

Sec. VI-301. - Intent and purpose.

- (a) *Intent and purpose.* The intent and purpose of the Residential Multiple Family (RMF) districts is to preserve land for urban housing and to provide opportunities for multiple family housing. These regulations are intended to create and maintain and promote the development and redevelopment of these neighborhoods while preserving their existing residential character. At the same time, they allow for institutional uses but not to such extent as to sacrifice the overall residential neighborhood image and character. The seven multiple family zones are distinguished primarily by density and development standards. The development standards work together to create desirable residential area by promoting aesthetically pleasing environments, safety, privacy, and recreational opportunities. The development standards generally assure that new development will be compatible with the city's character. At the same time, the standards allow for flexibility for new development. In addition, the regulations provide clarity to property owners, developers and neighbors about the limits of what is allowed.

The RMF-R district was originally intended to serve as the residential revitalization area adjacent to the city's central business district and to provide incentives for redevelopment and multifamily residential development in close proximity to the downtown core. In accordance with the policies of the Sarasota City Plan (1998 Ed), as amended, there shall be no further re-zonings to the RMF-R zone district classification. The standards contained in this division, shall be applied only to those zoning lots which were zoned RMF-R prior to the effective date of Ordinance No. 87-3061.

- (b) *List of the multiple family zone districts.* The full names, short names and map symbols of the multiple family zone districts are listed below. When this Code refers to the multiple family zones, it is referring to the zone districts listed here. When this Code refers to the residential zones, it is referring to both the single-family zones in division 2 and the multiple family zones in this division.

Full Name	Short Name/Map Symbol
Residential Multiple Family 1	RMF-1
Residential Multiple Family 2	RMF-2
Residential Multiple Family 3	RMF-3
Residential Multiple Family 4	RMF-4
Residential Multiple Family 5	RMF-5
Residential Multiple Family 6	RMF-6
Residential Multiple Family 7	RMF-7
The following zone district is not an implementing district and may not be used in future petitions for rezoning. See section VI-101.	
Residential Multiple Family Revitalization	RMF-R

(c) *Characteristics of the zones.*

- (1) *RMF 1 and 2 zones.* The RMF-1 and RMF-2 zones are moderate density multiple family zones which allow six and nine dwelling units per acre respectively. One and two story buildings will characterize allowed housing. The major types of new development will be plexes, townhouses, row houses and garden apartments.



RMF 1 and 2 zones

- (2) *RMF 3, 4, and 5 zones.* The RMF 3, 4, and 5 zones are medium density multiple family zones which allow 13, 18 and 25 dwelling units per acre respectively. Two to eight story buildings generally characterize allowed housing. The major type of new development will be medium to high-rise apartments and condominiums.



RMF 3, 4 and 5 zones

- (3) *RMF 6 and 7 zones.* The RMF 6 and 7 zones are high density multiple family zones which allow 35 and 50 dwelling units per acre respectively. Eight to 18 story buildings generally characterize allowed housing. The major type of new development will be high-rise apartments and condominiums.