

- **Sec. 47-5.60. - Residential office zoning districts.**

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A.

List of districts.

1.

RO: Residential Office District.

2.

ROA: Limited Residential Office District.

3.

ROC: Planned Residential Office Districts.

B.

Restrictions on future rezonings.

1.

No rezoning to RO, ROA or **ROC** shall be permitted unless such rezoning is in compliance with the mixed use regulations of [Section 47-18.21](#) and [Section 47-28](#), Flexibility Rules, except when located in a Regional Activity Center (RAC) land use designation.

C.

Compatibility requirements.

1.

All non-residential uses in the Residential Office (RO), Limited Residential Office (ROA) and Planned Residential Office (**ROC**) Zoning Districts are permitted to allow vehicular use areas to encroach into the bufferyard requirements subject to [Section 47-21.9](#), Landscape requirements for vehicular use areas, and may provide a fence in lieu of a wall as indicated in Section 47-25.3.A.3.d., Bufferyard Requirements, of [Section 47-25.3](#), Neighborhood Compatibility Requirements of the Unified Land Development Regulations.

D.

Residential Office (RO) District.

1.

Uses permitted. No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than any use hereinafter set out:

a.

Any use permitted in R-4 district of the zoning code in effect on the date immediately prior to the effective date (June 28, 1997) of the ULDR.

b.

Professional, business and financial offices, not including sale, display, storage or handling of merchandise on the premises.

c.

Office and headquarters of trade, business, labor, political, social, religious, economic or other similar organization, not including sale, display, storage or handling of merchandise on the premises.

d.

Retail and service facilities within an office building which may include barbershops, beauty shops, newsstands, and retail stores for sale of books, gifts, flowers, tobacco, drugs and sundries. Such uses shall occupy no more than twenty-five percent (25) of the floor space of the building.

e.

Medical and dental clinics and hospitals.

f.

Bed and breakfast dwellings.

g.

Active and Passive Park, see Section [47-18.44](#).

2.

Uses prohibited. The permissible uses enumerated above shall not be construed to include, either as a principal or accessory use, any of the following, which are listed for emphasis:

a.

Sale, display, storage or handling of merchandise on the premises, except as permitted in subsection C.1.d.

b.

Trade or vocational schools.

c.

Trade or personal service shops, including appliance repair or service, pest control, animal hospital, shoe repair, tailor, dressmaker, milliner, jewelry repair.

d.

Mortuaries.

e.

Employment agencies.

3.

Limitations on permitted uses. The limitations on permitted uses are as follows:

a.

Except for accessory parking, all uses permitted under this section shall be conducted entirely within a completely enclosed building.

b.

Signs accessory to a permitted use shall be limited as follows:

i.

No roof sign, projecting sign, marquee sign, billboard sign, banner sign or animated sign shall be permitted.

ii.

Each building occupied by such use as a principal use may have one wall sign not exceeding two feet in width or ten feet in length.

iii.

Each building site occupied by such use may have one ground sign not exceeding three feet in width or five feet in length, the top of which shall not be over five feet above the ground.

iv.

Each building site may have directional signs each not over two square feet in area and not extending over three feet above the ground.

c.

There shall be no show windows or display windows, nor shall any door or window be used for display purposes in any occupied building.

4.

Building height limits. No building shall exceed fifty-five (55) feet in height, or thirty-three (33) feet in height when the plot is adjacent to or separated only by an alley from residential property zoned more restrictive than RMM-25.

5.

Building site requirements. Every building erected or structurally altered shall provide a land area not less than the following:

a.

Per dwelling unit: The same as in RMM-25 district.

b.

Total site:

i.

Residential buildings: Five thousand (5,000) square feet in area and 50 feet in width.

ii.

Business, professional or financial offices: Five thousand (5,000) square feet in area or 50 feet in width.

iii.

Other uses: Ten thousand (10,000) square feet in area and 100 feet in width.

6.

Yards.

a.

Front yard: Shall be a minimum of 25 feet in depth measured from the property line. Where a corner parcel is involved the twenty-five-foot regulation shall apply only to the front yard and the side street yard shall be 15 feet or half the height of the tallest building, whichever is greater. On a plot occupied by a one- or two-family dwelling, the street side yard may be reduced to one-quarter of the parcel width, but shall not be less than ten feet. No accessory buildings shall be located in front or street side yards. Such yards may be used for refuse containers only at locations authorized by the city sanitation department.

b.

