
Sec. 3-17. SINGLE-FAMILY RESIDENTIAL DISTRICT (Zone RB)

- (a) *Intent.* All land designated as Zone RB is subject to the regulations of this Section, as well as the requirements in Sec. 20.3-10. Such areas are established to protect the areas best suited for low density, single-family residential development.
- (b) *Uses Permitted.* (Rev. 07/27/2010)
- (1) Single-family dwellings, including the accessory uses and buildings, subject to the following:
- (i) On lots of one acre or less:
- a. no accessory structure shall exceed the height of the primary structure; and,
- b. all other lot size requirements must be met as established within this Article.
- (ii) On lots of more than one acre but less than two acres:
- a. no accessory structure shall exceed the height of the primary structure within urban core or urban fringe land use.
- b. within rural fringe land use, no accessory structure shall exceed the height of the primary structure unless the structure is set back at least fifteen (15) feet from the side and rear property lines. In no event shall the height of such accessory structure exceed more than twenty (20) feet measured from the lowest floor of the primary dwelling.
- c. all other lot requirements must be met as established within this Article.
- (iii) On lots of more than two acres:
- a. no accessory structure shall exceed the height of the primary structure within urban core or urban fringe land use.
- b. within rural fringe land use, no accessory structure shall exceed the height of the primary structure unless the structure is set back at least fifteen (15) feet from the side and rear property lines. In no event shall the height of such accessory structure exceed the height of the primary structure by more than 25%; and,

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- c. all other lot requirements must be met as established within this Article. (Amended 7/03 – Ord. 03-74)
- (2) No accessory structure or use may be constructed or established on any lot prior to the issuance of a building permit for the principal structure. Accessory structures are prohibited within the side and, with the exception of waterfront lots, front yards. *Rev. 05/24/11*
 - (3) Private boat pier or slip for the use of occupants of principal residential structures of the abutting lot; provided said pier or slip does not interfere with navigation.
 - (4) Garage sales will be allowed up to a maximum of two garage sales within any calendar year. The duration of each garage sale shall be a maximum of 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.
 - (5) Satellite dish receivers for individual use.
 - (6) The keeping of domesticated cats and dogs with a limit of six total per household over six months in age.
- (c) *Conditional Uses.* The following uses are permitted in the RB zoning district subject to the conditions specified in Section 20.3-5.
- (1) Home occupations.
 - (2) Swimming pools.
 - (3) Temporary structures or buildings.
 - (4) Fences.
 - (5) Public and/or private sewer facilities.
 - (6) Aviculture (Hobbyist).
 - (7) Apiculture (Hobbyist) (Amended 2/25/97 Ord. 97-11)
 - (8) Public Educational Facilities (Amended 10/99 - Ord. 99-55)
 - (9) Dwelling unit with kitchen addition for parent, grandparent or child (Amended 5/03 – Ord. 03-40)
 - (10) Recreational Vehicle parking for temporary use (amended 11/07 – Ord.2007-66).

- (11) Residential Group Homes *Rev. 04/22/08*
- (12) Accessory Dwelling Units *Rev. 05/26/09*
- (13) Portable Storage Structures (*Rev. 02/08/11*)

(d) *Uses Not Permitted.*

- (1) Any use not allowed in (b) or (c) above.

(e) *Density Requirements.* The maximum densities and minimum lot areas for residential uses in the RB district shall be as follows: (amended 10/12/93 - Ord 93-36)

- (1) Land with a zoning classification of RB and a land use designation of Rural Fringe Residential.

- (i) Subdivision pursuant to Ordinance 85-68, as amended.

Maximum Density

With Points and Central Water/Sewer	Three (3) units per acre
With Points and No Central Water/Sewer	Two (2) units per acre
Without Points	One (1) unit per acre

Minimum Lot Size

With Points and Central Water/Sewer	11,616 square feet
With Points and No Central Water/Sewer	21,780 square feet
Without Points	34,848 square feet

- (ii) Residential development not classified as a subdivision pursuant to Ordinance 85-68.

Maximum Density

With Points and Central Water/Sewer	Three (3) units per acre
With Points and No Central Water/Sewer	Two (2) units per acre
Without Points	One (1) unit per acre

Minimum Lot Size

With Points and Central Water/Sewer	14,520 square feet
With Points and No Central Water/Sewer	21,780 square feet
Without Points	43,560 square feet

- (2) Land with a zoning classification of RB and a land use designation of Urban Fringe Residential.

