

SECTION 4.9 "RMF" RESIDENTIAL, MULTIPLE FAMILY

4.9.1 DISTRICTS AND INTENT

The "RMF" Residential, Multiple Family category includes three (3) zone districts: RMF-1, RMF-2 and RMF-3. 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 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, RMF-2 and RMF-3 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. Homes of six (6) or fewer residents which otherwise meet the definition of a "community residential home" (see section 4.19).
4. Multiple family dwellings.
5. Community residential facility (see Section 4.19).
6. Public parks and recreational areas.
7. Public schools or private schools offering curricula comparable to that of public schools.

For uses under (4) 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 14).

For uses under (5) above: Site and development plan approval is required (see Article 14).

4.9.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
 - b. Are located on the same lot as the permitted or permissible 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 4.19).

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, Class I landfills and Class III landfills (construction and demolition landfills) and any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible as a special exception.

4.9.5 SPECIAL EXCEPTIONS AND SPECIAL PERMITS

A. Special Exceptions (see Articles 12 and 13)

- 1. Churches and other houses of worship.
- 2. Golf courses, country clubs, and racquet and tennis clubs.
- 3. Cemeteries and mausoleums.
- 4. Private clubs and lodges.
- 5. Parks maintained by any private association of persons residing in the district.
- 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 offstreet pick-up and drop-off of children.
- 7. Group living facilities.
- 8. Bed and breakfast inns.

B. Special Permits (See Article 14.6)

- 1. Public buildings and facilities, unless otherwise specified (see Article 4.19.9)
- 2. Nursing homes and residential homes for the aged.
- 3. Conference Centers.

4.9.6 MINIMUM LOT REQUIREMENTS (area, width)

- 1. Conventional single family dwellings:
 - Minimum lot area 7,500 sq. ft.
 - Minimum lot width 50 ft.
- 2. Duplexes
 - Minimum lot area 10,000 sq. ft.
 - Minimum lot width 85 ft.
- 3. Multiple family development
 - Minimum site area 16,335 sq. ft.
 - Minimum site width 80 ft.

Minimum land area per dwelling unit

RMF-1	10,900 sq. ft.
RMF-2	5,445 sq. ft.
RMF-3	2,178 sq. ft.

4. Other permitted or permissible 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 4.19.30 for right-of-way setback requirements.)

1. Conventional single family dwellings, mobile homes, and duplexes:

Front	20 ft.
Side	10 ft. for each side yard.
Rear	15 ft.

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

Front	30 ft.
Side	15 ft. for each side yard.
Rear	20 ft.

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) ft. 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 or permissible uses unless otherwise specified:

Front	35 ft.
Side	25 ft. for each side yard.
Rear	35 ft.

Special Provisions:

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 seventy-five (75) feet from the Suwannee, Santa Fe and Ichetucknee Rivers.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of fifty (50) feet from all other perennial rivers, streams and creeks.

4.9.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED
(See also Section 4.19 for exceptions)

Forty-five (45) feet

4.9.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

1. Conventional 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 or permissible 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 4.19)

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) ft. 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) ft. in width along the affected rear and/or side yards as the case may be.
3. All other permitted or permissible 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 4.19)

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) sq. ft. of floor area.
6. Child care centers: one (1) space for each three hundred (300) sq. ft. of floor area devoted to child care activities.
7. Private clubs and lodges and conference centers: one (1) space for each three hundred (300) sq. ft. 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.