

## SECTION 4.5 "RSF" RESIDENTIAL, SINGLE FAMILY

### 4.5.1 DISTRICTS AND INTENT

The "RSF" Residential, Single Family category includes three (3) zone districts: RSF-1, RSF-2, and RSF-3. It is the intent of these districts to provide for single family areas of low to medium density together with public and semi-public buildings and facilities and accessory structures as may be desirable and compatible with such development, as well as surrounding development. Non-residential uses in these districts may be subject to restrictions and requirements necessary to preserve and protect the single family residential character of these districts. Variation among the RSF-1, RSF-2, and RSF-3 districts is in requirements for lot area, width, and certain yards.

### 4.5.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Single family dwellings.
2. Public parks and recreational areas.
3. Homes of six (6) or fewer residents which otherwise meet the definition of a "community residential home" (See Section 4.2).

### 4.5.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
  - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
  - b. Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership;
  - c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and
  - d. Do not involve operations or structures not in keeping with the character of single family residential development.
2. Examples of permitted accessory uses and structures include:
  - a. Private garages;
  - b. Private swimming pools;
  - c. Non-commercial greenhouses and plant nurseries; and
  - d. On-site signs (See Section 4.2).

### 4.5.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, storage or overnight parking of commercial or industrial vehicles in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein as a special exception.

#### 4.5.5 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. Churches and other houses of worship.
3. Golf courses, country clubs, and racquet and tennis clubs.
4. Cemeteries and mausoleums.
5. Private clubs and lodges.
6. Parks maintained by any private association of persons residing in the district.
7. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified.
8. Home occupations (see Section 4.2).
9. Child care centers, provided:
  - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.; and
  - b. Provision is made for areas for offstreet pick-up and drop-off of children.
10. Commercial greenhouses and plant nurseries.
11. Bed and breakfast inns (see Section 4.2).
12. Adult care center.
13. Standard design manufactured homes as defined in these land development regulations in Residential Single Family-3 (RSF-3) districts only.

#### 4.5.6 MINIMUM LOT REQUIREMENTS (area, width)

1. Single family dwellings:

|        |                   |                    |
|--------|-------------------|--------------------|
| RSF-1: | Minimum lot area  | 20,000 square feet |
|        | Minimum lot width | 100 feet           |
| RSF-2: | Minimum lot area  | 10,000 square feet |
|        | Minimum lot width | 70 feet            |

Note: RSF-2 districts shall only be permitted where community water systems and sanitary sewer systems are available and accessible.

|        |                   |                   |
|--------|-------------------|-------------------|
| RSF-3: | Minimum lot area  | 6,000 square feet |
|        | Minimum lot width | 50 feet           |

Note: RSF-3 districts shall only be permitted where community water systems and centralized sanitary sewer systems are available and accessible.
2. Other permitted uses and structures:

None, except as needed to meet all other requirements herein set out.

4.5.7 MINIMUM YARD REQUIREMENTS (depth of front and back yard, width of side yards)  
(See Section 4.2 for right-of-way setback requirements.)

1. Single family dwellings:

|        |       |                             |
|--------|-------|-----------------------------|
| RSF-1: | Front | 30 feet                     |
|        | Side  | 15 feet for each side yard. |
|        | Rear  | 15 feet                     |
| RSF-2: | Front | 25 feet                     |
|        | Side  | 10 feet for each side yard. |
|        | Rear  | 15 feet                     |
| RSF-3: | Front | 20 feet                     |
|        | Side  | 10 feet for each side yard. |
|        | Rear  | 15 feet                     |

2. Public and private schools, adult care centers, child care centers, churches, other houses of worship, private clubs and lodges, and other all permitted uses unless otherwise specified:

|       |                             |
|-------|-----------------------------|
| Front | 35 feet                     |
| Side  | 25 feet for each side yard. |
| Rear  | 35 feet                     |

Accessory Uses and Structures:

|        |       |         |
|--------|-------|---------|
| RSF-1: | Front | 30 feet |
|        | Side  | 5 feet  |
|        | Rear  | 5 feet  |
| RSF-2: | Front | 25 feet |
|        | Side  | 5 feet  |
|        | Rear  | 5 feet  |
| RSF-3: | Front | 20 feet |
|        | Side  | 5 feet  |
|        | Rear  | 5 feet  |

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.

