

Sec. 4.11. - "RMF" Residential, Multiple Family.

4.11.1 *Districts and intent.* The "RMF" Residential, Multiple Family category includes two zone districts: RMF-1, and RMF-2. It is the intent of these districts to provide for residential areas of medium to high density within designated urban development areas as defined within the county's comprehensive plan 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. Non-residential 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). Centralized potable water and sanitary sewer systems must be available and accessible.

4.11.2 *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 or fewer residents which otherwise meet the definition of "community residential facility." (See [section 4.2.](#))
6. Community residential facilities. (See [section 2.1.](#))
7. Public elementary, middle and high schools. (Refer to sections [4.2](#) and [14.13.](#))
8. Churches.

For all above uses except for single-family dwellings and duplex dwellings a site and development plan approval is required.

4.11.3 *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.
  - 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.
  - e. On-site signs. (See [section 4.2.](#))

4.11.4

*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 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.

4.11.5 *Special exceptions.*

*(See also articles 12 and 13.)*

1. Golf courses, country clubs, and racquet and tennis clubs.
2. Cemeteries and mausoleums.
3. Private clubs and lodges.
4. Parks maintained by any private association of persons residing in the district.
5. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified. (See section 4.2.)
6. 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 off-street pick-up and drop-off of children.
7. Group living facilities.
8. Nursing homes and residential homes for the aged.
9. Conference centers.
10. Bed and breakfast inns.
11. Private schools offering curricula comparable to that of public schools.
12. Other similar uses, which are compatible with the character of the district.

( Ord. No. 2017-01, § 1, 2-16-17 )

4.11.6 *Minimum lot requirements (area, width).*

1. *Single-family dwellings.*

*Minimum lot area.* 7,500 square feet.

*Minimum lot width.* 75 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 sq. ft.	(Density; 8 dwelling units per acre).
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RMF-2	2,178 sq. ft.	(Density; 20 dwelling units per acre).
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4. *Other permitted uses and structures.* None, except as needed to meet all other requirements herein set out.

4.11.7 *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, mobile homes and duplexes.*

*Front:* 20 feet.

*Side:* Ten feet for each side yard.

*Rear:* 15 feet.

*Special provisions.* A minimum 35-foot natural buffer shall be required from all wetlands, and 50 feet from all perennial rivers, streams and creeks. The location of any structure (excepting permitted docks, walkways and piers) shall be prohibited within these buffer areas.

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 or more multiple-family structures are located together on one site, no detached residential structure shall be closer than 20 feet to another.

3. *Public and private schools, 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.

4.11.8 *Maximum height of structures.* No portion shall exceed

(See also section 4.2 for exceptions):

35 feet.

4.11.9 *Maximum lot coverage by all buildings.*

1. *Single-family dwellings, including their accessory buildings.* 40 percent.

2. *Duplexes and multiple family development, including their accessory buildings.* 40 percent.

3. *Other permitted buildings in connection with permitted uses, including their accessory buildings.* 35 percent.

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.

4.11.10 *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 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 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.

4.11.11 *Minimum off-street parking requirements.*

*(See also section 4.2.)*

1. *Each residential dwelling unit.* Two spaces for each dwelling unit.

2. *Elementary and junior high schools.* Two spaces for each classroom or office room, plus one space for each three seats in any auditorium or gymnasium.

3. *Senior high schools.* Four spaces for each classroom or office room, plus two spaces for each three seats in any auditorium or gymnasium.

4. *Churches or other houses of worship.* One space for each six permanent seats in the main auditorium.

5. *Public buildings and facilities (unless otherwise specified).* One space for each 200 square feet of floor area.

6. *Child care centers.* One space for each 300 square feet of floor area devoted to child care activities.

7. *Private clubs and lodges and conference centers.* One space for each 300 square feet of floor area.

8. *Group living facilities.* One space for each bedroom.

9. *Nursing homes.* One space for each two beds.

10. *Residential homes for the aged.* One space for each dwelling unit.

11. *For other special exceptions as specified herein.* To be determined by findings in the particular case.