

LA RRSV Zoning District

**Please refer to Lake Asbury Land Development Regulation document for specific design criteria.

The Base Zoning is **RR**, permitting single family and limited multi-family as permitted uses. Select PS and PO uses are permitted/conditional uses. All development must submit site plans for review to ensure conformance with design standards, and shall be bound by such site plans. Other Zoning Districts permitted in the RR Land Use (consistent Zoning Districts) are PO-1, PO-2, PO-3, PO-4, PO-5, PS-1, PS-2, PS-3, PS-4, and PS-5.

Density is set at 1.5 units per gross acre, with the wetlands utilized for density calculation limited to no more than 25% of total acreage – a level that will accommodate central services, but at the same time will not greatly depart from lower rural densities.

Developments must retain at least 35 percent of the site in open space, which may include the buffers, required parks, and conservation areas. Sixty percent of the open space preservation area must be in uplands.

Vegetated perimeter buffers are required at a minimum width of 50 feet. Perimeter buffers increase as the parcel width and depth increases. The perimeter buffer is calculated at 2.5 percent of the average lot width and depth. Perimeter buffers would also apply along roadways. In calculating the average parcel width or depth, the length of either the width or depth may be reduced if wetlands with the following characteristics cross the perimeter: wetlands or preserve areas with forested areas that will not be developed, and wetlands or preserve area that have a depth of at least 50 feet measured at the property line. The length of a parcel width or depth dimension may be reduced by the dimension of the wetland or portion thereof meeting the conditions stated above. Perimeter buffers must include preserved or planted vegetation to provide an effective visual screen for development.

The Rural Reserve Land Use Category may include up to 25 percent of the developed dwelling units as multi-family units.

At least 35% of a parcel must be preserved as permanent open space. This may include perimeter buffers, wetlands, wetland-upland buffers, parks, and other open space (not including retention ponds).

All development is subject to the Lake Asbury Overlay Standards.

- a. Permitted uses:
 - i. Single-family detached dwellings and customary accessory buildings incidental thereto, meeting the standards of this code.
 - ii. Single-family attached units and/or multi-family units not to exceed 25% of total development units
 - iii. Accessory apartments, meeting the standards of this code.

- iv. Satellite dish receivers to serve the development in which located.
 - v. On-premises consumption of alcoholic beverages within recreation- and clubhouse-type facilities developed as part of a unified plan of development and only for use by the residents and their guests and licensed under Chapter 11-C of the Florida Division of Alcoholic Beverage and Tobacco.
 - vi. Neighborhood parks.
 - vii. Places of worship, allowed on minor and major collectors. Forty thousand square foot limitation and additional 10,000 square foot allowed for classrooms, meeting space, and other ancillary uses on minor collectors; no size limitations on major collectors.
 - viii. Washing facilities for use by residents.
 - ix. Storage of travel trailers, recreational vehicles and boats for residents of a subdivision, within that subdivision, provided such units are stored in a separate area that is landscaped, visually screened, and maintained. Storage of these units shall not be permitted on individual lots.
 - x. Public and private educational facilities, subject to locational criteria in the 2015 Plan.
 - xi. The non-commercial keeping and raising of horses, cattle, sheep, goats, swine and other similar animals; provided, however, that no more than one horse, cattle, sheep, swine, goat or other large farm animal six months of age or older shall be permitted to be kept or maintained per two acres of land. No animal pen, stall, stable, or other similar animal enclosure shall be located nearer than fifty feet to the property.
 - xii. Agricultural classification for ad valorem tax purposes.
 - xiii. Public and/or Private Utility Sites.
- b. Conditional Uses. The following uses are permitted subject to the conditions specified in Sec. 20.3-5 of the Zoning Code.
- i. Home occupations.
 - ii. Swimming pools.
 - iii. Private ponds.
 - iv. Temporary structures or buildings (excluding mobile homes).
 - v. Recreational vehicle parking for temporary use.
- c. Uses or Activities Permitted By Right as Accessory. The use of land or activities upon such land, which are secondary or incidental to the primary use as set forth herein, shall be as follows:
- i. The keeping of domesticated cats and dogs with a limit of six total per household over six months in age.
 - ii. Garage sales will be allowed up to a maximum of two (2) garage sales within any calendar year. The duration of each garage sale shall be a maximum of seventy-two (72) hours and may be conducted only within daylight hours. No sign advertising a garage sale may be placed on any public right-of-way.

- d. Prohibited Uses or Activities.
 - i. Any use or activity not permitted in (a), (b), or (c) above.

- e. Dimensional Standards.
 - i. Maximum Density: 1.5 units per gross acre;
 - ii. Minimum Lot Size: 6,000 square feet; 3,500 with rear alleys.
 - iii. Minimum Lot Width at Building Line: 50 feet; 40 with rear alley easement.
 - iv. Minimum Front Setback: 10 feet for front porches; 15 for front façade, 20 feet for front facing garages
 - v. Minimum Side Setback: 5 feet.
 - vi. Minimum Rear Setback: 10 feet; 14 feet with rear alleys.
 - vii. Maximum Percent of Lot Coverage: 50 percent (total for all primary and accessory buildings).