Side yard: Shall be a minimum of ten feet in width or half the height of the tallest building, whichever is greater.

c.

Rear yard: Shall be a minimum of 20 feet.

d.

Yard dimensions are the minimum requirements. In no case shall the requirement be less than an amount equal to one-half the height of the building, when this is greater than the above minimum.

e.

The minimum distance between buildings on the same plot shall be 25 feet or the height of the tallest building, whichever is greater, except for permitted accessory buildings.

f.

All yards shall be measured at ground level and be unoccupied and unobstructed from the ground upward except for parking structures and other encroachments specifically authorized.

7.

Minimum floor area.

a.

Single family dwellings shall have a minimum floor area of seven hundred fifty (750) square feet exclusive of porches, terraces, carports and garages.

b.

Two family and multiple-family dwellings shall have a minimum floor area of 400 square feet per dwelling unit exclusive of porches, terraces, carports and garages.

c.

Sleeping rooms for rental purposes shall have a minimum floor area of one hundred twenty (120) square feet exclusive of bathrooms, toilets, closets or similar appurtenances.

8.

Lot coverage. Total ground coverage of all principal and accessory buildings shall not exceed the percentages given on the following chart:

EXPAND

Height of Building	Percent Coverage
1—11 feet	50
12—22 feet	45
23—33 feet	40
34—44 feet	35
45—55 feet	30

9.

Property line wall. A six foot, six inch high masonry block or concrete wall shall be erected and maintained on any property line abutting RS-4.4 or RS-8 zoned property, if the RO zoned property is used for other than a single family or two family dwelling.

10.

Existing buildings. Existing buildings not conforming to required setbacks, height limits or ground coverage may be used for offices or bed and breakfast dwellings but may not be enlarged if this increases the extent of the violation. The amount of outdoor living space and landscaping may be reduced below thirty percent (30) if necessary in such cases.

E.

Limited Residential Office (ROA) District.

1.

Uses permitted.

a.

Professional, business and financial offices, not including sale, display, storage or handling of merchandise on the premises.

b.

Single family dwellings.

c.

Public buildings and land uses and those of public utilities, subject to the provisions of, as provided in Public Purpose Uses, [Section 47-18.26](#).

d.

House of worship, subject to the requirements of [Section 47-18.17](#).

e.

Flower and vegetable gardens.

f.

Public and parochial schools.

g.

Active and Passive Park, see Section [47-18.44](#).

2.

Uses prohibited. The permissible uses enumerated above shall not be construed to include, either as a principal or accessory use, any of the following, which are listed for emphasis:

a.

Sale, display, storage or handling of merchandise on the premises, except as permitted in subsection D.1.e.

b.

Trade or vocational schools.

c.

Trade or personal service shops, including appliance repair or service, pest control, animal hospital, shoe repair, tailor, dressmaker, milliner, jewelry repair.

d.

Mortuaries.

e.

Employment agencies.

3.

Limitations on permitted uses.

a.

Signs for each building with a nonresidential principal use shall be limited to one wall sign not exceeding two feet in width or five feet in length.

b.

Signs for each development site occupied by a nonresidential use shall be limited as follows:

i.

One (1) ground sign not exceeding three feet in width or five feet in length, the top of which shall not be over five feet above the ground.

ii.

Directional signs each not over two square feet in area, and not extending over three feet above the ground.

c.

Nonresidential building design shall be by an architect registered under the laws of Florida and such that the building substantially resembles a house in the opinion of the director.

4.

Building requirements.

a.

The maximum height of a building shall be two stories and not exceed thirty-five (35) feet.

b.

The maximum length of a building shall not exceed 80 feet.

c.

The maximum gross floor area of a nonresidential building shall not exceed five thousand (5,000) square feet.

d.

Use of existing nonresidential buildings shall be limited to five thousand (5,000) square feet of floor area for a nonresidential use.

5.

Site requirements. Every building erected or structurally altered shall provide a land area not less than the following:

a.

Single family dwellings: Six thousand (6,000) square feet and 50 feet in width.

b.

