

Residential Multiple Family Description

SECTION 4-8. "RMF" RESIDENTIAL. MULTIPLE FAMILY

4.8.1 DISTRICTS AND INTENT

The "RMF" Residential, Multiple Family category includes two (2) zoning districts: RMF-1 and RMF-2. It is the intent of these districts to provide for residential areas of medium to high density within areas where community potable water systems and 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). Multiple family residential zone districts shall be limited to areas with direct access to arterial or collector roads.

4.8.2 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 homes" in single family dwellings (see Section 4.13)
6. Community residential homes in multiple family developments. (see Section 4.13)

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).

4.8.3 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 4.13).

4.8.4 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 or permissible as a special exception.

4.8.5 SPECIAL EXCEPTIONS

(See Articles 12 and 13)

1. Public (see Section 4.13) 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 4.13)
8. Home occupations (see Section 2.1).
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.

Note: All uses permitted as special exception, herein, are subject to an intensity of less than or equal to 1 .0 floor area ratio.

4.8.6 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 or permissible uses and structures:

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

4.8.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yards, width of side yards) (See Section 4.15 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.

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.

4. Wetland protection shall be provided by a minimum thirty-five (35) foot natural buffer from wetlands to improved areas, subject to the following conditions:

- a. The location of any structure, other than permitted docks, piers, or walkways elevated on pilings shall be prohibited;
- b. The clearing of natural vegetation shall be prohibited, except for a minimum amount associated with the installation of the permitted docks, piers or walkways;
- c. Residential improvements shall be prohibited; and
- d. Resource-based recreational activities may be permitted within the buffer area.

5. Perennial rivers, streams and creeks protection shall be provided by a minimum thirty-five (35) foot natural buffer from

perennial rivers, streams and creeks subject to following conditions:

- a. Residential improvements shall be prohibited.
- b. Agriculture, silviculture and resource-based recreational activities may be permitted within the buffer area subject to best management practices.

4.8.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED (see Section 4.13 for exceptions)

Thirty-five 35 Feet.

4.8.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

1. Single family dwellings, including their accessory buildings: forty (40%) percent
2. Duplexes and multiple family development, including their accessory buildings: forty (40%) percent
3. Other permitted buildings in connection with permitted or permissible uses, including their accessory buildings: thirty-five (35%) percent

4.8.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS
(see Section 4.13)

1. In the RMF-2 district only, multiple family dwellings erected or expanded on land abutting a one family residential district, shall provide a landscaped buffer at least 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, child care centers, public buildings (but not public schools):

Where erected or expanded on land abutting a residential district, the proposed use shall provide a landscaped buffer at least 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.

4.8.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (see Section 4.13)

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: one (1) space for each three hundred (300) sq. ft. of floor area.
 8. Group living facilities: one (1) space for each bedroom. 9- 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.