

Sec. 4.8. RMF – Residential-Multiple-Family.

4.8.1. Districts and intent.

The RMF residential, multiple-family category includes two zoning districts: RMF-1 and RMF-2. It is the intent of these districts to provide for a variety of residential uses by right, as well as certain recreational or institutional uses by Special Exception, located on land classified as either Residential Medium Density (for RMF-1) or Residential High Density (for RMF-2) on the Future Land Use Plan Map.

Proposed multiple-family development which does not meet the requirements listed under this RMF Zoning section may be proposed consistent with that provided under Section 4.9. R-O – Residential-Office.

These zoning districts allow for a desirable variety of housing types together with 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.

4.8.2. Permitted principal uses and structures (See also Section 14.10 for temporary uses):

1. Conventional single-family dwellings.
2. Duplex dwellings.
3. Multiple-family dwellings.
4. Public parks and recreational areas.
5. Homes of six or fewer residents which otherwise meet the criteria of a community residential home (see section 4.19).
6. Community residential homes in accordance with F.S. ch. 419.

4.8.3. Permitted accessory uses and structures:

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to existing permitted or permissible uses and structures; and
 - b. Are located on the same conforming lot or parcel as an existing permitted or permissible housing or dwelling unit, principal use or structure; or on a contiguous conforming lot or parcel to an existing house or dwelling unit, principal use or structure, which is in the same ownership; and
 - 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 uses, operations or structures not in keeping with the character and allowances of residential development, including but not limited to: occupancy as a dwelling unit, and utilization for commercial business storage or commercial business operations, excluding Guest House, Guest Cottage, or Accessory Dwelling, as provided for in 4.8.5.
2. Examples of permitted accessory uses and structures include:
 - a. Private garages, sheds, carports and similar structures;
 - b. Private swimming pools and cabanas;
 - c. Noncommercial 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 4.19).

4.8.4. Prohibited uses and structures:

1. Type I and Type II manufactured home single-family dwelling.
2. Mobile Home Dwelling.
3. Trade or service establishments or storage in connection with such establishments, storage or overnight parking of commercial or industrial vehicles weighing in excess of 7,000 pounds empty weight, 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
4. Any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible as a Special Exception.

4.8.5. Special exceptions (See also Article 3):

1. Golf courses, country clubs, and racquet and tennis clubs;
2. Home occupations, only in conventional single-family dwellings (See also section 4.19);
3. Long-Term Care Facilities, Group Living Facilities, Adult Day Care Centers, Retirement or Senior Housing Facilities, and Residential Homes for the Aged;
4. Parks maintained by a private association of persons residing in the district;
5. Foster Group Homes; and
6. Guest House, Guest Cottage, or Accessory Dwelling (See Section 2.1, Definitions), limited to one in addition to an existing principal single-family dwelling on a parcel, permanently constructed, with separate City utilities and meters to said dwelling unit.

4.8.5.1. Institutional Use Requirements:

1. Proposed Institutional uses as listed in 4.8.5., numbers 3 and 5, which involve any new construction on a vacant lot, or any demolition of an existing structure for new construction, a re-zoning amendment to Office-Institutional Zoning shall be required prior to plan submittal and permit issuance (See Section 4.10. O-I – Office-Institutional).
2. Existing Institutional uses as listed in 4.8.5., numbers 3 and 5, may be applied to be altered or expanded without a zoning change, through the Special Exception application process.
3. An existing improved site and existing building may be applied to be repurposed and internally altered for an Institutional use as listed in 4.8.5., numbers 3 and 5, without a zoning change, through the Special Exception application process.

4.8.6. Minimum lot requirements (area, width):

1. Conventional single-family dwellings (one dwelling unit on a single conforming parcel):
Minimum lot area: 5,445 square feet.
Minimum lot width: 55 feet (new plat); 45 feet (existing).
2. Duplexes (a two-family or duplex dwelling unit as defined in Article 2, or two conventional single-family dwellings on a single conforming parcel):
Minimum lot area: 10,890 square feet.
Minimum lot width: 80 feet.
3. Multiple-family dwelling unit development:
Minimum site area: 3 Acres, for new construction on a vacant parcel, including also demolition, clearing and new construction.
1 Acre, for redevelopment to an existing improved site, to repurpose an existing building into residential dwelling units.
Minimum site width: 150 feet, for properties 3 or more acres in size.
100 feet, for properties between 1 and less than 3 acres in size.

