
Sec. 3-18. TWO- OR THREE-UNIT RESIDENTIAL DISTRICT (Zone RC)

- (a) *Intent.* All land designated as Zone RC is subject to the regulations of this Section, as well as the restrictions in Sec. 20.3-10.
- (b) *Uses Permitted. (Rev. 07/27/2020)*
- (1) Two-family or three-family residences including two or three private carports or garages. Such duplexes or triplexes shall be constructed under a single roof but may be separated by a garage or carport area.
- (2) 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 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*
 - (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.
 - (7) 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.
- (c) *Conditional Uses.* The following use is permitted in the RC zoning district subject to the conditions provided 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)
 - (1) Recreational Vehicle parking for temporary use (amended 11/07 – Ord.2007-66).
 - (2) Portable Storage Structures (*Rev. 02/08/11*)
- (d) *Uses Not Permitted.*

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- (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 RC district shall be as follows: (amended 10/12/93 - Ord 93-36)
- (1) Land with a zoning classification of RC and a land use designation of Rural Fringe Residential.
- (i) *Maximum Density*
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|--|--------------------------|
| With Points and Central Water/Sewer | Three (3) units per acre |
| With Points and No Central Water/Sewer | 1.5 units per acre |
| Without Points | One (1) unit per acre |
- Minimum Lot Size*
- | | |
|--|--------------------|
| With Points and Central Water/Sewer | 23,232 square feet |
| With Points and No Central Water/Sewer | 46,464 square feet |
| Without Points | 69,696 square feet |
- (2) Two-family residential development on land with a zoning classification of RC and a land use designation of Urban Fringe Residential.
- (i) Subdivision pursuant to Ordinance 85-68, as amended.
- Maximum Density*
- | | |
|-------------------------------------|-------------------------|
| With Central Water/Sewer and Points | Four (4) units per acre |
| Without Central Water/Sewer | Two (2) units per acre |
- Minimum Lot Size*
- | | |
|-----------------------------|--------------------|
| With Central Water/Sewer | 17,424 square feet |
| Without Central Water/Sewer | 34,848 square feet |
- (ii) Residential development not classified as a subdivision pursuant to Ordinance 85-68, as amended.
- Maximum Density*
- | | |
|-----------------------------|-------------------------|
| With Central Water/Sewer | Four (4) units per acre |
| Without Central Water/Sewer | Two (2) units acre |
- Minimum Lot Size*
- | | |
|-----------------------------|--------------------|
| With Central Water/Sewer | 21,780 square feet |
| Without Central Water/Sewer | 43,560 square feet |
- (3) Two-family residential development on land with a zoning classification of RC and a land use designation of Urban Core Residential.

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

Maximum Density

With Central Water/Sewer	Six (6) units per acre
Without Central Water/Sewer	Two (2) units per acre

Minimum Lot Size

With Central Water/Sewer	11,616 square feet
Without Central Water/Sewer	34,848 square feet

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

Maximum Density

With Central Water/Sewer	Six (6) units per acre
Without Central Water/Sewer	Two (2) units per acre

Minimum Lot Size

With Central Water/Sewer	14,520 square feet
Without Central Water/Sewer	43,560 square feet

- (4) Three-family residential development on land with a zoning classification of RC and a land use designation of Rural Fringe Residential.

- (i) *Maximum Density*

With Points and Central Water/Sewer	Three (3) units per acre
With Points and No Central Water/Sewer	1.5 units per acre
Without Points	One (1) unit per acre

Minimum Lot Size

With Points and Central Water/Sewer	34,848 square feet
With Points and No Central Water/Sewer	69,696 square feet
Without Points	104,544 square feet

- (5) Three-family residential development on land with a zoning classification of RC and a land use designation of Urban Fringe Residential.

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

Maximum Density

With Central Water/Sewer	Four (4) units per acre
Without Central Water/Sewer	Two (2) units per acre

Minimum Lot Size

With Central Water/Sewer	26,136 square feet
Without Central Water/Sewer	52,272 square feet

Subject to HRS Permit for septic sewer service.

- (ii) Residential development not classified as a subdivision.

Maximum Density

With Central Water/Sewer	Four (4) units per acre
Without Central Water/Sewer	Two (2) units per acre

Minimum Lot Size

With Central Water/Sewer	32,670 square feet
Without Central Water/Sewer	65,340 square feet

- (6) Three-family residential development on land with a zoning classification of RC and a land use designation of Urban Core Residential.

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

Maximum Density

With Central Water/Sewer	Six (6) units per acre
Without Central Water/Sewer	Two (2) units per acre

Minimum Lot Size

With Central Water/Sewer	17,424 square feet
Without Central Water/Sewer	52,272 square feet

Subject to HRS Permit for septic sewer service.

- (ii) Residential development not classified as a subdivision.

Maximum Density

Six (6) units per acre

Minimum Lot Size

21,780 square feet

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

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|---|----------|
| (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 |
| (5) Minimum Rear Setback | 15 feet |
| (6) Minimum Setback from all Lot Lines of Accessory Structures,
Excluding Fences | 7.5 feet |

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- (7) Maximum Percent of Lot Coverage 30 percent
 - (8) Maximum Percent of Rear Yard Coverage 30 percent
 - (9) Minimum Living Area 750 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)

