

SECTION 4.10 "RO" RESIDENTIAL/OFFICE

4.10.1 DISTRICTS AND INTENT

The "RO" Residential/Office category includes one zone district: RO. This district is intended for single family and multiple family residences together with business and professional offices which are not incompatible with residential uses, and public and semi-public buildings and facilities and accessory structures as may be desirable with such development, as well as surrounding development. This district is not to be deemed a commercial district.

4.10.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Single family dwellings.
2. Duplexes.
3. Multiple family dwellings.
4. Medical and dental offices, clinics, and laboratories.
5. Business and professional offices.
6. Homes of six (6) or fewer residents which otherwise meet the definition of a "community residential home". (See Section 4.2)
7. Community residential facilities. (See Section 4.2)

For uses under (4), (5) and (7): Site and development plan approval is required. (See Article 13)

For uses under (3) above: Site and development plan approval is required for multiple family developments consisting of five (5) or more dwelling units or two (2) or more separate buildings (see Article 13).

4.10.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
 - b. Are located on the same lot as the permitted or permissible principal use or structure, or on a contiguous lot in the same ownership; and
 - c. Are not of a nature likely to be incompatible with residential development due to traffic, noise, dust, glare, odor, or fumes.
2. Examples of permitted accessory uses and structures include:
 - a. Private garages;
 - b. Private swimming pools and cabanas;
 - c. Noncommercial greenhouses and plant nurseries;
 - d. For multiple family dwellings: administrative/management offices for the multiple family complex and recreational and laundry facilities intended for use solely by the residents of the multiple family complex and their guests; and
 - e. On-site signs (see also Section 4.2).

4.10.4 PROHIBITED USES AND STRUCTURES

Any use or structure not specifically, provisionally or by reasonable implication permitted herein or permissible by special exception, including the following which are listed for emphasis:

1. Sales, display, or outside storage of goods or merchandise.
2. Restaurants.
3. Automotive service stations and car washes.
4. Bars, cocktail lounges, taverns, and package store for sale of alcoholic beverages.
5. Off-site signs.

4.10.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Public or private schools offering curricula comparable to that of public schools (See Section 4.2).
2. Parks maintained by any private association of persons residing in the district.
3. Group living facilities.
4. Public buildings and facilities, except those otherwise specified (See Section 4.2).
5. Art galleries, community or little theaters (but not moving picture theaters or drive-in movies).
6. Private clubs and lodges.
7. Churches and other houses of worship.
8. Funeral homes without crematories.
9. Hospitals, nursing homes, and residential homes for the aged.
10. Home occupations (see Section 4.2).
11. Professional, business, and technical schools, provided all activities are conducted in completely enclosed buildings.
12. Child care centers and overnight child care centers provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
13. Dance, art and music studios.
14. Recovery homes.
15. Residential treatment facilities.
16. Pharmacies.
17. Commercial greenhouses and nurseries.
18. Nursing homes and residential housing for the aged.
19. Adult care center.
20. Bed and breakfast inns (see Section 4.2).

4.10.6 MINIMUM LOT REQUIREMENTS (area, width)

1. Single family dwellings:
 - Minimum lot area 6,000 square feet
 - Minimum lot width 50 feet
2. Duplexes:
 - Minimum lot area 10,000 square feet
 - Minimum lot width 70 feet
3. Multiple family development:
 - Minimum site area 20,000 square feet
 - Minimum site width 80 feet
 - Minimum land area per dwelling unit 5,445 square feet
4. Other permitted or permissible uses and structures:
 - None, except as needed to meet other requirements herein set out.

4.10.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards)

1. Single family dwellings and duplexes:
 - Front 20 feet
 - Side 10 feet for each side yard.
 - Rear 15 feet
2. Multiple family dwellings: (to be applied at site perimeter)
 - Front 30 feet
 - Side 15 feet for each side yard.
 - Rear 20 feet

Special Provisions; Where two (2) or more multiple family structures are located together on one site, no detached residential structure shall be located closer than twenty (20) feet to another.

