

## **SECTION 4.11 "RMF" RESIDENTIAL, MULTIPLE FAMILY**

### **4.11.1 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 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).

### **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 (6) or fewer residents which otherwise meet the definition of "community residential facility" (see section 4.2).
6. Community residential facilities (see Section 2.1)

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 14).

### **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 (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.

#### 4.11.5 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.

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

- 1. Single family dwellings:
  - Minimum lot area      7,500 sq. ft.
  - Minimum lot width      75 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                      5,445 sq. ft.  
(Density; 8 dwelling units per acre).
    - RMF-2:                      2,178 sq. ft.  
(Density; 20 dwelling units per acre).
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 ft.                     |
| Side  | 10 ft. for each side yard. |
| Rear  | 15 ft.                     |

Special Provisions: A minimum undisturbed, vegetated buffer of fifty (50) feet measured from the generally recognized bank of all perennial rivers, streams and creeks shall be required. Exception shall be made for the provision of reasonable access to the river, stream or creek and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed twenty-five (25) feet in width.

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 uses unless otherwise specified:

|       |                            |
|-------|----------------------------|
| Front | 35 ft.                     |
| Side  | 25 ft. for each side yard. |

Rear 35 ft.

4.11.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED  
(see also Section 4.2 for exceptions)

45 ft.

4.11.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

1. Single family dwellings, including their accessory buildings:

40%

2. Duplexes and multiple family developments, 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.

4.11.10 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 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 uses (unless otherwise specified):

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

4.11.11 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) 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.