Office buildings: Six thousand (6,000) square feet and 50 feet in width.

c.

Other uses: Ten thousand (10,000) square feet in area and 100 feet in width.

6.

Yards.

a.

Front yard: Shall be a minimum of 25 feet in depth measured from the property line. Where a corner parcel is involved the twenty-five-foot regulation shall apply only to the front yard and the side street yard shall be 15 feet or half the height of the tallest building, whichever is greater. On a plot occupied by a one or two-family dwelling, the street side yard may be reduced to one-quarter ($\frac{1}{4}$) of the parcel width, but shall not be less than ten feet. No accessory buildings shall be located in front or street side yards. Such yards may be used for refuse containers only at locations authorized by the city sanitation department.

b.

Side yard: Shall be a minimum of ten feet in width or half the height of the tallest building, whichever is greater.

c.

Rear yard: Shall be a minimum of 15 feet or one-half ($\frac{1}{2}$) the height of the tallest building, whichever is greater.

d.

The minimum distance between buildings shall be ten feet or one-half ($\frac{1}{2}$) the height of the tallest building, whichever is greater.

e.

All yards shall be measured at ground level and be unoccupied and unobstructed from the ground upward.

7.

Minimum floor area. All residential and office buildings shall have a minimum floor area of one thousand two hundred (1,200) square feet.

8.

Lot coverage.

a.

Total lot coverage of all principal and accessory buildings shall not exceed the following percentages:

EXPAND

Height of Building	Percent Coverage
1—11 feet	40
12—22 feet	35
23—35 feet	30

b.

No parking areas or driveways shall be permitted within ten feet of a property line abutting RS-4.4, RS-8, or RD-15 property.

9.

Property line wall.

a.

A six foot, six inch high masonry wall shall be erected and maintained on any property abutting RS-4.4 or RS-8 zoned property, if the property is used for office buildings.

b.

Existing fences and walls or landscaping which the department considers adequate may be approved in lieu of the wall.

10.

Existing buildings. Existing buildings not conforming to required setbacks, height limits or lot coverage may be used for offices but may not be enlarged if this increases the extent of the violation.

F.

Planned Residential Office (ROC) District.

1.

Purpose of district. The ROC district is a planned office and residential district. It is intended for tracts which due to relationship to low density residential areas, traffic and transportation facilities and availability of community facilities require special provisions to be used for office use and insure a development consistent with the zoning pattern and present and probable future land use in the area. These provisions depend on the details of site and building design and include the use, appearance, height, bulk and location of principal and accessory buildings, and the location and design of landscaping, open space, land and water areas, recreational areas, parking areas, roadways and other features. Review and approval of a development plan are required to insure such provisions will be provided.

2.

Uses permitted. Uses shall be consistent with those uses as permitted or prohibited in the Residential Office (RO) zoning district.

3.

Building height limit. No building or structure or part thereof shall be erected or altered to a height exceeding that permitted in the RO district or as shown on the approved development plan.

4.

Building site requirements. Every building erected or structurally altered shall provide a land area not less than required in the RO district, or a greater building site requirement as shown on the approved development plan.

5.

Yards. Yards shall meet the minimum requirements specified in the RO district or a greater setback as shown on the approved development plan. Accessory buildings or structures may encroach on these yards only where authorized by the board.

6.

Existing buildings. Existing buildings not conforming to these regulations may be approved for use by the planning and zoning board but may not be enlarged if this increases the extent of the violation.

7.

Minimum floor area. Shall be the same as for the RO district.

8.

Lot coverage. Lot coverage shall be as specified by the planning and zoning board and not less than required in the RO district.

9.

Approval of development plan. No building or structure, or part thereof, shall be erected, or used, or land or water used, or any change of use consummated, nor shall any building permit be issued therefor, unless a development plan for such building, structure or use has been reviewed in accordance with Section 47-24.21., Table 1, development permits and procedures and as provided in [Section 47-24.2](#), Site Plan Development Permit.

(Ord. No. C-97-19, § 1(47-5.6), 6-18-97; Ord. No. C-99-17, § 1, 3-16-99; Ord. No. C-00-12, § 1 3-7-00; Ord. No. C-00-66, § 1, 11-7-00; [Ord. No. C-13-19, § 1, 6-4-13](#));ol2;