4.5.8 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.

#### 4.5.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

1. Single family dwellings and duplexes, including their accessory buildings: 40%
2. Other permitted buildings in connection with permitted uses, including their accessory buildings: 35%

Note: In addition to meeting the required lot, yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

#### 4.5.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS

(See also Section 4.2)

1. Churches, other houses of worship, private clubs and lodges, adult care centers, child care centers, commercial greenhouses and plant nurseries, 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 not be less than ten (10) feet in width along the affected rear and/or side yards as the case may be.
2. All other permitted uses (unless otherwise specified):  
None, except as necessary to meet other requirements set out herein.

#### 4.5.11 MINIMUM OFFSTREET PARKING REQUIREMENTS

(See also Section 4.2)

1. Each residential dwelling unit: two (2) spaces for each dwelling unit.
2. 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.
3. 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.
4. Churches or other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.
5. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) square feet of floor area.
6. Private clubs and lodges: one (1) space for each three hundred (300) square feet of floor area.
7. Adult and child care centers: one (1) space for each three hundred (300) square feet of floor area devoted to adult or child care activities and one (1) space for each employee.
8. Commercial greenhouses and plant nurseries: one (1) space for each one hundred fifty (150) square feet of non-storage floor area.
9. 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.
10. For other special exceptions as specified herein: to be determined by findings in the particular case.

## SECTION 4.6 "RSF/MH" RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME

### 4.6.1 DISTRICTS AND INTENT

The "RSF/MH" Residential, (Mixed) Single Family/Mobile Home category includes three (3) zone districts: RSF/MH-1, RSF/MH-2, and RSF/MH-3. It is the intent of these districts to provide for single family residential areas of low to medium density for single family dwellings and individual mobile homes within designated urban areas as defined within the Comprehensive Plan. In addition to providing for mixed single family/mobile home areas, this district also provides for public and semi-public buildings and facilities and accessory structures as may be desirable and compatible with mixed single family/mobile home residential development. In these districts, permitted nonresidential uses and special exceptions may be subject to restrictions and requirements necessary to preserve and protect the single family residential character of these districts.

### 4.6.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Single family dwellings.
2. Mobile home dwellings.
3. Public parks and recreational areas.
4. Homes of six (6) or fewer residents which otherwise meet the definition of a "community residential home" (See Section 4.2).

### 4.6.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
  - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
  - b. Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership;
  - c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and
  - d. Do not involve operations or structures not in keeping with the character of residential development.
2. Examples of permitted accessory uses and structures include:
  - a. Private garages;
  - b. Private swimming pools;
  - c. Noncommercial greenhouses and plant nurseries; and
  - d. On-site signs (see Section 4.2).

### 4.6.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, storage or overnight parking of commercial or industrial vehicles in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), mobile home parks, signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein as a special exception.

#### 4.6.5 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. Churches and other houses of worship.
3. Golf courses, country clubs, racquet and tennis clubs.
4. Cemeteries and mausoleums.
5. Private clubs and lodges.
6. Parks maintained by any private association of persons residing in the district.
7. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified (see Section 4.2).
8. Home occupations (see Section 4.2).
9. Child care centers, provided:
  - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.; and
  - b. Provision is made for areas for offstreet pick-up and drop-off of children.
10. Commercial greenhouses and plant nurseries.
11. Bed and breakfast inns (See Section 4.2).
12. Adult care center.

#### 4.6.6 MINIMUM LOT REQUIREMENTS (area, width)

1. Single family dwellings and mobile homes:

Minimum area for single family/mobile home district; 10 acres.

RSF/MH-1: Minimum lot area 20,000 square feet

Minimum lot width 100 feet

RSF/MH-2: Minimum lot area 10,000 square feet

Minimum lot width 85 feet

Note: RSF/MH-2 districts shall only be permitted where community water systems and centralized sanitary sewer systems are available and accessible.