- (i) Subdivision pursuant to Ordinance 85-68, as amended.

<i>Maximum Density</i>	Four (4) units per acre
Minimum Lot Size with Central Water/ Sewer	8,712 square feet
Minimum Lot Size with No Central Water/Sewer	21,780 square feet

- (ii) Residential development not classified as a subdivision pursuant to Ordinance 85-68, as amended.

<i>Maximum Density</i>	Four (4) units per acre
Minimum Lot Size with Central Water/Sewer	10,890 square feet
Minimum Lot Size with No Central Water/Sewer	21,780 square feet

- (3) Single-family residential development on land with a zoning classification of RB and a land use designation of Urban Core Residential.

- (i) Subdivision pursuant to Ordinance 85-68, as amended.

<i>Maximum Density</i>	
With Central Water/Sewer	Six (6) units per acre
Without Central Water/Sewer	Two (2) units per acre

<i>Minimum Lot Size</i>	
With Central Water/Sewer	5,808 square feet
Without Central Water/Sewer	21,780 square feet

- (ii) Single-family residential development not classified as a subdivision pursuant to Ordinance 85-68, as amended.

<i>Maximum Density</i>	
With Central Water/Sewer	Six (6) units per acre
Without Central Water/Sewer	Two (2) units per acre

<i>Minimum Lot Size</i>	
With Central Water/Sewer	7,260 square feet
Without Central Water/Sewer	21,780 square feet

- (f) *Lot and Building Requirements.* The principal buildings, accessory building and other lot uses shall be located so as to comply with the following requirements:

(1) Minimum Lot Width at Building Line	60 feet
(2) Minimum Lot Depth	100 feet
(3) Minimum Front Setback	20 feet
(4) Minimum Side Setback	7.5 feet

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- (5) Minimum Rear Setback 15 feet
 - (6) Minimum Setback from all Lot Lines of Accessory Structures, Excluding Fences 7.5 feet
 - (7) Maximum Percentage of Lot Coverage 30 percent
 - (8) Maximum Percentage of Rear Yard Coverage 30 percent
 - (9) Minimum Living Area 1,000 square feet
 - (10) All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable; for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. (amended 5/05 – Ord. 05-18)
 - (11) Waterfront lot widths shall be a minimum of one hundred feet at the ordinary high water line or the mean high water line, whichever is applicable. Lot width shall be measured by the chord terminated by the property corners at the ordinary high water line or the mean high water line as applicable. (amended 5/05 – Ord. 05-18)
- (g) *Minimum Width Exception.* In the event that a single family dwelling has been constructed pursuant to a building permit prior to November 1, 2001, on a lot with a zoning classification of RB and a land use designation of Urban Core Residential that is depicted within a plat recorded in the public records after April 12, 1999, and that is served by central water and sewer, then any other provisions of this article to the contrary notwithstanding, if such lot fronts upon a curve of a public road dedicated within such plat, the minimum lot width at building line applicable thereto shall be 43 ½ feet, and if such lot has straight frontage upon such a road, the minimum lot width at building line applicable thereto shall be 53 ½ feet.
- (h) *Minimum Size Exception.* In the event that a single family dwelling has been constructed pursuant to a building permit prior to November 1, 2001, on a lot with a zoning classification of RB and a land use designation of Urban Core Residential that is depicted within a plat recorded in the public records subsequent to April 12, 1999, that fronts upon a public road dedicated within such plat, and that is served by central water and sewer, then any other provisions of this article to the contrary notwithstanding, the minimum size for such lot shall be 5,608 square feet.
- (i) *Minimum Frontage Exception.* In the event that a single family dwelling has been constructed pursuant to a building permit prior to November 1, 2001, on a lot with a zoning classification of RB and a land use designation of Urban Core Residential that is depicted within a plat recorded in the public records subsequent to April 12, 1999, that fronts upon a public road dedicated within such plat, and that is served by central water

and sewer, then any other provisions of this article to the contrary notwithstanding, if such lot fronts upon a curve of a public road dedicated within such plat, the minimum frontage along such road shall be 36 ½ feet being measured by the chord terminated by the front property corners, and if such lot has straight frontage upon such a road, the minimum frontage along such road shall be 49 feet. (Subsection (f) thru (i) amended 6/02 – Ord. 02-29)