

1 **Sec. 3-9-33. Residential, multifamily (RMF).**

2 ~~(a) *Intent.* The residential, multifamily (RMF) districts are intended to be low or high density residential~~
3 ~~districts with emphasis on multifamily use.~~

4 ~~(b) *Permitted principal uses and structures.* The following uses and structures are permitted in this~~
5 ~~district:~~

6 ~~(1) All principal uses and structures permitted in RSF districts.~~

7 ~~(2) Two family dwellings.~~

8 ~~(3) Multiple family dwellings.~~

9 ~~(4) Cluster houses.~~

10 ~~(5) Townhouses.~~

11 ~~(6) Patio houses.~~

12 ~~(c) *Permitted accessory uses and structures.* Uses and structures which are customarily accessory and~~
13 ~~clearly incidental to permitted uses and structures are also permitted in this district.~~

14 ~~(d) *Prohibited uses and structures.* Any use or structure not expressly or by reasonable implication~~
15 ~~permitted herein or permitted by special exception shall be unlawful in this district, including mobile~~
16 ~~homes and private clubs not otherwise permitted, or permitted by special exceptions.~~

17 ~~(e) *Special exceptions.* (For procedure see section 3-9-7, "Special exceptions.") The following are~~
18 ~~special exceptions in this district:~~

19 ~~(1) Yacht clubs, country clubs in conjunction with golf courses and golf courses, including executive~~
20 ~~or par 3 golf courses, but not including miniature golf courses or practice driving ranges not~~
21 ~~associated with a golf course, provided that any required parking area or building is located at~~
22 ~~least fifty (50) feet from adjacent property zoned for residential use.~~

23 ~~(2) Houses of worship, in accordance with section 3-9-78~~

24 ~~(3) Elementary, middle and high schools.~~

25 ~~(4) Home occupations in accordance with section 3-9-80.1~~

26 ~~(5) Group home facilities, child and adult day care facilities.~~

27 ~~(6) Essential services and emergency services.~~

28 ~~(7) Resort marinas.~~

29 ~~(8) Adult congregate living facilities in accordance with section 3-9-63.1~~

30 ~~(9) Nursing homes.~~

31 ~~(10) Rooming and boarding houses.~~

32 ~~(11) Such other uses as determined by the zoning official or his/her designee to be:~~

33 ~~a. Appropriate by reasonable implication and intent of the district.~~

34 ~~b. Similar to another use either explicitly permitted in that district or allowed by special~~
35 ~~exception.~~

36 ~~c. Not specifically prohibited in that district.~~

Land Development Regulations
Chapter 3-9. Zoning
Article II. Districts Regulations

Sec. 3-9-34. RMF

1 ~~The board of zoning appeals shall review a favorable determination of the zoning official under this~~
2 ~~provision at the time the special exception application is presented to it. An unfavorable determination of~~
3 ~~the zoning official or his/her designee shall be appealable pursuant to section 3-9-6 of these regulations.~~

4 (f) ~~Development standards.~~ The following development standards shall apply in this district:

	RMF 3.5	RMF 5	RMF 7.5	RMF 10	RMF 12	RMF 15
Minimum lot requirements:						
Area, sq. ft. (except as otherwise permitted)	10,000	7,500	7,500	7,500	7,500	7,500
Width, feet	80	80	80	80	80	80
Front yard, feet	25	25	25	25	25	25
Rear yard:						
Abutting a lot	Half the building height but not less than 15 feet					
Abutting a road, feet	15	15	15	15	15	15
Minimum side yard:						
Interior	Half the building height but not less than 7.5 feet					
Abutting a road, feet	15	15	15	15	15	15
Side and rear abutting water, feet	20	20	20	20	20	20
Maximum lot coverage by all buildings, percent	35	35	35	35	35	35
Maximum building height, feet	60	60	60	60	60	60
Maximum density, units per acre	3.5	5	7.5	10	12	15

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6 ~~Landscape buffers and screening shall be required in this district in accordance with the provisions of~~
7 ~~article XXII, chapter 3-5, of the Code, as the same shall be amended.~~

Land Development Regulations
Chapter 3-9. Zoning
Article II. Districts Regulations

Sec. 3-9-34. RMF

1 ~~If the RMF district abuts a single-family district, no structure other than screening required pursuant to~~
2 ~~article XXII, chapter 3-5, of the Code, as the same may be amended, shall be erected closer to the~~
3 ~~abutting single-family zoned property than twenty-five (25) feet or the building height, whichever is~~
4 ~~greater.~~

5 ~~Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the~~
6 ~~water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish~~
7 ~~Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in~~
8 ~~accordance with section 3-9-98.~~

