

## SECTION 4.9 "RMF" RESIDENTIAL, MULTIPLE FAMILY

### 4.9.1 DISTRICTS AND INTENT

The "RMF" Residential, Multiple Family category includes two (2) zone districts: RMF-1, and RMF-2. It is the intent of these districts to provide for residential areas of medium to high density and only when community potable water systems and centralized sanitary sewer systems are available and accessible. These zoning districts allow for a desirable variety of housing types together with public and semi-public buildings and facilities and accessory structures as may be compatible with residential development. Nonresidential uses in these districts may be subject to restrictions and requirements necessary to preserve and protect the residential character of these districts. Variation between the RMF-1 and RMF-2 districts is in requirements for density (land area per dwelling unit).

### 4.9.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Single family dwellings.
2. Duplex dwellings.
3. Multiple family dwellings.
4. Public parks and recreational areas.
5. Homes of six (6) or fewer residents which otherwise meet the definition of a "community residential home" (see Section 4.2).
6. Community residential homes (see Section 4.2).

For uses under (3) above: site and development plan approval is required for multiple family developments consisting of five (5) or more dwellings or two (2) or more separate buildings (see Article 13).

For uses under (6) above: site and development plan approval is required (see Article 13).

### 4.9.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
  - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
  - b. Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership;
  - c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and
  - d. Do not involve operations or structures not in keeping with the character of residential development.
2. Examples of permitted accessory uses and structures include:
  - a. Private garages;
  - b. Private swimming pools;
  - c. Non-commercial greenhouses and plant nurseries;
  - d. For multiple family dwellings: administrative/management offices for the multiple family complex and recreational and laundry facilities intended for use solely by the residents of the multiple family complex and their guests; and
  - e. On-site signs (see Section 4.2).

#### 4.9.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, storage or overnight parking of commercial or industrial vehicles, in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein as a special exception.

#### 4.9.5 SPECIAL EXCEPTIONS (See also Articles 12 and 13)

1. Public or private schools offering curricula comparable to that of public schools.
2. Churches and other houses of worship.
3. Golf courses, country clubs, and racquet and tennis clubs.
4. Cemeteries and mausoleums.
5. Private clubs and lodges.
6. Parks maintained by any private association of persons residing in the district.
7. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified (see Section 4.2).
8. Home occupations (see Section 4.2).
9. Child care centers, provided:
  - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.
  - b. Provision is made for areas for offstreet pick-up and drop-off of children.
10. Group living facilities.
11. Nursing homes and residential homes for the aged.
12. Conference centers.
13. Adult care center.
14. Bed and breakfast inns (see Section 4.2).

#### 4.9.6 MINIMUM LOT REQUIREMENTS (area, width)

1. Single family dwellings:

Minimum lot area	6,000 square feet
Minimum lot width	50 feet
2. Duplexes:

Minimum lot area	10,000 square feet
Minimum lot width	85 feet
3. Multiple family development:

Minimum site area	16,335 square feet
Minimum site width	80 feet

Minimum land area per dwelling unit;

RMF-1 5,445 square feet

RMF-2 2,178 square feet

4. Other permitted uses and structures:

None, except as needed to meet all other requirements herein set out.

4.9.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yards, width of side yards)  
(See Section 4.2 for right-of-way setback requirements.)

1. Single family dwellings and duplexes:

Front 20 feet

Side 10 feet for each side yard.

Rear 15 feet

Accessory Uses and Structures:

RMF-1 Front 20 feet

Side 5 feet for each side yard.

Rear 5 feet

2. Multiple family dwellings: (to be applied to site perimeter)

Front 30 feet

Side 15 feet for each side yard.

Rear 20 feet

Special Provisions; Where two (2) or more multiple family structures are located together on one (1) site, no detached residential structure shall be closer than twenty (20) feet to another.

Accessory Structures:

RMF-1 Front 30 feet

Side 5 feet for each side yard.

Rear 5 feet

3. Public and private schools, adult and child care centers, churches, other houses of worship, private clubs and lodges, nursing homes, residential homes for the aged, group living facilities, and all other permitted uses unless otherwise specified:

Front 35 feet

Side 25 feet for each side yard.

Rear 35 feet

Special Provisions

For lots with double front yards, the side of the residence not acting as the main entrance may be considered as a side yard for accessory uses and structures as long as it does not obstruct the line of sight of any intersection or driveway.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

#### 4.9.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and
3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

#### 4.9.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

1. Single family dwellings, including their accessory buildings: 40%
2. Duplexes and multiple family development, including their accessory buildings: 40%
3. Other permitted buildings in connection with permitted uses, including their accessory buildings: 35%

Note: In addition to meeting the required lot, yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

#### 4.9.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS (See also Section 4.2)

1. In the RMF-2 district only, multiple family dwellings:  
Where a use listed under (1) above is erected or expanded on land abutting a one family residential district, then the proposed use shall provide a landscaped buffer which shall not be less than fifteen (15) feet in width along the affected rear and/or side yards as the case may be.
2. Churches, other houses of worship, private clubs and lodges, and conference centers, child care centers, public buildings (but not public schools):  
Where a use listed under (2) above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than ten (10) feet in width along the affected rear and/or side yards as the case may be.
3. All other permitted uses (unless otherwise specified):  
None, except as necessary to meet other requirements set out herein.

#### 4.9.11 MINIMUM OFFSTREET PARKING REQUIREMENTS

(See also Section 4.2)

1. Each residential dwelling unit: two (2) spaces for each dwelling unit.
2. Elementary and junior high schools: two (2) spaces for each classroom or office room, plus one (1) space for each three (3) seats in any auditorium or gymnasium.
3. Senior high schools: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.
4. Churches or other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.
5. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) square feet of floor area.
6. Adult and Child care centers: one (1) space for each three hundred (300) square feet of floor area devoted to adult or child care activities and one (1) space for each employee.
7. Private clubs and lodges and conference centers: one (1) space for each three hundred (300) square feet of floor area.
8. Group living facilities: one (1) space for each bedroom.
9. Nursing homes: one (1) space for each two (2) beds.
10. Residential homes for the aged: one (1) space for each dwelling unit.
11. For other special exceptions as specified herein: to be determined by findings in the particular case.