

**- CODE OF THE COUNTY
Chapter 25 - ZONING
ARTICLE III. - DISTRICT REGULATIONS
DIVISION 6. RESIDENTIAL MULTIFAMILY DISTRICT (RMF)**

DIVISION 6. RESIDENTIAL MULTIFAMILY DISTRICT (RMF)¹

Sec. 25-279. Purpose.

- (a) This district is established to provide for locations of medium-density multiple-family-type residences and is used for construction of townhouse developments or garden-style, multi-unit residential units in appropriate locations. This district is not completely residential in that it includes public and semipublic, institutional, and other related uses; however, it is basically intended to be residential in character and, as such, should not be located with heavy commercial or industrial-type uses. Certain commercial-type uses may be allowed through special use permits.
- (b) The permitted uses and uses permitted by special use permit in this district shall not be interpreted as allow short-term rental of dwellings for less periods of thirty (30) days or less. Said short-term rental use is specifically excluded from the district.

(Ord. of 5-25-88; Res. No. 22-05-98, 5-19-98)

Sec. 25-280. Permitted uses.

Within the Residential Multifamily District (RMF), the following uses are permitted:

Accessory uses.

Apartment houses.

Bed and breakfast establishment.

Churches.

Clubs (private).

Clubs (public).

Community centers, buildings.

Condominiums.

Conservation areas (public and private).

Duplexes.

¹Editor's note(s)—The Franklin County Comprehensive Plan includes a section to guide the county on zoning applications in residential areas. This section, entitled "Environmental, Land Use Considerations and Standards," is on pages 9-31 through 9-33 of the originally adopted Plan of 1985.

Garages—Private for storage of personal vehicles.

Gardens (private).

Home occupations, Class A.

Maintenance facility for dwelling units.

Manses, church-owned dwelling units.

Multifamily dwellings.

Off-street parking.

Parks.

Playgrounds.

Roads, streets, rights-of-way, easements.

Security man's house.

Signs.

Small cell and micro-wireless facilities, subject to the requirements of section 25-128(d).

Solar Generation Facility, Small, (see section 25-148).

Subdivisions meeting the county subdivision ordinance and the regulations of section 25-282.

Temporary construction facilities, subject to the requirements of section 25-129.

Water systems (private).

(Ord. of 5-25-88; Res. No. 13-05-90, 5-21-90; Ord. of 6-16-98; Amend. of 1-21-03(2); Res. No. 26-05-2008, 5-20-08; Ord. No. 16-12-2019 , 1-8-20; Ord. No. 20-07-2022 , 7-21-22)

Sec. 25-281. Special use permits.

The following uses shall be permitted only by special use permit approved by the Franklin County Board of Supervisors:

Community docks, piers, or boat houses.

Emergency services facilities—Fire, rescue.

Marinas.

Private docks, piers, and boat houses.

Piers, docks (private) for residential uses.

Public facilities, offices, storage yards.

Public garages.

Public utilities, including substations, power generation, water and sewer plants for treatment.

Public utilities—Structures, towers.

Schools (public and private).

Private street or road (see section 25-291).

(Ord. of 5-25-88; Amend. of 9-16-97; Amend. of 1-21-03(2); Res. No. 26-05-2008, 5-20-08)

Sec. 25-282. Area regulations.

(a) *Minimum lot size:*

- (1) *Area.* The following minimum areas are required dependent on sewer and water services provided to the individual dwelling units. Greater areas may be required where septic tanks and drain fields (or comparable systems) are employed or wells are employed, if the state health department's officials determine that certain factors may cause health problems. All sewage and water systems in this district shall be approved by the health department and shall comply with chapter 22 of this Code prior to approval of the site plan for the project. The terms public water and public sewer shall be construed to include only those systems meeting the definitions of public water and public sewerage system in section 25-40, definitions, of these regulations.
 - a. Minimum area with public water and public sewer (as defined in section 25-40, definitions) shall be ten thousand (10,000) square feet for the first two (2) units and three thousand (3,000) square feet per dwelling unit for each additional unit.
 - b. Minimum area with public sewer only shall be twenty-one thousand (21,000) square feet for the first two (2) units and six thousand (6,000) square feet per dwelling for each additional unit.
 - c. Minimum area with public water only shall be twenty-one thousand (21,000) square feet for the first two (2) units and ten thousand (10,000) square feet per dwelling unit for each additional unit.
 - d. The minimum area with neither public water nor sewer shall be thirty-five thousand (35,000) square feet for the first two (2) units and ten thousand (10,000) square feet per dwelling unit for each additional unit. However, the minimum area with neither public water nor public sewer fronting on a new road built by the developer of the project to VDOT standards and accepted into the state system for maintenance shall be twenty-six thousand two hundred and fifty (26,250) square feet for the first two (2) dwelling units and ten thousand (10,000) square feet per dwelling unit for each additional unit. The minimum size of any residential multifamily district and building lots and parcels within the district shall be subject to the approval of the local health department.

