

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.

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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.

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

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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.

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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.

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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

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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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