

PART III - UNIFIED LAND DEVELOPMENT AND GROWTH MANAGEMENT CODE

Chapter 2. Zoning

Article 2.2. Conventional Zoning Districts

Division 2.2.2. Residential Chapter 3-9 - ZONING

ARTICLE II. DISTRICT REGULATIONS

~~Sec. 3-9-33~~ **Section 2.2.2.6. Residential, mMulti-family (RMF):**

- (a) ~~Intent. The purpose and intent of this district is The residential, multifamily (RMF) districts are intended to be offer low or high-density residential districts with emphasis on multifamily use.~~
- (b) ~~Permitted principal uses and structures~~ Permitted Uses (P) and Structures: The following uses and structures are permitted in this district:
- (1) ~~Duplex~~ All principal uses and structures permitted in RSF districts.
 - (2) ~~Multifamily~~ Two-family dwellings.
 - (3) ~~Single-family attached~~ Multiple-family dwellings.
 - (4) ~~Cluster houses~~ Assisted living facility, nursing home.
 - (5) ~~Community residential home~~ Townhouses.
 - (6) ~~Emergency services~~ Patio houses.
 - (7) Family day care home.
 - (8) Park, public or not-for-profit.
- (c) ~~Permitted Accessory Uses and Structures.~~ (For additional conditions, see see Article 3.1. Accessory Uses and Structures.) ~~Section ??, "Accessory Uses and Structures".~~ Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are also permitted in this 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 section 3-9-6 section 3-9-6 of these regulations.~~ (d) Conditional Use (C): (For rules and regulations for any use designated as a Conditional Use, see Article 3.2. Conditional Uses.) ~~Section ??, "Conditional Uses."~~

- (1) Boarding, rooming house.
- (2) Transitional housing.

~~(3) Telecommunications facility, 50 feet or less in height. (see (see Division 3.6.3. Biofuel Production, Storage)~~ Section ?? "Special Use Standards"

- (4) Bed and breakfast, 1 or 2 bedrooms.
- (5) Home Occupation Type -14. (see Article 3.4. Home Occupations) ~~Section ?? "Special Use Standards"~~

- (e) ~~Prohibited Uses uses and structures~~ Structures. Any use or structure not expressly or by reasonable implication permitted herein or permitted by special exception shall be unlawful in this district, including mobile homes and private clubs not otherwise permitted, or permitted by special exceptions.

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(ef) Special Exceptions (S):- (For procedure see ~~section 3-9-7~~ Division 1.1.5. Special Exceptions.); "Special Exceptions.") The following are special exceptions in this district:

(1) Emergency services.

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

(23) Public building.

~~Houses of worship, in accordance with section 3-9-78~~

(34) Elementary, middle, and or high schools.

(45) University of college. Home occupations in accordance with section 3-9-80.1

(56) Community garden. (see Division 3.6.4. Community Garden) Section ?? "Special Use Standards"

Group home facilities, child and adult day care facilities.

(67) Telecommunications facility, greater than 50 feet in height Essential services and emergency services. (see (see Division 3.6.3. Biofuel Production, Storage) Section ?? "Special Use Standards")

(78) Essential services. Resort marinas.

(89) Bed and breakfast, 3 or more bedrooms. Adult congregate living facilities in accordance with section 3-9-63.1

(910) Clubhouse, community center.

(11) Home oOccupation Type 2-II. Nursing homes. (see Article 3.4. Home Occupations) Section ?? "Special Use Standards"

(120) Place of worship. (see Division 3.7.4. Place of Worship)

Rooming and boarding houses.

(4413) Such other uses as determined by the Zoning official 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 BZA 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 Division 1.1.1. BZA.

(fg) Development standards Standards:- The following development standards shall apply in this district:

	RMF-5	RMF-10
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— Minimum lot requirements:		
— Area, sq. ft. (except as otherwise permitted)	7,500	7,500
— Width, feet	80	80
— Front yard, feet	25	25
— Rear yard:		
— Abutting a lot		
— Abutting a road, feet	15	15
— Minimum side yard:		
— Interior		
— Abutting a road, feet	15	15
— Side and rear abutting water, feet	20	20
Maximum lot coverage by all buildings, percent	35	35
Maximum building height, feet	60	60
Maximum density, units per acre	5	10

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>
Yard (min. ft)					

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Front	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>
Side (interior)	<u>See below*</u>	<u>See below*</u>	<u>See below*</u>	<u>See below*</u>	<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>	<u>See below*</u>	<u>See below*</u>	<u>See below*</u>	<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	<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.

Landscape buffers and screening shall be required in this district in accordance with the provisions of Article 4.7. Landscaping and Buffering ~~article XXII, chapter 3-5, of the Code~~, as the same shall be amended.

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

Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with ~~section 3-9-98~~ Article 4.12. Waterfront Property.

(g) *Signs.* Signs shall be in accordance with ~~section 3-9-95~~ Article 4.10. Sign Code.

(h) *Off-street parking.* Off-street parking shall be in accordance with ~~section 3-9-90~~ Article 4.9. Parking Standards.

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

Editor's note—

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