

**Sec. 118-473. Permitted accessory uses and structures.**

Permitted accessory uses and structures in the R-5 zoning districts are the accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures, provided that for residential uses no accessory structure shall be located on property other than that on which the principal residential structure is located. Customary home occupations are permitted in connection with residential uses, provided that there shall be no external evidence of such home occupation, except that one sign, unilluminated, and not exceeding one square foot in area, may be erected flat against the wall of the principal building. Home occupations shall have no customers or employees visiting the site. Only inside storage of material and goods is allowed. No outdoor assemblage or work is allowed as part of the home occupation.

(Ord. No. 06-33, § 2, 8-24-06)

**Sec. 118-474. Special exceptions.**

Special exception uses and structures in the R-5 zoning district are as follows:

- (1) Day care facilities.
- (2) Public schools and private schools with academic curriculums similar to those in public schools.
- (3) Churches.
- (4) Any structure exceeding the maximum height requirement.

(Ord. No. 06-33, § 2, 8-24-06)

**Sec. 118-475. Prohibited uses and structures.**

In the following uses and structures are prohibited R-5 zoning district:

- (1) Recreational vehicles and house trailers.
- (2) Duplexes, townhomes, apartments and other multi-family structures.
- (3) Commercial uses (except home occupations).
- (4) Agriculture.
- (5) Communication towers and communication antennas.

- (6) Rooming or boarding houses.
- (7) Accessory dwelling units or garage apartment.
- (8) Any structure or use not of a nature specifically or provisionally permitted in this article.

(Ord. No. 06-33, § 2, 8-24-06)

**Sec. 118-476. Minimum lot requirements.**

In the R-5 zoning district, the minimum lot requirements are as follows:

- (1) *Single-family:*
  - a. Lot width: 60 feet at building front setback line;
  - b. Lot depth: 100 feet;
  - c. Lot area: not less than 6,000 square feet;
  - d. Lot width at curb on a cul-de-sac: 25 feet.

- (2) *Churches:*
  - a. Lot area: One acre;
  - b. Lot width: 100 feet.

- (3) *Other permitted and special exception uses.*
  - a. Lot area: One-half acre;
  - b. Lot width: 100 feet;
  - c. Lot depth: 100 feet.

(Ord. No. 06-33, § 2, 8-24-06)

**Sec. 118-477. Maximum lot coverage.**

In the R-5 zoning district, the maximum lot coverage is as follows:

- (1) Single-family: 40 percent.
- (2) Churches: 40 percent.
- (3) Other permitted and special exception uses: 40 percent.

(Ord. No. 06-33, § 2, 8-24-06)

**Sec. 118-478. Minimum yard requirements.**

In the R-5 zoning district, the minimum yard requirements are as follows:

- (1) *Single-family.*
  - a. Front: 20 feet.
  - b. Side: 5 feet.
  - c. Rear: 30 feet.
- (2) *Churches.*
  - a. Front: 30 feet.
  - b. Side:
    1. Adjacent to street, 30 feet.
    2. Adjacent to interior lot, 50 feet.
  - c. Rear: 50 feet.
- (3) *Other permitted and special exception uses.*
  - a. Front: 30 feet.
  - b. Side:
    1. Side interior lot, 20 feet.
    2. Side corner lot, 25 feet.
  - c. Rear: 25 feet; 20 feet when abutting an alley.
- (4) *Accessory buildings (shed).* See section 118-1310.  
 (Ord. No. 06-33, § 2, 8-24-06)

**Sec. 118-479. Maximum height of structures.**

In the R-5 zoning district, the maximum heights of structures are 35 feet, unless higher height approved by special exception.

(Ord. No. 06-33, § 2, 8-24-06)

**Sec. 118-480. Off-street parking and loading.**

The minimum off-street parking and loading requirements for the R-5 zoning district shall be provided in article VIII of this chapter.

(Ord. No. 06-33, § 2, 8-24-06)

**Sec. 118-481. Maximum density of development.**

Unless preempted by the comprehensive plan, the maximum development permitted in the R-5 zoning district will be six dwelling units per acre. (Ord. No. 06-33, § 2, 8-24-06)

**Sec. 118-482. Minimum living area.**

Each residential unit constructed in the R-5 zoning district constructed after January 1, 2007, must have a minimum living area of 1,200 square feet.