Minimum gross land area per dwelling unit:
RMF-1: 5,445 square feet (maximum 8 units per acre).
RMF-2: 2,178 square feet (maximum 20 units per acre).
4. Other permitted or permissible non-residential uses and structures: to be determined and imposed by the Board of Adjustment.

4.8.7. Minimum yard requirements (depth of front and rear yards, width of side yards)

(See section 4.19 for Special right-of-way requirements):

1. Conventional single-family dwellings, and duplexes:

Front: 20 feet.
Side: 10 feet for each side yard.
Rear: 15 feet.
2. Wetland protection shall be provided by a minimum 35-foot natural buffer from wetlands to improved areas, subject to the following conditions:
 - a. The location of a structure other than docks, piers, or walkways elevated on pilings is prohibited;
 - b. The clearing of natural vegetation is prohibited, except for a minimum amount associated with permitted docks, piers, and walkways;
 - c. Residential, commercial and industrial improvements are prohibited; and
 - d. Resource-based recreational activities are permitted subject to best management practices.
3. Multiple-family dwellings: (to be applied to site perimeter or parcel boundary)

Front: 20 feet.

Side: 20 feet for each side yard, for structures up to 45 feet in height, or those not otherwise specified below.

Side: 35 feet for each side yard, for structures greater than 45 feet in height, when permitted by zoning district, when located along a property line shared with a platted or developed single-family zoning district.

Rear: 20 feet, for structures up to 45 feet in height, or those not otherwise specified below.

Rear: 35 feet, for structures greater than 45 feet in height, when permitted by zoning district, when located along a property line shared with a platted or developed single-family zoning district.

4. Special Exception Uses:

Front: 35 feet.

Side: 25 feet for each side yard.

Rear: 35 feet.

4.8.8. Special Provisions:

1. All proposed development or redevelopment upon land located in the adopted Community Redevelopment Area (CRA) District: see Section 4.19.12. for overlay standards which apply.
2. All new or expanded uses shall require individual connection and service of all units and structures to City potable water, City sanitary sewer services, and City garbage/refuse collection.

Any proposed dumpsters shall be located on properly sized and designed cement slabs providing an improved area for the dumpster as well as garbage truck access and maneuverability, and completely enclosed with an opaque wall or fence not less than 6 feet in height with matching opaque swinging access doors.

3. All new, expanded or redeveloped multiple-family development shall install City natural gas supply and connection infrastructure to each new dwelling unit, in order for this alternate energy source to be available for each end-user.

Additionally, any other type of proposed non-residential permitted principal or accessory structures shall also install City natural gas supply and connection infrastructure to each applicable building or structure, in order for this alternate energy source to be available, when said buildings or structures will contain or utilize appliances or apparatus which have the potential to run on natural gas.

A request for a waiver to this requirement shall require a written request and supporting documentation to be submitted, and the matter being placed on the next available agenda of the City Council for consideration and action to approve, approve with stated conditions or deny, in whole or part, the waiver request.

4. Locations proposed for RMF-2 Zoning and Residential High Density Land Uses shall be limited to areas along, adjacent to, or in close proximity to existing arterial, collector or through-

connection / by-pass type roads, where the developer can demonstrate through a submitted traffic analysis and study that trip generation and traffic impacts as a result of the development will be within adopted levels of services for such designated road segments which the development fronts or will connect to from any driveway or frontage road.

For frontage and connecting road segments which have no adopted level of service, the developer shall also provide a before and after traffic count and impacts study for those road segments as part of the site plan submittal process.