9 ~~(g) Signs. Signs shall be in accordance with section 3-9-95~~

10 ~~(h) Off-street parking. Off-street parking shall be in accordance with section 3-9-90~~

11 ~~(Minutes of 12-8-81, § 7; Res. No. 85-286, § 1, 10-5-85; Res. No. 87-78, § 11, 5-19-87; Res. No. 87-~~
12 ~~254, § 18, 10-20-87; Res. No. 87-255, § 4, 10-20-87; Ord. No. 89-34, § 7, 5-31-89; Ord. No. 92-41,~~
13 ~~§§ 1-3, 6-2-92; Ord. No. 94-55, § 15, 11-3-94; Ord. No. 2001-031, § 1(b), 6-12-01; Ord. No. 2002-~~
14 ~~008, § 1, 1-28-02)~~

15 **~~Editor's note~~**

16 ~~These provisions were formerly found in § 3-9-32. The provisions of former § 3-9-33 are now~~
17 ~~found in § 3-9-34~~

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

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

21 (b) Permitted Uses and Structures (P):

- 22 (1) Assisted living facility or day care center, adult, six or less. (See Sec. 3-9-62. Adult Congregate
23 Living Facilities)
- 24 (2) Duplex or triplex.
- 25 (3) Emergency services
- 26 (4) Cluster housing. (see Sec. 3-9-68. Cluster Housing)
- 27 (5) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure C.
- 28 (6) Minor Home Occupation. (see Sec. 3-9-75. Home Occupations)
- 29 (7) Model home. (see Sec. 3-9-79. Model Homes)
- 30 (8) Multifamily.
- 31 (9) Noncommercial boat docks.
- 32 (10) Park, public or not-for-profit.
- 33 (11) Single-family detached or attached. Detached single-family homes may or may not have a
34 guest suite that is structurally attached with or without cooking facilities.
- 35 (12) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-69. Communication
36 Towers)

Land Development Regulations
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Sec. 3-9-34. RMF

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

4 (1) Boat lifts.

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

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

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

11 d. Construction trailers and cargo containers are prohibited.

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

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

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

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

20 (4) Fences or walls which may be permitted prior to the principal uses and structures.

21 (5) Keeping of pets, excluding animal breeding, boarding, and training.

22 (6) Noncommercial boat docks and boat ramps.

23 (7) Swimming pools, tennis courts, or other similar noncommercial recreational uses and
24 structures.

25 (d) Conditional Uses and Structures (C): (For rules and regulations for any use designated as a
26 Conditional Use, see Sec.3-9-70. Conditional Uses and Structures)

27 (1) Assisted living facility or day care center, adult, seven or more. (See Sec. 3-9-62. Adult
28 Congregate Living Facilities)

29 (2) Bed and breakfast, 1 or 2 bedrooms.

30 (3) Boarding, rooming house.

31 (4) Clubhouse.

32 (5) Nursing home.

33 (6) Transitional / halfway housing.

34 (e) Prohibited Uses and Structures: Any use or structure not expressly or by reasonable implication
35 permitted herein or permitted by Special Exception shall be unlawful in this district, including mobile
36 homes and private clubs not otherwise permitted, or permitted by Special Exceptions.

37 (f) Special Exceptions (S): (For procedure see Sec. 3-9-6.2. Special Exceptions)

38 (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.

39 (2) Bed and breakfast, 3 or more bedrooms.

40 (3) Elementary, middle, or high school.

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- (4) Essential services. (see Sec. 3-9-72. Essential Services)
- (5) Government uses and facilities.
- (6) Major Home Occupation. (see Sec. 3-9-75. Home Occupations)
- (7) Place of Worship. (see Sec. 3-7-83. Places of Worship)
- (8) Private clubs.
- (9) Telecommunications facility, greater than 50 feet in height. (see Sec. 3-9-69. Communication Towers)
- (10) University or college.
- (11) Yacht clubs, country clubs, and other recreational amenities.
- (12) Such other uses as determined by the Zoning Official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district.
 - b. Similar to another use either explicitly permitted in that district or allowed by Special Exception.
 - c. Not specifically prohibited in that district.

The Board of Zoning Appeals shall review a favorable determination of the Zoning Official under this provision at the time the Special Exception application is presented to it. An unfavorable determination of the Zoning Official or his/her designee shall be appealable pursuant to Sec. 3-9-6. Board of Zoning Appeals.

(g) Development Standards:

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

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

Land Development Regulations
Chapter 3-9. Zoning
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Sec. 3-9-34. RMF

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

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

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

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

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