(Ord. No. 06-33, § 2, 8-24-06)

**Secs. 118-483—118-485. Reserved.**

**DIVISION 7. R-NC  
RESIDENTIAL-NEIGHBORHOOD  
COMMERCIAL DISTRICT**

**Sec. 118-486. Intent.**

The R-NC residential-neighborhood commercial district is intended to include one- and two-family residential uses, schools, churches, parks and playgrounds.  
 (Code 1988, § 24-44(a))

**Sec. 118-487. Permitted uses and structures.**

Permitted principal uses and structures in the R-NC residential-neighborhood commercial district are as follows:

- (1) Single-family and two-family dwellings.
- (2) Public schools and private schools with academic curriculums similar to those in public schools.
- (3) Churches.
- (4) Public parks, playgrounds in keeping with the character and requirements of the district.  
 (Code 1988, § 24-44(b)(1))

**Sec. 118-488. Special exceptions.**

In the R-NC residential-neighborhood commercial district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

- (1) Convenience foodstores and convenience food stores with retail gas sales, with average gross revenue from the sale of gas being less than 60 percent of the store's total average gross revenue.
- (2) Golf clubs and golf courses.
- (3) Marinas and boat basins.
- (4) Hospitals, restoriums and convalescent homes.
- (5) Public and private clubs and lodges not involved in the conduct of commercial activities.
- (6) Governmental institutions and cultural facilities.
- (7) Kindergartens and nurseries.
- (8) Any structure over 40 feet in height.
- (9) All uses permitted in the C-4 neighborhood commercial district and subject to dimensional requirements of that zone.
- (10) Rooming houses provided one paved parking space per room exists, such use is compatible with surrounding uses, such use is in character with the neighborhood, and evidence is provided establishing that the existing building to be used for a rooming house has either been:
  - a. Previously utilized as a rooming house within the preceeding two (2) years, or
  - b. Previously utilized as a commercial business within the preceeding two (2) years.

(Code 1988, § 24-44(b)(2); Ord. No. 05-01, § 2, 1-13-05)

**Sec. 118-489. Prohibited uses and structures.**

In the R-NC residential-neighborhood commercial district, the uses and structures prohibited are as follows:

- (1) Agriculture.

- (2) Communication towers.

- (3) Any structure or use not of a nature specifically or provisionally permitted.  
(Code 1988, § 24-44(b)(3); Ord. No. 97-31, § 5, 9-11-97)

**Sec. 118-490. Minimum lot requirements.**

In the R-NC residential-neighborhood commercial district, the minimum lot requirements are as follows:

- (1) *Single-family.*
  - a. Lot area: not less than 7,500 square feet;
  - b. Lot width: 75 feet at building front setback line;
  - c. Lot depth: 100 feet; and
  - d. Lot width at curb on a cul-de-sac: 35 feet.
- (2) *Two-family.*
  - a. Lot area: 10,000 square feet;
  - b. Lot width: 100 feet; and
  - c. Lot depth: 100 feet.
- (3) *Hospitals, governmental institutions and private clubs.*
  - a. Lot area: one-half acre;
  - b. Lot width: 150 feet; and
  - c. Lot depth: 100 feet.
- (4) *Churches.*
  - a. Lot area: one acre; and
  - b. Lot width: 150 feet.

(Code 1988, § 24-44(c))

**Sec. 118-491. Maximum lot coverage.**

In the R-NC residential-neighborhood commercial district, the maximum lot coverage is as follows:

- (1) One-family: 35 percent.
- (2) Two-family: 40 percent.
- (3) Hospitals, governmental institutions and private clubs: 40 percent.

- (4) Churches: 40 percent.  
(Code 1988, § 24-44(d))

#### **Sec. 118-492. Minimum yard requirements.**

In the R-NC residential-neighborhood commercial district, the minimum yard requirements are as follows:

- (1) *Single-family and two-family.*
    - a. Front: 30 feet.
    - b. Side interior lot: ten feet.
    - c. Side corner lot: 20 feet.
    - d. Rear: 20 percent of depth of lot.
  - (2) *Hospitals, governmental institutions and private clubs.*
    - a. Front: 30 feet.
    - b. Side interior lot: 20 feet.
    - c. Side corner lot: 25 feet.
    - d. Rear: 25 feet; 20 feet when abutting on an alley.
  - (3) *Churches.*
    - a. Front: 30 feet.
    - b. Side interior lot: 50 feet.
    - c. Side corner lot: 30 feet.
    - d. Rear: 50 feet.
- (Code 1988, § 24-44(e))