RSF/MH-3: Minimum lot area 6,000 square feet

Minimum lot width 50 feet

Note: RSF/MH-3 districts shall only be permitted where community water systems and sanitary sewer systems are available and accessible.

2. Other permitted uses and structures:

None, except as needed to meet all other requirements herein set out.

4.6.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side of yards)  
(See Section 4.2 for right-of-way setback requirements.)

1. Single family dwellings and mobile homes:

|           |       |                            |
|-----------|-------|----------------------------|
| RSF/MH-1: | Front | 30 feet                    |
|           | Side  | 15 feet for each side yard |
|           | Rear  | 15 feet                    |

2. Single family dwellings and mobile homes:

|           |       |                            |
|-----------|-------|----------------------------|
| RSF/MH-2: | Front | 25 feet                    |
|           | Side  | 10 feet for each side yard |
|           | Rear  | 15 feet                    |

|           |       |                             |
|-----------|-------|-----------------------------|
| RSF/MH-3: | Front | 20 feet                     |
|           | Side  | 10 feet for each side yard. |
|           | Rear  | 15 feet                     |

3. Public and private schools, adult care centers, child care centers, churches, other houses of worship, private clubs and lodges, and all other permissible uses unless otherwise specified:

|  |       |                             |
|--|-------|-----------------------------|
|  | Front | 35 feet                     |
|  | Side  | 25 feet for each side yard. |
|  | Rear  | 35 feet                     |

4. Accessory Uses and Structures:

|           |       |         |
|-----------|-------|---------|
| RSF/MH-1: | Front | 30 feet |
|           | Side  | 5 feet  |
|           | Rear  | 5 feet  |

|           |       |         |
|-----------|-------|---------|
| RSF/MH-2: | Front | 25 feet |
|           | Side  | 5 feet  |
|           | Rear  | 5 feet  |

|           |       |         |
|-----------|-------|---------|
| RSF/MH-3: | Front | 20 feet |
|           | Side  | 5 feet  |
|           | Rear  | 5 feet  |

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.

#### 4.6.8 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.

#### 4.6.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

1. One family dwellings and duplexes, including their accessory buildings: 40%
2. Other permitted buildings in connection with permitted uses, including their accessory buildings: 35%.

Note: In addition to meeting the required lot, yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a .50 floor area ratio.

#### 4.6.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS

(See also Section 4.2)

1. Churches, other houses of worship, private clubs and lodges, child care centers, commercial greenhouses and plant nurseries, 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 not be less than 10 feet in width along the affected rear and/or side yards as the case may be.
2. All other permitted uses (unless otherwise specified):  
None, except as necessary to meet other requirements set out herein.

#### 4.6.11 MINIMUM OFFSTREET PARKING REQUIREMENTS

(See also Section 4.2)

1. Residential dwelling units: two (2) spaces for each dwelling unit.
2. 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.
3. Senior high schools: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.
4. Churches or other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.
5. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) square feet of floor area.
6. Adult and child care centers: one (1) space for each three hundred (300) square feet of floor area devoted to adult or child care activities and one (1) space for each employee.
7. Private clubs and lodges: one (1) space for each three hundred (300) square feet of floor area.

8. Commercial greenhouses and plant nurseries: one (1) space for each one hundred fifty (150) square feet of non-storage floor area.
9. 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.
10. For other special exceptions as specified herein: to be determined by findings in the particular case.

#### 4.6.12 ADDITIONAL REQUIREMENTS FOR MOBILE HOMES

1. Anchoring. Each mobile home shall be located on a stand permitting each unit to be sufficiently supported and anchored as in compliance with the State Standards for Anchoring Mobile Homes. In addition, each mobile home shall have the wheels and axles removed, shall be placed as close to the ground as can be practically accomplished and shall have the tongue or hitch portion of the mobile home removed unless permanently attached in such a manner that it cannot be readily removed.
2. Skirting. A skirt or apron which is continually and properly maintained by the owner of the mobile home shall surround each mobile home between the bottom of the unit and the ground.