3. Public and private schools, child care centers, overnight child care centers, churches and other houses of worship, private clubs and lodges, nursing homes, residential homes for the age, group living facilities, public buildings and facilities (unless otherwise specified):
 - Front 35 feet
 - Side 25 feet
 - Rear 35 feet
4. Medical and dental offices, clinics, and laboratories; hospitals; business and professional offices; and all other permitted or permissible uses unless otherwise specified:
 - Front 30 feet
 - Side 20 feet for each side yard.
 - Rear; 20 feet

Special Provisions: As a minimum, no less than one-half (1/2) the depth of any required front yard shall be maintained as a landscaped area; the remainder may be used for offstreet parking, but not for buildings. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property line or lines. This landscaped area may be penetrated at right angles by driveways.

Special Provisions:

For lots with double front yards, the side of the residence not acting as the main entrance may be considered as a side yard for accessory uses and structures as long as it does not obstruct the line of sight of any intersection or driveway.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.10.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and
3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.10.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

1. Single family dwellings including their accessory buildings: 40%
2. Duplexes and multiple family development, including their accessory buildings: 40%.
3. Other permitted buildings in connection with permitted or permissible uses, including their accessory buildings: 35%.

4.10.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS

(See also Section 4.2)

1. Medical and dental offices, clinics, and laboratories; business and professional offices; art galleries; community or little theaters; dance, art, and music studios; funeral homes; hospitals; nursing homes; churches; other houses of worship; private clubs and lodges; child care centers; overnight child care centers; public buildings (but not public schools):

Where a use listed under (1) above is erected or expanded on land abutting either (a) a residential district or (b) property used for residential purposes in a residential/office district, then the proposed use shall provide a landscaped buffer which shall be not less than ten (10) feet in width along the affected rear and/or side yards as the case may be.

2. All other permitted or permissible uses (unless otherwise specified):
None, except as necessary to meet other requirements set out herein.

4.10.11 MINIMUM OFFSTREET PARKING REQUIREMENTS

(See also Section 4.2)

1. Each residential dwelling unit: two (2) spaces for each dwelling unit.
2. Medical or dental offices, clinics, and laboratories: one (1) space for each one hundred fifty (150) square feet of floor area.
3. Business and professional offices: one (1) space for each two hundred (200) square feet of floor area.
4. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) square feet of floor area.
5. Art galleries: one (1) space for each three hundred (300) square feet of floor area.
6. Community or little theaters: one (1) space for each four (4) seats.
7. Dance, art, and music studios: one (1) space for each three hundred fifty (350) square feet of floor area.
8. Private clubs and lodges: one (1) space for each three hundred (300) square feet of floor area.
9. Churches and other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.
10. Funeral homes: one (1) space for each three (3) seats in the chapel.
11. Elementary and junior high schools: two (2) spaces for each classroom or office room, plus one (1) space for each three (3) seats in any auditorium or gymnasium.
12. Senior high school: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.
13. Professional, business, and technical schools: one (1) space for each two hundred (200) square feet of floor area.
14. Hospitals: one (1) space for each bed.
15. Nursing homes: one (1) space for each two (2) beds.
16. Child care centers and overnight child care centers: one (1) space for each three hundred (300) square feet of floor area devoted to child care activities.
17. Residential homes for the aged: one (1) space for each dwelling unit.
18. Recovery homes: one (1) space for each bedroom.
19. Residential treatment facilities: one (1) space for each bed.
20. Pharmacies: one (1) space for each one hundred fifty (150) square feet of non-storage floor area.
21. Adult care centers: one (1) space for each three hundred (300) square feet of floor area devoted to adult care activities.
22. Bed and breakfast inn; in addition to parking required for the residence, one (1) parking space shall be provided for each guest room. The Board of Adjustment may vary the parking requirement for those properties listed on the City's historic landmark or site list based upon site constraints including, but not limited to, small yards, inadequate space for parking, and the availability of on-street parking.
23. For other special exceptions as specified herein: to be determined by findings in the particular case.