#### **Sec. 118-493. Maximum height of structures.**

In the R-NC residential-neighborhood commercial district, the maximum height of structures is as follows:

- (1) Single-family and two-family: 30 feet.
  - (2) Hospitals, governmental institutions and private clubs: 40 feet or higher if approved by special exception.
  - (3) Churches: 30 feet for portions of building intended for human occupancy; 100 feet for other structures or portions of structures.
- (Code 1988, § 24-44(f))

#### **Sec. 118-494. Off-street parking and loading.**

The minimum off-street parking and loading requirements for the R-NC residential-neighborhood commercial district shall be as provided in article VIII of this chapter.  
(Code 1988, § 24-44(g))

#### **Sec. 118-495. Minimum living area.**

Each single family detached residential unit constructed in this zoning district after October 1, 1998, must have at least 1,100 s.f. of living area. Each half of a duplex constructed in this zoning district after October 1, 1998, must have at least 700 s.f. of living area.

(Ord. No. 98-42, § II, 9-24-98)

#### **Secs. 118-496—118-509. Reserved.**

### DIVISION 7.1. RNC-2 ZONING DISTRICT

#### **Sec. 118-510. Intent.**

The intent of the residential/neighborhood commercial-2 (or RNC-2) zoning district is to provide for quality residential neighborhoods with a limited amount of neighborhood oriented commercial in an urban setting. These neighborhoods should contain predominantly single family residential with some multifamily housing and accessory housing mixed within the overall area. Churches, daycares, and limited neighborhood commercial in the historical business area are also intended to be within the neighborhood. The overall residential density of this area should be between two to six dwelling units per acre. A fundamental goal of this district is to foster and protect the existing residential character of the district.

(Ord. No. 06-34, § 2, 8-24-06)

#### **Sec. 118-511. Definitions.**

In addition to the definitions found in section 118-486, the following definitions apply to the RNC-2 zoning district:

*Accessory dwelling unit or garage apartment* is a secondary dwelling unit that is in compliance with the Florida Residential Building Code latest edition (kitchen and bathroom facilities) and is

either attached or detached and subordinate to the permitted principal dwelling unit in accordance with the provisions of this chapter. Accessory dwelling units are intended to be secondary and accessory to the main structure. An accessory dwelling unit must have a minimum living area of 300 square feet of but shall not have over 700 square feet of living area. In addition, an accessory dwelling unit shall occupy no more than 40 percent of the total heated, above grade floor area of the main dwelling unit. An accessory dwelling unit shall be located on the same lot or parcel as the main (or parent) dwelling unit and shall be considered a multifamily dwelling unit for the purpose of assessing impact fees. Only one accessory dwelling unit shall be allowed per parcel. No accessory dwelling units shall be allowed on lots containing two or more attached dwelling units such as duplexes, townhomes, tandem housing and apartments.

*Tandem housing.* (As defined in section 118-519).

(Ord. No. 06-34, § 2, 8-24-06)

#### **Sec. 118-512. Permitted principal uses and structures.**

Permitted principal uses and structures in the RNC-2 Zoning district are as follows:

- (1) All permitted principal uses and structures identified in the R-1 zoning district.
- (2) Public schools and private schools with academic curriculums similar to those in public schools.
- (3) Churches.
- (4) Public parks and playgrounds in keeping with the character and requirements of the district.
- (5) Governmental facilities.
- (6) Two-family dwellings (duplexes).
- (7) Modular and manufactured homes that were constructed after January 1, 2000.

(Ord. No. 06-34, § 2, 8-24-06)

#### **Sec. 118-513. Permitted accessory uses and structures.**

Permitted accessory uses and structures in the RNC-2 zoning district are the accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures, provided that for residential uses no accessory structure shall be located on property other than that on which the principal residential structure is located. Customary home occupations are permitted in connection with residential uses, provided that there shall be no external evidence of such home occupation, except that one sign, unilluminated, and not exceeding one square foot in area, may be erected flat against the wall of the principal building. Only inside storage of material and goods is allowed. No outdoor assembly or work is allowed as part of the home occupation. (Ord. No. 06-34, § 2, 8-24-06)

#### **Sec. 118-514. Special exceptions.**

Special exception uses and structures in the RNC-2 zoning districts are as follows:

