

Sec. 3-1400 RMF/Residential multi-unit-family zone.

3-1401 Purpose.

The RMF zone is established to provide land areas for multi-unit-family residential development and to enhance or preserve longterm affordability of housing. The zone would also permit limited neighborhood-serving commercial uses.

3-1402 Permitted uses.

The following uses are permitted in the RMF zone:

- (A) Multi-unit-family dwelling;
- (B) Accessory uses, permitted by section 7-100;
- (C) The following uses shall be permitted within a multi-unit-family building on the ground floor:
  - (1) ~~Personal service establishment~~ Arts and crafts studios or stores;
  - (2) ~~Business and professional office~~ Appliance repair and rental;
  - (3) ~~Day care center~~ Bicycle repair;
  - (4) ~~Retail shopping establishment~~ Barbershops and beauty shops;
  - (5) ~~Private school, commercial~~ Dressmakers and tailors;
  - (6) ~~Health profession office~~ Dry-cleaning and laundry pickup stations;
  - (7) ~~Restaurant~~ Laundromat;
  - (8) ~~Health and athletic club or fitness studio~~ Locksmiths;
  - (9) ~~Medical care facility~~ Musical instrument repair;
  - (10) ~~Outdoor dining located on private property~~ Optical center;
  - (11) Professional photographer's studios;
  - (12) Shoe repair;
  - (13) Furniture upholstering shops;
  - (14) Watch repair;
  - (15) Printing and photocopy service;
  - (16) Business office;
  - (17) Day care center;
  - (18) Retail shopping establishment;
  - (19) Private school, commercial;
  - (20) Private school, academic (less than 20 students);
  - (21) Health profession office;

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### 3-1403 Special uses.

The following uses may be allowed in the RMF zone pursuant to a special use permit:

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(C) ~~Private academic school with more than 20 students within a multi-unit building; The following uses shall be permitted with a special use permit within a multi-unit family building on the ground floor:~~

- ~~(1) Restaurant;~~
- ~~(2) Private school, academic with more than 20 students;~~
- ~~(3) Health and athletic club or fitness studio;~~
- ~~(4) Medical care facility;~~
- ~~(5) Outdoor dining.~~

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### 3-1405 Bulk and open space regulations.

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(B) *Open space.*

(1) Multi-unit. The multi-unit family residential portion of each development shall provide a minimum of 25 percent of land area as open and usable space. Provided however that a portion of the space which would otherwise be required as green area may be met by comparable amenities and/or facilities provided in lieu thereof if such amenities or facilities meet or exceed the beneficial purposes which such green areas would accomplish. A determination by the director or by city council in the case of a special use permit shall be made in each case as to whether the open space provided, in addition to meeting the technical definition of open space, is functional and usable or includes comparable amenities.

(2) Continuum of care facility. The development shall provide a minimum of 25 percent of land area as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

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### 3-1410 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as a nonresidential use for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit family dwellings in this zone.

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