

## Section 911.08. - Multiple-family residential districts.

- (4) **Uses.** Uses in the multiple-family districts are classified as permitted uses, administrative permit uses, and special exception uses. Site plan review shall be required for the construction, alteration and use of all structures and buildings except single-family dwellings.

Uses	District				
	RM-3	RM-4	RM-6	RM-8	RM-10
<i>Agricultural</i>					
Noncommercial nurseries and greenhouses	A	A	A	A	A
Noncommercial stables	A	A	A	A	A
<i>Residential</i>					
Accessory single-family dwelling unit	A	A	A	A	A
Small lot single-family subdivision	-	-	A	A	A
Single-family dwellings	P	P	P	P	P
SF dwelling (attached)	P	P	P	P	P
Duplex	P	P	P	P	P
Multifamily dwellings	P	P	P	P	P
Single-family docks and private observation/fishing piers on vacant lots	A	A	A	A	A
Bed and breakfasts	S	S	S	A	A
Residential resort	-	-	S	S	S
Guest cottage and servant's quarters	A	A	A	A	A
Small-scale Traditional Neighborhood Design (TND)	A	A	A	A	A

Uses	District				
	RM-3	RM-4	RM-6	RM-8	RM-10
<i>Institutional</i>					
Child or adult care facilities	S	S	S	A	A
Foster care facilities	P	P	P	P	P
Group home (level I)	A	A	A	P	P
Adult congregate living facility (8 residents maximum)	A	A	A	P	P
Group home (level II & III)	S	S	S	A	A
Adult congregate living facility (20 residents maximum)	S	S	S	A	A
Group homes (residential centers)	S	S	S	S	S
Adult congregate living facility (21+ residents)	S	S	S	S	S
Residential treatment centers	-	-	-	S	S
Total care facilities	-	-	-	S	S
Places of worship	A	A	A	A	A
Cemeteries	S	S	S	S	S
<i>Community Service</i>					
Cultural and civic facilities	-	-	-	S	S
Emergency services	P	P	P	P	P
Schools, primary and secondary	S	S	S	S	S

Uses	District				
	RM-3	RM-4	RM-6	RM-8	RM-10
Colleges and universities	S	S	S	S	S
Libraries	S	S	S	S	S
Community centers	S	S	S	A	A
Government administrative buildings	S	S	S	S	S
Civic and social membership organizations	-	-	-	S	S
<i>Recreation</i>					
Beach clubs	S	S	S	S	S
Country clubs	S	S	S	S	S
Golf courses	S	S	S	S	S
Public parks and playgrounds	A	A	A	A	A
Tennis facilities	S	S	S	S	S
Yacht clubs	S	S	S	S	S
Health and fitness clubs	S	S	A	A	A
Public/private docks	S	S	S	S	S
<i>Utility</i>					
Communications towers (wireless facilities including cell towers)	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>
Communications towers (non-wireless facilities including TV and radio broadcast towers)					

Uses	District				
	RM-3	RM-4	RM-6	RM-8	RM-10
Amateur radio (accessory use)					
Less than 80 feet	P	P	P	P	P
80 feet or taller (see 971.44(4) for special criteria)	S	S	S	S	S
Commercial					
Up to 70 feet:					
Camouflaged	P	P	P	P	P
Non-camouflaged	-	-	-	-	-
70 feet to 150 feet:					
Camouflaged	A	A	A	A	A
Monopole (minimum of 2 users)	-	-	-	-	-
Not camouflaged and not monopole	-	-	-	-	-
Over 150 feet:					
All tower types (see 971.44(1) for special criteria)	-	-	-	-	-
Limited public and private utilities	S	S	S	S	S
Public and private utilities heavy	S	S	S	S	S

P - Permitted use

A - Administrative permit use

S - Special exception use

**(7) Size and dimension criteria:**

Regulation	Unit	RM-3	RM-4	RM-6	RM-8	RM-10
Maximum density	d.u./gr.ac.	3	4	6	8	10
Minimum lot size						
SF	sq. feet	12,000	10,000	7,000	7,000	7,000
MF and Duplex		24,000	20,000	12,000	10,000	10,000
Minimum lot width	feet	80	80	70	70	70
Minimum yard	feet					
Front		25 <sup>2</sup>	25 <sup>2</sup>	25 <sup>2</sup>	25	25 <sup>2</sup>
Side		10 <sup>2</sup>	10 <sup>2</sup>	10 <sup>2</sup>	10 <sup>2</sup>	10 <sup>2</sup>
Rear		25 <sup>2</sup>	25 <sup>2</sup>	25 <sup>2</sup>	25 <sup>2</sup>	25 <sup>2</sup>
Maximum building height	feet	35	35	35	35	35
Maximum building coverage <sup>3</sup>	percent of lot					
SF		30	30	30/40	30/40	30/40
MF/Duplex		25	25	25	25	25
Minimum open space	percent of lot	40	40	40	30	30

<sup>1</sup> In no case shall maximum density be exceeded

<sup>2</sup> One (1) foot additional yard for each two (2) feet in height over twenty-five (25) feet in building height shall apply. Also, the RS-6 yard requirements shall apply to RM-3, RM-4, RM-6 RM-8, and RM-10 zoned nonconforming lots of record lawfully created prior to June 18, 1991.

<sup>3</sup> Maximum building coverage for single-story detached single-family homes in RM-6, RM-8, and RM-10 is forty (40) percent. For purposes of this regulation, single-story homes shall not include any habitable floor area situated more than three (3) feet above the main ground floor elevation. Maximum building coverage for all other types of buildings in RM-6, RM-8, and RM-10 is thirty (30) percent.

Maximum FAR (Floor Area Ratio):

- Retail trade      0.23 FAR
- Office, business/personal services, recreational, schools, institutional      0.35 FAR
- Industrial, storage, wholesale/distribution, utilities, heavy repair      0.50 FAR

**(8) Required buffer yards:** Where a multi-family project in the RM-6, RM-8 or RM-10 district directly adjoins a single-family zoning district, buffer yards shall be provided along the boundary between the multifamily project and the single-family zoning district. Buffer yards shall be located in common areas or separate buffer tracts, and are required along rear/side property lines, measured at right angles to lot lines, as follows:

Multifamily District	Buffer Type
RM-6	C—3 ft. Opaque
RM-8	C—3 ft. Opaque
RM-10	C—3 ft. Opaque