

Residential Medium Density-A (RMD-A), Residential Medium Density-B (RMD-B), Residential Medium Density-C (RMD-C), and Residential Medium Density-D (RMD-D)

(a) Permitted uses and structures.

- (1) Single-family dwellings.
- (2) Multiple-family dwellings (RMD-B, RMD-C, and RMD-D Districts only).
- (3) Townhomes, subject to [Section 656.414](#).
- (4) Housing for the elderly.
- (5) Family day care homes meeting the performance standards and development criteria set forth in Part 4.
- (6) Foster care homes.
- (7) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
- (8) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (9) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (10) Golf courses meeting the performance standards and development criteria set forth in Part 4.
- (11) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
- (12) Country clubs meeting the performance standards and development criteria set forth in Part 4.
- (13) Home occupations meeting the performance standards and development criteria set forth in Part 4.
- (14) Cottages.

(b) Permitted accessory uses and structures.

- (1) See [Section 656.403](#).
- (2) In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending

machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.

- (3) In connection with housing for the elderly, in projects with a minimum of 150 bedrooms, facilities for the sale of alcoholic beverages to occupants and their guests in accordance with (i) a Special Restaurant Exception beverage license issued pursuant to F.S. Ch. 561, as may be amended from time to time, and (ii) Part 8 of the City's Zoning Code; provided, that there are no signs or other external evidence of the existence of these facilities.

(c) Permissible uses by exception.

- (1) Cemeteries and mausoleums but not funeral home or mortuaries.
- (2) Schools meeting the performance standards and development criteria set forth in the Part 4.
- (3) Borrow pits subject to the regulations contained in Part 9.
- (4) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
- (5) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (6) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- (7) Nursing homes.
- (8) Residential treatment facilities.
- (9) Private clubs.
- (10) Commercial Neighborhood Retail Sales and Service or Professional Office structurally integrated with a multi-family use, not exceeding 25% of the structure which it is a part.
- (11) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.

- (12) Home occupations meeting the performance standards and development criteria set forth in Part 4.
- (13) Emergency shelter homes (RMD-C and RMD-D Districts only).
- (14) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.
- (15) Golf driving ranges.
- (16) Boarding houses (RMD-D and RMD-E Districts only).
- (17) Group care homes (RMD-B, RMD-C, RMD-D and RMD-E Districts only).

(d) Minimum lot requirements (width and area).

For single-family dwellings, mobile homes and multiple-family dwellings the minimum lot requirements (width and area), except as otherwise required for certain other uses, are as follows:

- (1) Single-family dwellings (RMD-A through RMD-D):
 - (i) Width—40 feet.
 - (ii) Area—4,000 square feet.
- (2) Cottages (RMD-A through RMD-D):
 - (i) Width— 25 feet.
 - (ii) Area— 1,50 square feet.
- (3) All other uses:
 - (i) Width—60 feet.
 - (ii) Area as provided below, or as otherwise required pursuant to the performance standards and development criteria set forth in Part 4:
 - (A) RMD-B—6,000 square feet for the first two family units and 2,900 square feet for each additional unit, not to exceed 15 units per acre.
 - (B) RMD-C—6,000 square feet for the first two family units and 2,100 square feet for each additional unit, not to exceed 20 units per acre.
 - (C) RMD-D—6,000 square feet for the first two family units and 1,340 square feet for each additional unit not to exceed 30 units per acre.

(e) Maximum lot coverage by all buildings and structures.

- (1) Cottages. 70 percent. 80 percent *impervious surface ratio*.
- (2) All other uses. 50 percent. *Impervious surface ratios* as required by [Section 654.129](#).

(f) Multiple-family dwellings on same lot.

A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least 40 feet.

(g) Minimum yard requirements.

- (1) Multiple-family dwellings:
 - (i) Front—20 feet.
 - (ii) Side—Ten feet.
 - (iii) Rear—20 feet.
- (2) Multiple-family dwellings with more than one principal structure on the lot:
 - (i) Front—20 feet.
 - (ii) Side—20 feet.
 - (iii) Rear—20 feet.
- (3) Single-family dwellings located on individual lots:
 - (i) Front—20 feet.
 - (ii) Side—3 feet, or zero lot line provided ten feet on one side between buildings. For existing single family residential uses, zero lot line shall only be permitted through an Administrative Deviation.
 - (iii) Rear—Ten feet.
- (4) All other uses:
 - (i) Front—20 feet.
 - (ii) Side—20 feet.
 - (iii) Rear—20 feet.
- (5) Accessory use structures used in conjunction with multiple-family:
 - (i) Front—Accessory uses or structures shall not be permitted in a required front yard.

(ii) Side and rear—Ten feet.

(6) Cottages:

(i) Front—20 feet, or if parking provided in the side yard, then five feet.

(ii) Side—Three feet, or zero lot line provided nine feet on one side.

(iii) Rear—Ten feet.

(h) **Maximum height of structures.**

(1) Single-family dwellings, rooming houses, boardinghouses, child care centers, day care centers —35 feet.

(2) All other uses—45 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 45 feet.