

Sec. 5.6.3. - R-2 single family residential.

- A. *Statement of intent.* This district is intended to include low to medium density single family residential uses, with emphasis on residential uses utilizing a smaller minimum house size than the R-1 single family residential districts. The R-2 zone is reserved for the existing urban core areas and limited existing urban infill areas.
- B. *Permitted principal uses and structures.*
1. Single family detached dwellings.  
The roofs of new single family residential structures visible from the street and public areas should relate in shape and pitch to the roofs of adjacent single family dwellings. Further, flat roof areas that are less than 5:12 pitch (rise to run) shall only be permitted on new single family structures within the R-2 residential district, provided they do not exceed 15 percent of the total horizontal ground surface area covered by the roof, including but not limited to all living areas, porches, patios, garages, carports, entrances, and exterior balconies. The maximum permitted pitch shall be limited to 14:12 (rise to run). Flat roof areas may be increased to 20 percent, if at least five percent is utilized as a deck, porch or usable outdoor space.
  2. Public recreational facilities owned or lease by the city, county or state and public buildings and uses in keeping with the character and requirements of the district.
  3. Public or non public academic preschool through high school and post secondary collegiate institutions.
  4. Churches, or houses of worship.
  5. Existing cemeteries, or places of interment.
  6. Existing duplexes, triplexes and multi-family structures developed, or permitted for construction prior to September 16, 1999.
- C. *Permitted accessory uses and structures.* Uses and structures which:
1. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
  2. Do not involve the conduct of business on the premises.
  3. Are located on the same lot as the permitted or permissible principal use or structure, or on a contiguous lot in the same ownership.
  4. Are not of nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.
  5. Permitted accessory uses and structures in this district shall be of a type that does not involve operations or structures not in keeping with the character of a low to medium density general residential neighborhood.
  6. Non commercial greenhouses, tool and garden sheds, children's play areas and play equipment, boat houses, and docks, provided that such structures do not exceed 600 square feet in area.
  7. Swimming pools and pool enclosures.
  8. Home occupations, subject to the conditions of 5.2.12.
  9. Retail is permitted as an accessory use as part of a public park or public or semi-public golf course. Examples of these accessory uses may include pro shops, restaurants/concession stands and other similar uses.
- D. *Prohibited uses and structures.*

1. Trade or service establishments or storage in connection with such establishments, outdoor storage or long-term outdoor parking of commercial, industrial or passenger motor vehicles, storage of building materials (except in connection with active construction activities on the premises), outdoor storage or use of manufactured homes, recreational vehicles or trailers except as specifically permitted in section 6.3.1. of the LDR, signs except as specifically permitted herein or permissible as an exception.
  2. No on site sign of either a permanent or temporary nature shall be permitted within this zoning district which would serve to advertise a home occupation.
  3. Bed and breakfast.
  4. Any use of structure not specifically or provisionally permitted by this section shall be considered prohibited.
- E. *Conditional use.* Permissible by the city commission after public hearing and subject to appropriate conditions and safeguards. The city commission may approve, deny or add additional conditions for all conditional use requests. (See section 19.2.4. of the LDR.)
1. Agricultural uses.
    - a. Citrus (but not packing houses or similar activities).
    - b. Horticulture.
    - c. Forestry (but not lumberyards, processing areas, or similar facilities).
    - d. Grazing, pasture and growing of hay.
    - e. Limited housing of animals, provided no building for the housing of animals shall be located within 200 feet of any residentially zoned property. Such limitations shall be defined through the conditional use process.
    - f. A minimum of five acres is required.
  2. Reserved.
  3. Reserved.
  4. Duplexes and triplexes, as infill development, subject to the following conditions:
    - a. Proposed duplex or triplex is located adjacent to existing duplex and triplex developed units.
    - b. Providing that an over 50 percent of the lots in the neighborhood are developed as duplex, triplex, or multi-family. Generally considered within 300 feet of the proposed one.
    - c. Minimum lot size shall be 7,500 square feet per unit.
  5. Reserved.
  6. Short term rental units. The rental of a dwelling for less than 30 days in a residential district when the use is listed and approved as a conditional use in a residential district and shall also meet the following minimum criteria:
    - (a) *Minimum project size:* Two acres and at least 12 dwelling units.
    - (b) *Roadway access:* Direct access to a collector or arterial road.
    - (c) *Buffer:* All short term rental developments shall be separated on each side from areas which have not been approved for short term rental or time-share dwelling use by a 15-foot or wider common area buffer with dense vegetation or buffer and wall at least six feet high. A waiver to the size of the buffer may be granted by the city commission when the short term rental development is adjacent to a nonresidential district.
    - (d) *Location within mixed developments:* All short term rental developments which have one or more sections approved for short term rentals and one or more sections not approved

