

LA RC Zoning District

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

The Base Zoning is **RC**, permitting single family as a permitted use. 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 RC 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. Development within this category will be characterized predominantly by single-family homes on large lots, served by well and septic tank or by clustered subdivisions which preserve large expanses of environmental open space.

The base density is one dwelling unit per five acres, with a density bonus program allowing up to an overall maximum of one unit per net (upland) acre. Density bonuses for greenway augmentation may be utilized, with five bonus units allowed for each upland acre added to the Greenway. If no greenway lands are present onsite, additional open space must be in the form of forested areas or the extension of required perimeter buffers, with three units per acre of density available for each upland acre preserved. Upland preservation shall be designed to preserve higher priority environmentally sensitive lands as much as possible. Projects utilizing the density bonus program shall preserve a minimum of 40% open space with no more than 30% of this being wetlands. Lot widths must be 80 feet or greater. Central water and sewer service is required when density exceeds one unit per two acres.

A density bonus of up to three units per net acre shall be allowed for the "Solite site," as further described in the Environmental Standards subsection.

All development is subject to design, environmental, and public facilities criteria.

a. Permitted uses:

- i. Single-family detached dwellings and customary accessory buildings incidental thereto, meeting the standards of this code.
- ii. Accessory apartments, meeting the standards of this code.
- iii. Satellite dish receivers to serve the development in which located.
- iv. 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.
- v. Neighborhood parks.
- vi. 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.
- vii. Washing facilities for use by residents.

- viii. 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.
 - ix. Public and private educational facilities, subject to locational criteria in the 2015 Plan.
 - x. 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.
 - xi. Agricultural classification for ad valorem tax purposes.
 - xii. 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. Commercial kennels.
 - vi. Recreational vehicle parking for temporary use.
 - vii. Temporary living quarters during construction of a residence.
- 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.
- ii. Minimum lot width at building line: 100 feet with on-site well and septic systems, 80 feet with central services
 - iii. Minimum lot depth: 100 feet
 - iv. Minimum Lot Size: one acre with density bonus, 2.5 acres without density bonus
 - v. Minimum front setback: 25 feet

- vi. Minimum side setback: 20 feet
 - vii. Minimum rear setback: 30 feet
 - viii. Minimum setback from all lot lines of accessory structures (except fences): side and rear: 7.5 feet; front: 30 (but in no event nearer to front line than the front of the principal building.)
 - ix. Maximum percent of lot coverage 30 percent (total for all primary and accessory buildings)
 - x. Maximum percent of rear lot coverage 30 percent
- f. Dimensional Standards (for developments utilized density bonuses).
- i. Maximum Density: 1 unit per net acre;
 - ii. Minimum Lot Size: 6,000 square feet.
 - iii. Minimum Lot Width at Building Line: 50 feet
 - iv. Minimum Front Setback: 10 feet for front porches; 15 for front façade
 - v. Minimum Side Setback: 5 feet.
 - vi. Minimum Rear Setback: 10 feet.
 - vii. Maximum Percent of Lot Coverage: 50 percent (total for all primary and accessory buildings).