Living Facilities)

8 (2) Duplex or triplex.

9 (3) Emergency services

10 (4) Cluster housing. (see Sec. 3-9-68. Cluster Housing)

11 (5) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure C.

12 (6) Minor Home Occupation. (see Sec. 3-9-75. Home Occupations)

13 (7) Model home. (see Sec. 3-9-79. Model Homes)

14 (8) Multifamily.

15 (9) Noncommercial boat docks.

16 (10) Park, public or not-for-profit.

17 (11) Single-family detached or attached. Detached single-family homes may or may not have a
18 guest suite that is structurally attached with or without cooking facilities.

19 (12) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-69. Communication
20 Towers)

21 (c) *Permitted Accessory Uses and Structures:* Uses and structures which are customarily accessory and
22 clearly incidental to permitted and conditional uses and structures are permitted in this district,
23 including but not limited to:

24 (1) Boat lifts.

25 (2) Carports, garages, and storage structures.

26 a. Detached accessory structures greater than 250 square feet in area shall be compatible in
27 appearance with the primary residence, at a minimum, materials and color shall be
28 compatible with the primary residence.

29 c. Detached accessory structures shall be located behind the leading edge of the living area
30 of the residence except carports and garages, but must maintain required setbacks.

31 d. Construction trailers and cargo containers are prohibited.

32 For single-family development, additionally, the following requirements shall apply:

33 a. The total area of all detached accessory structures shall not exceed 10% of the parcel size
34 or 1,000 square feet, whichever is greater.

35 b. Guest suite, detached, consisting of living and sanitary facilities only. Cooking facilities
36 shall not be permitted in a detached guest suite. It must meet all applicable development
37 standards set forth in the zoning district.

38 (3) Clubhouse, community center on the same parcel as the residential development or within the
39 same residential development.

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- 1 (4) Fences or walls which may be permitted prior to the principal uses and structures.
2 (5) Keeping of pets, excluding animal breeding, boarding, and training.
3 (6) Noncommercial boat docks and boat ramps.
4 (7) Swimming pools, tennis courts, or other similar noncommercial recreational uses and
5 structures.
- 6 (d) *Conditional Uses and Structures (C)*: (For rules and regulations for any use designated as a
7 Conditional Use, see Sec.3-9-70. Conditional Uses and Structures)
- 8 (1) Assisted living facility or day care center, adult, seven or more. (See Sec. 3-9-62. Adult
9 Congregate Living Facilities)
- 10 (2) Bed and breakfast, 1 or 2 bedrooms.
11 (3) Boarding, rooming house.
12 (4) Clubhouse.
13 (5) Nursing home.
14 (6) Transitional / halfway housing.
- 15 (e) *Prohibited Uses and Structures*: Any use or structure not expressly or by reasonable implication
16 permitted herein or permitted by Special Exception shall be unlawful in this district, including mobile
17 homes and private clubs not otherwise permitted, or permitted by Special Exception.
- 18 (f) *Special Exceptions (S)*: (For procedure see Sec. 3-9-6.2. Special Exceptions)
- 19 (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.(2)
20 Bed and breakfast, 3 or more bedrooms.
21 (3) Elementary, middle, or high school.
22 (4) Essential services. (see Sec. 3-9-72. Essential Services)
23 (5) Government uses and facilities.
24 (6) Major Home Occupation. (see Sec. 3-9-75. Home Occupations)
25 (7) Place of Worship. (see Sec. 3-7-83. Places of Worship)
26 (8) Private clubs.
27 (9) Telecommunications facility, greater than 50 feet in height. (see Sec. 3-9-69. Communication
28 Towers)
29 (10) University or college.
30 (11) Yacht clubs, country clubs, and other recreational amenities.
31 (12) Such other uses as determined by the Zoning Official or his/her designee to be:
32 a. Appropriate by reasonable implication and intent of the district.
33 b. Similar to another use either explicitly permitted in that district or allowed by Special
34 Exception.
35 c. Not specifically prohibited in that district.
- 36 The Board of Zoning Appeals shall review a favorable determination of the Zoning Official under this
37 provision at the time the Special Exception application is presented to it. An unfavorable
38 determination of the Zoning Official or his/her designee shall be appealable pursuant to Sec. 3-9-6.
39 Board of Zoning Appeals.

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1 (g) *Development Standards:*

	RMF- 3.5	RMF- 5	RMF- 10	RMF- 12	RMF- 15
Lot (min.)					
Area (sq. ft.)	7,500	7,500	7,500	5,000	5,000
Width (ft.)	80	80	80	50	50
Setbacks (min. ft)					
Front	25	25	25	25	25
Side (interior)	See below*	See below*	See below*	See below*	See below*
Side (street)	15	15	15	15	15
Rear (interior)	See below*	See below*	See below*	See below*	See below*
Rear (street)	15	15	15	15	15
Abutting water	20	20	20	20	20
Bulk (max.)					
Lot Coverage of All Buildings	40%	40%	40%	40%	40%
Height (ft.)	60	60	60	60	60
Density (units/acre)	3.5	5	10	12	15

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3 *Half the building height but not less than 15 feet.

4 Landscape buffers and screening shall be required in this district in accordance with the provisions of
 5 Article XXII, Chapter 3-5, of the Code, as the same shall be amended.

6 If the RMF district abuts a single-family district, no structure other than screening required pursuant to
 7 Article XXII, Chapter 3-5, of the Code, as the same may be amended, shall be erected closer to the
 8 abutting single-family zoned property than 25 feet or the building height, whichever is greater.

9 Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte
 10 Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the
 11 Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance
 12 with Sec. 3-9-89, Waterfront Property.

13 (h) *Signs.* Signs shall be in accordance with Sec. 3-9-86.

14 (i) *Off-street parking.* Off-street parking shall be in accordance with Sec. 3-9-80.