
Sec. 94-73. - Single-family/small lot (SF11) high density residential district.

- a. *Applicability.* The single-family/small lot (SF11) high density residential district shall be utilized only in that area of the city within which small lots predominate, generally referred to as Coleman Park, located as follows: north of 15th Street, south of 23rd Street, east of the Florida East Coast Railroad tracks, and west of the Seaboard Coastline Railroad tracks; consisting of the following platted subdivisions: Grant Park, Lincoln Park, Gray's Addition to Grant Park, Josey's Subdivision (unrecorded), Johnson's Subdivision, Tamarind Park, Washington Heights, and Dunbar Village. This district shall not be utilized in areas of the city possessing vacant, unplatted land or vacant, platted land with lots containing 5,000 or more square feet.
 - b. *Property development regulations.* The maximum dwelling units per acre for the single-family/small lot (SF11) high density residential district is found in section [94-241](#), table VIII-1. The property development regulations shall be as follows:
 1. *Minimum lot dimensions.*
 - a. Lot area: 3,500 square feet;
 - b. Lot width: 40 feet.
 2. *Minimum setbacks for principal buildings.*
 - a. Front: 20 feet or 20 percent of lot depth, whichever is less;
 - b. Corner: ten feet or ten percent of lot depth, whichever is less;
 - c. Rear: ten feet or ten percent of lot depth, whichever is less;
 - d. Side: five feet minimum, ten feet total.
 3. *Maximum building height.* Maximum building height shall be 30 feet.
 4. *Accessory structure.* The following structures shall be permitted when accessory to uses permitted by right or when accessory to uses permitted pursuant to subsection [94-71\(d\)\(1\)](#):
 - a. Fences and walls as provided in section [94-302](#);
 - b. Signs as provided in section [94-407](#);
 - c. Swimming pools, tennis courts and similar recreation facilities as provided in subsection [94-71\(b\)](#);
 - d. Other accessory structures customarily incidental to uses permitted by right or as special uses pursuant to [ARTICLE IX](#) of this chapter.
 5. *Minimum setbacks for accessory buildings.* See subsection [94-71\(b\)](#).
 - c. *Permitted uses.* Uses permitted within this district are provided in the schedule of permitted uses.
 - d. *Off-street parking.* Notwithstanding any other provision of the parking regulations of this chapter, single-family dwelling units within the SF11 district shall provide at least one standard parking space per dwelling unit.
- (Ord. No. 4449-13, § 7, 3-19-2013)