

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

Sec. 3-9-35. RMF-T

1 **Sec. 3-9-35. Residential Multi-Family Tourist (RMF-T)**

2 (a) *Intent.* The purpose and intent of this district is to permit multifamily dwellings and tourist-related
3 commercial facilities.

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

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

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

8 (3) Bed and breakfast, 3 or more bedrooms.

9 (4) Duplex or triplex.

10 (5) Emergency services.

11 (6) Hotel, motel, inn.

12 (7) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure C.(8) Minor
13 Home Occupation. (see Sec. 3-9-75. Home Occupations)

14 (9) Multifamily.

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

16 (11) Personal services.

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

19 (13) Specialty shops.

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

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

25 (1) Boat lifts.

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

27 (3) Carports, garages, and storage structures.

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

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

33 d. Construction trailers and cargo containers are prohibited.

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

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

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

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- 1 (6) Keeping of pets, excluding animal breeding, boarding, and training.
- 2 (7) Noncommercial boat docks and boat ramps for residential uses.
- 3 (8) Swimming pools, tennis courts, or other similar noncommercial recreational uses and
- 4 structures.
- 5 (d) *Conditional Use and Structures (C)*: (For rules and regulations for any use designated as a
- 6 Conditional Use, see Sec.3-9-70. Conditional Uses and Structures)
- 7 (1) Assisted living facility or day care center, adult, seven or more. (see Sec. 3-9-62. Adult
- 8 Congregate Living Facilities)
- 9 (2) Boarding, rooming house.
- 10 (3) Clubhouse.
- 11 (4) Marina.
- 12 (5) Nursing home.
- 13 (e) *Prohibited Uses and Structures*. Any use or structure not expressly or by reasonable implication
- 14 permitted herein or permitted by special exception shall be unlawful in this district.
- 15 (f) *Special Exceptions (S)*: (For procedure see Sec. 3-9-6.2. Special Exceptions)
- 16 (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.
- 17 (2) Bar, cocktail lounge, nightclub, tavern.
- 18 (3) Campground.
- 19 (4) Clubhouse.
- 20 (5) Essential services. (see Sec. 3-9-72. Essential Services)
- 21 (6) General retail sales and services.
- 22 (7) Government uses and facilities.
- 23 (8) Leisure vehicle rental.
- 24 (9) Liquor, package store.
- 25 (10) Major Home Occupation. (see Sec. 3-9-75. Home Occupations)
- 26 (11) Paid or public parking lot, garage, structure.
- 27 (12) Place of Worship. (see Sec. 3-9-83. Places of Worship)
- 28 (13) Private clubs.
- 29 (14) Recreation, indoor.
- 30 (15) Recreational Vehicle use.
- 31 (16) Restaurant.
- 32 (17) Yacht clubs, country clubs, and other recreational amenities.
- 33 (18) Such other uses as determined by the Zoning Official or his/her designee to be:
- 34 a. Appropriate by reasonable implication and intent of the district.
- 35 b. Similar to another use either explicitly permitted in that district or allowed by Special
- 36 Exception.
- 37 c. Not specifically prohibited in that district.

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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
 3 of the Zoning Official or his/her designee shall be appealable pursuant to Sec. 3-9-6. Board of Zoning
 4 Appeals.

5 (g) *Development Standards:*

| RMF-T | |
|-------------------------------|---|
| Lot (min.) | |
| Area (square ft.) | 7,500 |
| Width (ft.) | 80 |
| Setbacks (min. ft.) | |
| Front | 25 |
| Side | |
| Interior | 7.5 or half the building height, whichever is greater |
| Abutting a road | 15 |
| Abutting water | 20 |
| Rear | |
| Abutting a lot | 15 |
| Abutting a road | 25 |
| Abutting water | 20 |
| Bulk (max.) | |
| Lot Coverage of All Buildings | 40% |
| Height (ft.) | 38 |
| Density (units/acre) | 6 |

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

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

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

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

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