for short term rentals or time-share dwellings shall locate the sections approved for short term rentals and time-share dwellings in the front of the development or shall provide separate driveway access to such sections.

- (e) *Project security:* All short term rental development sections approved for short term rentals shall be provided with security gates at all private street or driveway entrances and exits to such sections.
- (f) *Fire standards:* All short term rentals shall comply with fire code standards for commercial structures and have adequate smoke alarms and fire extinguishers.
- (g) *Property owners association:* All short term rental developments shall be subject to a property owners association which is responsible for suitably maintaining all common area buffers and which has the authority to assess all property owners for common area buffer maintenance expenses.
- (h) *Conversions:* All short term rental developments involving a conversion of existing dwellings to short term rental residential units shall not be approved unless at least 80 percent, or the more restrictive standard in any specific property regulations controlling the property (example: association documents), of the owners in the development demonstrate acceptance of the conversion in a manner suitable to the city attorney.
- (i) *Sales contracts:* All sales contracts involving the sale of lots or dwelling units in short term rental developments shall indicate in bold red type that residential lots in the development may be used for short term rental residential units.
- (j) *Other conditions:* All short term rental developments shall comply with any other conditions deemed necessary and just.

F. *Minimum lot requirements. (Area and width).*

1. Single family detached:

Lot width: 50 feet on or abutting a public street or right-of-way.

Lot area: 5,000 square feet.

Lot depth: 100 feet.

- 2. The utilization or platting of flag lots irregularly shaped or stem lots whose main body does not abut a road, but is accessed by a narrow extension of land or easement which connects the main body to the road and does not meet the minimum lot width specified in 5.6.3.F.1., is prohibited within the R-2 zoning district. This section is intended to address any lot located behind the rear or to the side of any other lot which would require a narrow arm, strip of land, or easement to provide access to the rear lot.
- 3. The utilization of cluster development techniques or density transfer shall be permitted within the R-2 zoning district for single family detached homes. Existing bodies of water, or any bodies of water created during development, shall not be included in the calculations for any density transfers.
- 4. Other permitted or permissible uses and structures:  
None, except as needed to meet all other requirements specified in this zoning district.

G. *Maximum lot coverage by all buildings. (Includes accessory buildings.)*

Single family detached dwellings: 40 percent.

H. *Maximum impervious surface coverage:* 55 percent.

I. *Minimum yard requirements. (Depth of front and rear yards, width of side yards.)*

Front: 20 feet.

Side: Six feet interior, 20 feet adjacent to street, provided that for single family attached, side yard requirements apply only to end units.

Rear: Ten feet.

Other permitted or permissible structures:

Setbacks for any permitted structure shall conform to those specified for single family residences within the R-2 zoning district.

J. *Maximum height of structures.*

1. Single family dwellings: 35 feet.
2. Other permitted or permissible structures: No portion shall exceed 35 feet except that boat houses on water frontage shall not exceed 12 feet in height above normal water level.

K. *Minimum off-street parking requirements.*

Refer to parking chapter 11.

L. *Minimum living area size of residential structures in R-2 district.*

R-2 district:

1,200 square feet.

M. *Minimum garage requirement for residential structures in R-2 district.*

R-2 district:

Must be a standard one car 200 square feet garage, capable of enclosing one full size automobile.

