

PART III—UNIFIED LAND DEVELOPMENT CODE

Chapter 2. ZONING

Article 2.2. Conventional Zoning Districts

Division 2.2.2. Residential AND GROWTH MANAGEMENT

Chapter 3-9—ZONING

ARTICLE II. DISTRICT REGULATIONS

Section 2.2.2.7- 3-9-34. Residential MResidential, multi-family /T Tourist (RMF-T).

- (a) ~~Intent. The residential, multifamily/tourist (RMF-T) district is intended~~The purpose and intent of this district is to permit multifamily dwellings, apartments and dwellings and tourist-related commercial facilities. The location of these districts are primarily Although this district allows both residential and non-residential uses, it is not a mixed-use district, and it is the further intent of this district that individual lots be developed with a single use. ~~These districts are primarily located along arterials as designated in the comprehensive plan~~Comprehensive Plan and in resort areas on the barrier islands.
- (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 RMF districts.
 - (2) ~~Multifamily~~Hotels, motels and tourist accommodations.
 - (3) ~~Single-family attached~~Specialty shops.
 - (4) ~~Emergency services~~Resort and sport marinas.
 - (5) ~~Family day care home.~~Adult congregate living facilities in accordance with section 3-9-63.1
 - (6) ~~Hotel, motel, inn~~Essential and emergency services.
 - (7) Personal services.
- (c) ~~Permitted accessory uses and structures~~Permitted Accessory Uses and Structures: (For additional conditions, 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.
- (d) Conditional Use (C): (For rules and regulations for any use designated as a Conditional Use, see section Article 3.2. Conditional Uses)
~~?? “Conditional Uses”~~
- (1) Boarding, rooming house.
 - ~~—~~(2) Telecommunications facility, 50 feet or less in height. (see Division 3.7.5. Communication Towers)Section ?? “Special Use Standards”
 - (3) Bed and breakfast, 1 or 2 bedrooms.
 - (4) Campground.
 - (5) Leisure vehicle rental.
 - (6) Home oOccupation Type 1+. (see Article 3.4. Home Occupations)Section ?? “Special Use Standards”
- (ed) ~~Prohibited uses and structures~~Prohibited Uses and Structures. Any use or structure not expressly or by reasonable implication permitted herein or permitted by special exception shall be unlawful in this district.

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

(1) Recreational vehicle park.~~Private clubs.~~

(2) Public building.

~~Restaurants, bars, cocktail lounges, taverns and nightclubs.~~

(3) Essential services.~~Package liquor stores.~~

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

~~Group home facilities and child and adult day care facilities.~~

(5) Paid or public parking lot, garage, structure.~~Convenience stores.~~

(6) Clubhouse, community center.

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

(8) Recreation, indoor.

(9) General retail sales and service. (see Section ?? "Special Use Standards")

(10) Bar, cocktail lounge, nightclub, tavern.

(11) Liquor, package store.

(12) Restaurant.

(13) Marina, sport.

(14) Home Occupation Type H2. (see Article 3.4. Home Occupations)~~Section ?? "Special Use Standards")~~

(15) Such other uses as determined by the ~~zoning official~~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 Sspecial Eexception.

c. Not specifically prohibited in that district.

The ~~board of zoning appeals~~BZA shall review a favorable determination of the ~~zoning official~~Zoning Official under this provision at the time the Sspecial Eexception application is presented to it. An unfavorable determination of the ~~zoning official~~Zoning Official or his/her designee shall be appealable pursuant to ~~section 3-9-6~~ Division 1.1.1. BZA. of these regulations.

(fg) Development Sstandards. The following development standards shall apply in this district:

Minimum lot requirements:

Area, square feet7,500

Width, feet80

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Front yard, feet25

Rear yard:

Abutting a lot, feet15

Abutting a road, feet25

Abutting water, feet20

Side yard:

Interior: 7.5 feet or half the building height, whichever is greater.

Abutting a road, feet15

Abutting water, feet20

Maximum lot coverage by all buildings, percent35

Maximum building height, feet38

Maximum density, units per acre6

<u>Lot (min.)</u>	
Area (square ft.)	7,500
Width (ft.)	80
<u>Yards (min. ft.)</u>	
Front	25
Side	
Interior	7.5 or half the building height, whichever is greater
Abutting a road	15
Abutting water	20
<u>Rear</u>	
Abutting a lot	15
Abutting a road	25
Abutting water	20
<u>Bulk (max.)</u>	
Lot Coverage	4035%
Height (ft.)	38
Density (units/acre)	6

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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-T district abuts a single-family district, no structure other than screening required pursuant to Article 4.7. Landscaping and Buffering,~~article XXII, chapter 3-5~~, of the Code, 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 Article 4.12. Waterfront Property.~~section 3-9-98.~~

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

~~(hi)~~ *Off-street parking*. Off-street parking shall be in accordance with Article 4.9. Parking Standards.

~~section 3-9-90~~

(Minutes of 12-8-81, § 7; Res. No. 85-286, § 1, 10-5-85; Res. No. 87-78, § 12, 5-19-87; Res. No. 87-254, § 19, 10-20-87; Res. No. 87-255, § 5, 10-20-87; Ord. No. 89-34, § 8, 5-31-89; Ord. No. 92-42, §§ 1, 2, 6-2-92; Ord. No. 94-55, § 16, 11-3-94; Ord. No. 2001-031, § 1(c), 6-12-01; Ord. No. 2002-008, § 1, 1-28-02)

Editor's note—

These provisions were formerly found in § 3-9-33. The provisions of former § 3-9-34 are now found in § 3-9-35

Cross reference— Tree requirement for RMF-T district, § 3-2-188