5. Along the right-of-way of any street frontage portion of a new or expanded proposed development where public sidewalks are not present, the developer shall include sidewalks to the same specifications as found in Article 5, Subdivision Regulations, as well as provide a network of internal on-site sidewalks which connect to any existing or new public sidewalk system on the right-of-way.
6. All new, expanded or repurposed multiple-family development shall provide at least 2 permanent surface-mount bicycle racks for the first 10 units, and 1 additional rack for each multiple of 10 units, or portion thereof related to total units existing or proposed. Required dimensions for each shall be 36 inches in height and a minimum of 42 inches in length.
7. On-site stormwater facilities shall not be fenced unless the slope of the proposed pond mandates fencing by Florida Building Code or Rule. If fencing is required, it shall be limited to 48 inches in height, and shall be estate style fencing.
8. Where two or more single or multiple-family structures are located together on one site, no detached residential structure shall be closer than 20 feet to another. This separation shall also apply to clubhouses, indoor recreational facilities, offices and similar on-site non-residential structures intended for occupancy.
9. Proposed newly constructed multiple-family structures along or in the vicinity of any property line considered a front-yard shall be designed and developed with the respective dwelling units facing said adjacent street right-of-way(s), however, all vehicular use access for said units shall be provided by dedicated and shared development ingress/egress curb-cut(s), with access driveways and parking contained within the development.
10. Along all parcel street frontage which has proposed newly constructed multiple-family development(s) in which the units or structures are proposed in a manner contrary to “9” above, shall provide a landscaped buffer green-space with no other structures of at least 20 feet in width, along the affected front-yard areas, which past the interior mid-point meets the same requirements as an interior property line buffer would [see 4.19.11.], and the remaining exterior width of the buffer area landscaped in accordance to fifty percent of the formula as specified in Section 4.19.15.10, with no further reductions provided if an opaque fence is also proposed.
11. Multiple-family developments which contain 100 or more dwelling units shall provide at least two separate and dedicated ingress/egress curb-cut entrances (each curb-cut with both an ingress and egress lane) to a public right-of-way, to the internal vehicular use areas. Developments containing 160 or more dwelling units may be required additional public or emergency response vehicle ingress/egress access points to a right-of-way, as determined by the Planning and Zoning Board or

Board of Adjustment, with recommendations by the Land Development Regulation Administrator, and other city departments as appropriate.

4.8.9. Maximum height of structures:

(See also section 4.19 for exclusions from height limitations.)

(See also Article 2 Definitions for Building, height of determinations and examples.)

No portion shall exceed:

1. Conventional single-family dwellings, and duplexes: 35 feet
2. Special Exception Uses: 45 feet
3. Multiple-family dwellings: RMF-1: 45 feet
RMF-2: 60 feet.

4.8.10. Floor Area Ratio, Impervious Lot Coverage, Building Coverage (Including accessory buildings):

| | FAR | ILC | BC |
|---|------|------|------|
| Conventional Single-Family Dwelling Units | 0.40 | 0.60 | 0.40 |
| Duplex Dwellings | 0.50 | 0.60 | 0.50 |
| Multiple-Family RMF-1 | 2.0 | 0.70 | 0.50 |
| Multiple-Family RMF-2 | 3.0 | 0.70 | 0.50 |
| Other permitted or approved buildings | 0.40 | 0.60 | 0.35 |

4.8.11. Minimum landscaped buffering requirements (see also section 4.19):

Separate from landscaping requirements as stated in Section 4.19.15.10, all multiple-family dwelling developments and uses permitted by Special Exception erected, expanded, established, repurposed, re-located to, or issued a new certificate of use and business tax receipt for a change of use on:

1. Land abutting or adjacent (See Article 2 – Definitions) to a residential zoning district, or property used residentially, shall provide a landscaped buffer of at least 10 feet in width along the affected front yard(s), and at least 15 feet in width along the affected side or rear property line yard(s), as the case may be.

4.8.12. Minimum off-street parking requirements (see also section 4.19):

1. Each single-family or duplex residential dwelling unit: two spaces for each dwelling unit.
2. Multiple-family: up to twenty-four dwelling units – 1.25 spaces per dwelling unit.
3. Multiple-family: twenty-five or more dwelling units - one space per efficiency, one or two bedroom unit; and two spaces per three or more bedroom unit; plus one space for each on-site employee of any office or facility; plus one space for each six dwelling units for visitor parking.

4. Nursing homes, Long-Term Care Facilities: one space for each three beds, plus one space per employee on any shift.
5. Residential homes for the aged, Retirement or Senior Housing Facilities, Group Living Facilities: one space for each dwelling or rooming unit.
6. Adult Day Care Centers: one space for each 300 square feet of floor area.
7. For other special exceptions as specified herein: to be determined by findings in the particular case.

4.8.13. Additional requirements for Housing/Dwellings:

All dwellings are further governed, by (including but not limited to):

1. Section 4.19.7. – Development of land and structures thereto, on a platted or un-platted parcel(s) of record.
2. Article 9 – Housing Regulations and Code.