N. *Administrative conditional use* . These uses are permitted by a waiver granted by the administrative official, with denials of an administrative waiver appealable to the city commission.

1. Flag lots. Subject to the following criteria:
  - a. The parcel of land being developed is an odd shape. (E.g. nonrectangular or nonsquare.)
  - b. The stem of the flag lot must be a minimum of 1,000 feet from any other flag lot (proposed or existing).
  - c. The proposed development shall not include more than one flag lot for every ten lots being concurrently platted.
  - d. After meeting the above criteria, a request may be made to allow a maximum ratio of one flag lot for each ten lots platted concurrently.
  - e. The proposed flag lot stem or narrow extension which connect the lot to a public or private street or right-of-way has a width of greater than 24 feet have a ten-foot minimum separation between any adjacent proposed or existing driveways, and the flag lot access or driveway is not shared with any adjacent properties.
2. Private child care centers may be permitted in accordance with Florida Statutes, subject to the following conditions.
  - a. Must have a minimum of 20 square feet of usable indoor floor space for each child.
  - b. Must have a minimum of 45 square feet of usable outdoor play area for each child. Outdoor play area shall be calculated at the rate of 45 feet per child in any group using the play area at one time. A minimum play area shall be provided for one half of the licensed capacity. This standard applies as long as the child care facility remains licensed at the site

occupied on October 1, 1992, and shall not be affected by any change in the ownership of the site.

- c. A child care facility that does not hold a valid license on October 1, 1992, and seeks regulatory approval to operate as a child care facility must have a minimum of 35 square feet of usable floor space for each child and a minimum of 45 square feet of usable outdoor play area for each child.
  - d. The minimum standard for outdoor play area does not apply in calculating square footage for children under one year of age. However, appropriate outdoor infant equipment shall be substituted for outdoor play space. The center shall provide facilities and equipment conducive to the physical activities appropriate for the age and physical development of the child.
  - e. No portion of the fenced play area shall be closer than five feet to any residential lot line not closer than 40 feet to any public street.
  - f. A five-foot high solid masonry wall, or vegetative screening which furnishes equal protection against noise, shall be provided between fenced play areas and residential lot lines in such locations as may be directed by the planning commission.
  - g. All outdoor play activities shall be conducted within the fenced play area, and no outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.
  - h. All facilities, operation and maintenance shall meet city, county and state requirements of the operation of child care centers.
3. Sign, electronic community bulletin board. Permitted subject to the following conditions:
- a. Located on arterial or collector roadways.
  - b. Maximum height eight feet, maximum width 12 feet and designed as a monument sign.
  - c. Maximum size for electronic bulletin board is 20 square feet.
  - d. All signs will need to be brought into conformity.
  - e. Bulletins shall be incidental in the principal use.
  - f. No off premise signs will be permitted.
  - g. The applicant must own the property on which the sign is to be located.
  - h. Color and intensity of illumination shall be appropriate for the specific site and sign location.
  - i. Illumination shall be limited to a maximum of 11 watt incandescent bulbs and limited to the hours between 6:00 a.m. to 11:00 p.m.
  - j. The base of the monument sign shall be landscaped with appropriate shrubbery and ground material as approved by the technical review board.
  - k. Subject to any other condition deemed appropriate by the administrative official or the city commission including but not limited to hours of operation and level of illumination.
  - i. Where a property owner has three or less contiguous lots platted prior to September 9, 1971, each of which is a minimum of 50 feet in width and 5,000 square feet in area in which a dwelling occupies one of these lots in case of two or on the center lot in cases of three, the owner may build upon, sell or convey in some legal manner those remaining 50-foot lots for use for one family detached dwelling. Unless otherwise stated, all other requirements within this district shall apply to the lot and land use.

(Ord. No. 07-1309, 11-1-2007; Ord. No. 09-1346, § 7, 8-6-2009; Ord. No. 12-1424, § 2, 7-5-2012; Ord. No. [14-1476](#), § 2, 10-16-2014; Ord. No. [16-1526](#), § 1, 3-3-2016; Ord. No. [18-1594](#), § 2, 3-1-2018)