- (1) Existing rooming houses (as allowed as a special exception in the R-NC zoning district).
- (2) Convalescent homes and nursing homes.
- (3) Public and private clubs and lodges not involved in the conduct of commercial activities.
- (4) Cultural facilities.
- (5) Day care facilities.
- (6) Multifamily buildings.
- (7) Single family attached housing (townhomes).
- (8) Funeral homes.
- (9) Tandem housing (as defined in section 118-519).
- (10) Unless specifically prohibited, any commercial business that are identified as a permitted principal use in the C-4 zoning district providing the parcel fronts and the building faces center street and is of a nature and intensity that will not negatively affect the adjacent residential neigh-

borhood. Note: In order to protect the adjacent neighborhood, conditions such as number of deliveries, type and volume of services and goods sold, and hours of operation will be appropriate conditions of approval.

- (11) Upper story residential, above commercial uses.
- (12) Accessory dwelling unit or garage apartment as defined in section 118-511 maximum one accessory dwelling unit per each single family lot with conditions set by the P and Z board concerning size, maximum number of occupancies, and nature of the use, and providing the owner of the property lives in either the main structure or the accessory dwelling unit or garage apartment.
- (13) Other uses of similar nature and intensity as approved by the planning and zoning board.
- (14) Any structure exceeding the maximum height requirement.

(Ord. No. 06-34, § 2, 8-24-06)

### **Sec. 118-515. Prohibited uses and structures.**

The following uses and structures are prohibited in the RNC-2 zoning district:

- (1) Recreational vehicles and house trailers.
- (2) Modular and manufactured homes that were constructed before January 1, 2000.
- (3) Agriculture.
- (4) Communication towers and communication antennas.
- (5) Industrial or storage uses.
- (6) New rooming houses.
- (7) Any structure or use not of a nature specifically or provisionally permitted in this article.

(Ord. No. 06-34, § 2, 8-24-06)

### **Sec. 118-516. Minimum lot requirements.**

In the RNC-2 zoning district, the minimum lot requirements are as follows:

- (1) *Single-family:*
  - a. Lot width: 50 feet at building front setback line;
  - b. Lot depth: 80 feet;
  - c. Lot area: Not less than 4,000 square feet;
  - d. Lot width at curb on a cul-de-sac: 25 feet.
- (2) *Two-family:*
  - a. Lot width: 100 feet at building setback line;
  - b. Lot depth: 80 feet;
  - c. Lot area: Not less than 8,000 square feet.
- (3) *Multi-family (apartments and condominiums):*
  - a. Lot width: 100 feet;
  - b. Lot depth: 150 feet;
  - c. Lot area: Not less than 15,000 square feet for the parcel;
  - d. Maximum density: 6 DUs/acre.
- (4) *Single-family attached (townhomes):*
  - a. Lot width - Building: 100 feet;
  - b. Lot width - Individual townhome: 25 feet
  - c. Lot depth: 150 feet;
  - d. Lot area - Building: Not less than 15,000 square feet.
  - e. Maximum density: 6 DUs/acre
- (5) *Churches:*
  - a. Lot area: None but must comply with setback and parking requirements;
  - b. Lot width: 100 feet.
- (6) *Other permitted and special exception uses.*
  - a. Lot area: None but must comply with setback and parking requirements;

- b. Lot widths: 100 feet;
  - c. Lot depth: 100 feet.
- (7) Tandem houses. (See section 118-519.)
- (8) Accessory dwelling units - Same as the principle building.
- (Ord. No. 06-34, § 2, 8-24-06)

### **Sec. 118-517. Maximum lot coverage.**

In the RNC-2 zoning district, the maximum lot coverage is as follows:

- (1) Single-family: 50 percent.
- (2) Two-family: 50 percent.
- (3) Multi-family and townhomes: 50 percent.
- (4) Churches: 40 percent.
- (5) Tandem houses: 50 percent.
- (6) Other permitted and special exception uses: 40 percent.

