

## **Sec. 63-05(6) RMF Multi-Family Residential District**

Purpose: This district is intended to provide for medium to high density residential areas with emphasis on multi-family or apartment development. This district requires access to public sewer.

### Permitted Principal Uses and Structures

1. Permitted principal uses and structures 1 through 5 in the RSF District.
2. Two-family dwellings.
3. Single-family attached dwellings.
4. Multi-family dwellings provided the building does not exceed three (3) stories in height.

### Permitted Accessory Uses and Structures

1. Permitted accessory uses and structures in 1 through 4 in the RSF District.

### Special Exception Uses and Structures

1. Special exception uses and structures 1 through 4 in the RSF District.
2. Multi-family dwellings in buildings exceeding three (3) stories in height.

### Dimensional Requirements

1. Single-Family Detached Dwellings. Dimensional requirements as provided in the RSF District.
2. Two-Family Dwellings. Dimensional requirements as provided in the RTF District.
3. Single-Family Attached Dwellings. Dimensional requirements as provided in the RTF District.
4. Multi-Family Dwellings.
  - (a) Not exceeding 3 stories or 45 ft. in heights, minimum dimensions as follows: lot area - 10,000 sq. ft.; lot width - 90 ft.; front and rear yard - 25 ft.; side yards - 20 ft. each. Maximum density - 20 dwelling units per net acre; lot coverage 30%. Not less than 30% of the total site area shall be landscaped in lawns, gardens, decorative plantings wooded areas. A site plan under Section 63-10 is required.
  - (b) Exceeding 3 stories or 45 ft. in heights, minimum dimensions as follows: lot area - 20,000 sq. ft.; lot width - 100 ft.; all yard - 25 ft. each provided, however, that for every 2 ft. in building height above 45 ft., yard width or depth shall be increased 1 ft. Not less than 30% of the total site area shall be landscaped in lawns, gardens, decorative plantings or wooded areas. A site plan under Section 63-10 is required.
5. Other Permitted or Permissible Uses and Structures.  
Dimensional requirements as specified in the RSF District.

### Permitted Accessory Signs

1. Permitted accessory signs 1 through 3 in the RSF District.

### Off-Street Parking Requirements.

1. Applicable requirements as specified in the RSF District.