



CITY COMMISSION MEETING 01-28-20

Agenda Item

Request Form

ITEM: Draft language for the creation of an R-3: Residential-3 Zoning District.

BACKGROUND INFORMATION: At the January 14th City Commission Meeting, the Planning Staff were instructed to prepare a draft of an additional residential district which would provide higher densities than are currently addressed in the City's Unified Land Development Code. Commissioners are concerned that applicants are seeking Mixed Use Zones so they can get more units on a property but one major flaw with this approach is that the applicant is allowed commercial uses within these zones. The Commissioners want to protect the residential areas and prevent intrusion of commercial uses within these areas. Therefore, the Planning staff have proposed an R-3 Zone which allows up to 15 units per acre.

DEPARTMENT HEAD RECOMMENDATION: Discuss the proposed zoning category, offer guidance and redirect staff to hold meetings with the Planning Board for more detailed language on this zone.

1 Sec. 104-27A. - Residential-3 (R-3) zoning district. The purpose of this zoning district is
2 to establish areas for higher residential densities within easy pedestrian access to
3 commercial areas, public facilities and employment centers of the City.

4
5 A. The following bulk regulations shall apply to property zoned as R-3:

6 1. The impervious surface ratio (ISR) shall be no greater than 0.70 (or 70%) of
7 the total parcel area.

8
9 2. Have a density no greater than 15 dwelling units to the acre.

10
11 3. All structures shall a maximum height limitation of 40 feet above base flood
12 elevation (BFE) or the crown of the road whichever is higher.

13
14 4. Minimum setbacks shall be:

15 i. 20 feet from the front parcel lines.

16 ii. 20 feet from the rear parcel lines.

17 iii. 5 feet from the side parcel lines when:

18 a. The structure contains multiple units under the same ownership;
19 the side setback shall be from the footprint of the building as a
20 whole and not each individual unit; and

21
22 b. The structure has multiple units under one roof and individual
23 ownership for each unit, side setbacks may be decreased to 0 feet
24 only when there is a common wall between units.

25
26 5. Have a minimum lot size of 4,500 square feet for detached single-family
27 structures. A minimum lot size of 3,000 square feet shall be required for duplex,
28 triplex, quadraplex, or other semi-detached row house-type structure with a
29 common wall.

30
31 6. Minimum lot frontage of:

32 i. Detached Structures:

33 a. square or rectangular lot: 50 feet

34 b. corner: 60 feet

35 c. cul-de-sac or corner: 20 feet

36
37 ii. Attached Structures:

38 a. 20 feet

39 B. The following uses are allowed in the R-3 zoning district; all other uses are
40 prohibited;

41 1. Single-family detached dwellings on individual parcels;

42 2. Community residential homes shall be allowed when 6 or fewer residents are
43 located in a single-family, residential dwelling provided that such homes are not
44 located within 1,000 feet of one another and when the location of such homes

- 45 does not substantially alter the nature and character of the area. Such use must
46 be licensed by a state agency as listed in Section 419.001(1)(b) Florida Statutes.
47 3. Public and private schools grades K-12.
48 4. Public or noncommercial private recreation.
49 5. Accessory uses or structures as set forth in Chapter 104, Article IV and V.
50 6. Public utilities customarily found in residential areas;
51 7. Family day care homes pursuant to Section 125.0109, Florida Statutes;
52 8. Duplexes, triplexes, quadplexes, etc.; up to 5 units attached.

53 C. Additional Requirements

- 54 1. Provide off-street parking as specified in Chapter 108.
55 2. Conform to the landscaping and buffering requirements as specified in
56 Chapter 107.

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