(Ord. No. 06-34, § 2, 8-24-06)

### **Sec. 118-518. Minimum yard requirements.**

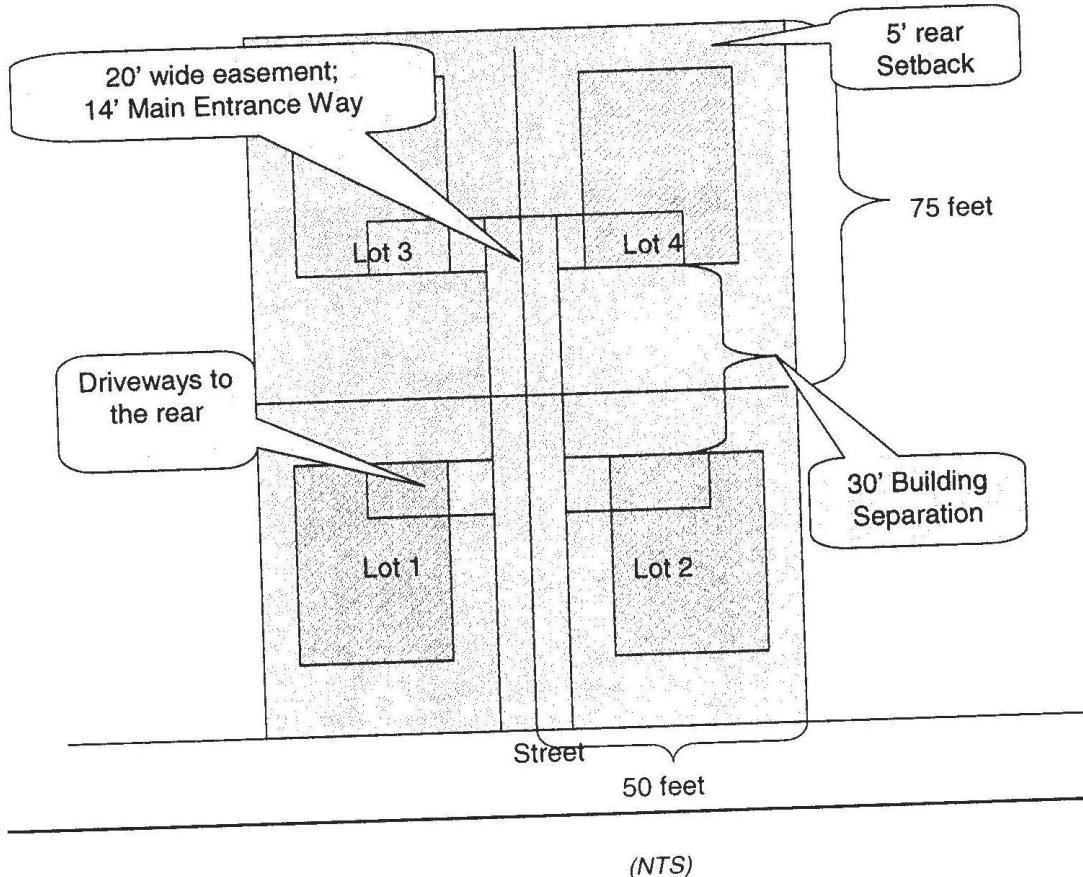
In the RNC-2 zoning district, the minimum yard requirements are as follows:

- (1) *Single-family and two-family residential.*
  - a. Front: 15 feet main structure; 10 feet for an open front porch; 20 feet for a garage or car port.
  - b. Side: 5 feet.
  - c. Rear: 20 feet.
- (2) *Multi-family (apartments) and townhomes (single-family attached).*
  - a. Front: 15 feet for the main structure; 10 feet for an open front porch; 20 feet for a garage or car port.

- b. Side: 10 percent of lot width with a minimum of 10 feet.
  - c. Rear: 20 feet.
- (3) *Churches.*
  - a. Front: 30 feet.
  - b. Side:
    - 1. Adjacent to street, 30 feet.
    - 2. Adjacent to interior lot, 30 feet.
  - c. Rear: 30 feet.
- (4) *Other permitted and special exception uses.*
  - a. Front: 30 feet.
  - b. Side:
    - 1. Side interior lot, 20 feet.
    - 2. Side corner lot, 25 feet.
  - c. Rear: 25 feet; 20 feet when abutting an alley.
- (5) *Accessory buildings (shed).* See section 118-1310.
- (6) *Tandem housing.* See section 118-1310.
- (7) *Accessory dwelling unit.* Five feet for rear and side yard setbacks. Additional setback maybe required as a condition of approval of the SEP. No accessory dwelling unit may be located in the front yard or the street side yard of a corner lot.
- (Ord. No. 06-34, § 2, 8-24-06)

### **Sec. 118-519. Tandem housing.**

- (1) *General.* Tandem housing allows two detached single family residential units along the street front and two detached single family residential units in the rear all connected by a common center driveway. The minimum lot dimension and zoning requirements for tandem housing are identified below in the "four lot" tandem housing illustration:



Four lot tandem housing