(2) Width:

- a. Minimum lot width with public water and public sewer shall be one hundred (100) feet.
- b. Minimum lot width with public sewer and without public water shall be one hundred (100) feet.

- c. Minimum lot width with public water and without public sewer shall be one hundred (100) feet.
- d. Minimum lot width with neither public water nor public sewer shall be one hundred fifty (150) feet.

(3) Minimum state-maintained road frontage measurement between side lot lines for lots of less than five (5) acres is equal to lot width except in a cul-de-sac, where the measurement is equal to not less than thirty (30) feet. The minimum road frontage for lots of greater than five (5) acres shall be as required by the Subdivision Ordinance.

(b) *Maximum percentage of lot coverage:*

Two Units, Duplexes	Multifamily Developments
35 percent	40 percent

(Ord. of 5-25-88; Ord. of 6-16-98; Res. No. 11-04-2001, 4-17-01; Amend. of 1-21-03(2))

Sec. 25-283. Maximum height of buildings.

- (a) The maximum height of buildings in this district shall be forty (40) feet.
- (b) Belfries, cupolas, chimneys, flues, flagpoles, television antennae, radio aerials, silos and water tanks are exempted.
- (c) Any building or structure shall be constructed, erected, installed, maintained and shall be of an approved type in accordance with the provisions of the BOCA Basic Building Code, as amended, and the Fire Prevention Code.

(Ord. of 5-25-88)

Sec. 25-284. Minimum dimensions.

- (a) *Front setback.* The minimum distance from the nearest point of the house or principal structure (including porches, stoops or any accessory buildings) to the centerline of the specified right-of-way shall be equal to sixty (60) feet or thirty-five (35) feet from the edge of right-of-way, whichever is greater, for property adjacent to state primary roads and equal to fifty-five (55) feet or thirty (30) feet from the edge of right-of-way, whichever is greater, for property adjacent to all other roads.
- (b) *Side setback.* The minimum side setback, the distance from the side property line of a lot to the nearest point on the house or principal structure (including porches, stoops or accessory building), shall be ten (10) percent of the road frontage distance, with a minimum of ten (10) feet and a maximum of twelve (12) feet.
- (c) *Rear yard.* The minimum rear setback, the distance from the rear property line of a lot to the nearest point on the house or principal structure (including porches, stoops or accessory building), shall be a minimum of thirty (30) feet. For property bordering Smith Mountain Lake, the distance will be measured from the recognized full pond level. In no case shall

any structure be located on or below the eight-hundred-foot contour. Walkways and steps are exempt from rear yard requirements.

- (d) *Minimum distance between main buildings.* For fire protection in rural areas, it is required that principal structures be no less than twenty (20) feet apart.
- (e) *Corner lots.* The minimum setback distance from the nearest point of the house or principal structure (including porches, stoops or any accessory buildings) to the centerline of the specified right-of-way shall be equal to sixty (60) feet or thirty-five (35) feet from the edge of right-of-way, whichever is greater, for property adjacent to state primary roads and equal to fifty-five (55) feet or thirty (30) feet from the edge of right-of-way, whichever is greater, for property adjacent to all other roads.

(Ord. of 5-25-88; Res. No. 22-11-92, 11-17-92)

Sec. 25-285. Floor area requirements.

Not regulated.

(Ord. of 5-25-88)

Sec. 25-286. Minimum off-street parking space.

See the sections providing for general regulations, sections 25-80 through 25-82.

(Ord. of 5-25-88)

Sec. 25-287. Open space requirements.

See the section providing for application of regulations and general regulations, sections 25-15 through 25-22 and 25-60 through 25-66.

(Ord. of 5-25-88)

Sec. 25-288. Reserved.

Sec. 25-289. Maximum number of units allowed per gross acre.

The maximum number of units per gross acre is thirteen (13).

(Ord. of 5-25-88)

Sec. 25-290. Other special regulations.

This section is reserved for future use.

Sec. 25-291. Streets.

Notwithstanding the provisions of section 19-115 of the general subdivision ordinance, private streets may be permitted in a residential multi-family district upon the approval of a special use permit from the board of supervisors, provided that there are adequate provisions made for maintenance of said private streets, and that the private streets are adequately marked by name or number. If in the future private streets are to be dedicated for public use, then prior to such dedication or public use, the developer, property owners' association or other party who has been responsible for the general upkeep and maintenance of the private roads shall improve the private roads to equal the construction standards of the provisions of sections 19-109 through 19-117, inclusive, of the general subdivision ordinance, and upon approval of the Virginia Department of Highways and Transportation.

(Ord. of 5-25-88; Amend. of 1-21-03(2))

Cross reference(s)—Similar provisions applicable in Residential Planned Unit Development District, § 25-305.

Sec. 25-292. Reserved.