
Sec. 94-74. - Single-family high density (SF14) residential district.

- a. *Property development regulations.* The maximum dwelling units per acre for the single-family high density (SF14) residential district is found in section 94-241, table VIII-1. The property development regulations shall be as follows:
1. *Minimum lot dimensions for single-family use without accessory apartment.*
 - a. Lot area: 6,000 square feet;
 - b. Lot width: 60 feet;
 - c. Lot width of parcels described in subsection 94-71(d)(2): 75 feet;
 - d. Lot depth of parcels described in subsection 94-71(d)(2): 100 feet measured from the east property line to the west property line at the shortest distance between the property lines. The east property lines of lots described in subsections 94-71(d)(2)(b) and (d) that are parallel to and abut either Flagler Drive or Flagler Court shall be considered the front property lines.
 2. *Minimum lot dimensions for single-family use with accessory apartment.*
 - a. Lot area: 6,000 feet;
 - b. Lot width: 60 feet;
 - c. Lot width of parcels described in subsection 94-71(d)(2): 75 feet;
 - d. Lot depth of parcels described in subsection 94-71(d)(2): 100 feet measured from the east property line to the west property line at the shortest distance between the property lines. The east property lines of lots described in subsections 94-71(d)(2)(b) and (d) that are parallel to and abut either Flagler Drive or Flagler Court shall be considered the front property lines.
 3. *Minimum setbacks for principal building.*
 - a. Front: 25 feet;
 - b. Corner: 12.5 feet; ten feet if lot is less than 60 feet wide;
 - c. Rear: 15 feet or ten percent of depth, whichever is less;
 - d. Side: five feet minimum, 15 feet total.
 4. *Maximum building height.* Maximum building height shall be 30 feet.
 5. *Accessory structures.* 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. Accessory garage apartments as provided in subsection 94-273(d)(1);
 - b. Fences and walls as provided in section 94-302;
 - c. Signs as permitted in section 94-407;
 - d. Swimming pools, tennis courts, and similar recreation facilities as provided in subsection 94-71(b);
 - e. Other accessory structures customarily incidental to uses permitted by right or as special uses pursuant to ARTICLE IX of this chapter.
 6. *Minimum setbacks for accessory buildings.* See subsection 94-71(b).
- b. *Permitted uses.* Uses permitted within the single-family high density (SF14) residential district are provided in the schedule of permitted uses.

(Code 1979, § 33-34; Ord. No. 3777-04, § 2, 7-19-2004; Ord. No. 3744-04, § 2, 9-27-2004; Ord. No. 3850-05, § 2, 5-23-2005; Ord. No. 4449-13, § 8, 3-19-2013)