

## R-2, Two-family Dwelling District

### 307.3. R-2, Two-family Dwelling District.

307.3.1. Permitted Uses: One family dwelling unit, two-family dwelling unit (duplex), group home/foster care facility with less than five (5) residents (provided such uses shall not be located closer than 1,000 feet to another group home or foster care facility), family day care home, private parks including playgrounds, preservation uses and conservation uses.

307.3.2. Accessory Uses: Accessory buildings and open shelters including chickees less than 150 square feet. Non-commercial boat docks and piers may be permitted as provided in Section 308.15.

307.3.3. Special Permit Uses: Non-commercial (private) boat docks/piers over 500 sq. ft. in area or over 65 feet in projected length from the mean high waterline, open shelters including chickees more than 150 square feet, group home/foster care facilities with more than six (6) residents, and home occupations.

307.3.4. Prohibited Uses: Any use not specifically permitted. Stand-alone or multi-level parking structures/facilities.

### 307.3.5. Density, Lot, Yard and Bulk Limitations:

Maximum Standard Density/One-family: 9 units/acre

Maximum Standard Density/ Two-family attached (duplex): 18 units/acre

Minimum Lot (Street) Frontage: 50 feet

Minimum Existing Lot Area: 5,000 square feet

Minimum New Lot Area: 7,500 square feet

Maximum Lot Coverage: 35%

Minimum Open Space: 40%

Maximum Lot Coverage Plus Impervious Surface Coverage: 40%

Maximum Habitable Stories: 2

Maximum Building Height: 29 feet above Flood Protection Elevation

Building Plan Requirement: All rooms on the building plans shall be labeled

Minimum Ground Floor Elevation: not less than 12 inches and no more than 24 inches above crown of nearest adjacent roadway

Minimum Floor Area:

One Family Dwelling: 1,000 square feet

Duplex: 700 square feet each unit (1,400 square feet total)

Additional square feet for each bedroom over one: 125 square feet

Building Setbacks: See notes 1,2,3 and 4 below

Minimum Street Front Yard: 20 feet.

Minimum Side Yard: 10 feet

Minimum Street Side Yard: 15 feet

Minimum Rear Yard: 10 feet

From Sound: 25 feet

From Gulf: 50 feet

From Canal:

15 feet

Notes:

1 Sound or canal setback is measured from mean high water line as established by Chapter 177 Florida Statutes . Gulf front setback is measured from the State approved mean high water line. Where new construction, reconstruction or additions to principal structures are proposed along the Gulf or Sound, and there are existing structures set back further than the minimum setback set forth above, the minimum required setback shall be as follows:

The setbacks from either the Gulf or Sound, from the mean high water line to the principal structures of three structures both north and south of the proposed subject structure shall be determined. If any of the six referenced structures are set back less than the minimum setback set forth above, the minimum setback shall be utilized. If the average setback of the six referenced structures is greater than the setback set forth above, the minimum setback required shall become the average setback. In no case shall the required setback be less than the minimum setback set forth above.

2 Corner lots – Technical standards and review criteria are provided in Section 308.9.

3 An existing single-family dwelling or existing duplex dwelling on an existing lot of record in any R Zoning District, that does not meet current yard setbacks, may be elevated to enable the existing habitable story to meet the base flood elevation (BFE) thereby increasing public safety in the event of a storm event or hurricane without requiring a variance provided that any additions, whether vertical or lateral, to the existing elevated structure shall meet all applicable setbacks.

4. Storage sheds not exceeding 120 square feet in area only requires a 6 foot setback if located in a rear yard or non-street side yard.

307.3.6 Off-street parking: See Section 604 Traffic Circulation, Access and Off Street Parking.

The minimum required number of spaces for various uses shall be as follows:

1. One-family residential dwellings and two-family residential dwellings (for each dwelling):

Two parking spaces for the first 1,200 square feet of gross square footage of habitable floors, plus one-parking space for each additional, or portion of, 600 square feet of gross floor area.

2. Group homes:

a. Group homes/foster care facilities housing less than five (5) residents shall have the same parking requirement as one-family residential dwellings.

b. The parking requirement for group homes/foster care facilities housing five or more residents shall be determined by the City Commission after review and recommendation by the Planning and Zoning Board based on the number of residents, staff and frequency of deliveries.

**308.3. Maximum Lot Coverage Plus Impervious Surface Coverage.**

308.3.1. The maximum standard lot coverage is included in each individual zoning district description.

308.3.2. Lot coverage by buildings and structures shall be that area of a building or structure contained within the perimeter of the exterior walls and posts, whether vertical or canted, and any attached or detached structure projecting vertically over three feet above ground level, except for lot perimeter fencing.

308.3.3. An open staircase, open deck or balcony, whether cantilevered or not, shall not be considered as lot coverage.

308.3.4. A roof overhang less than 36 inches in projected length shall not be considered lot coverage.

308.3.5. A tennis court shall be considered as land coverage.

308.3.6. Open swimming pools and hot tubs/spas shall not be counted as lot coverage.

308.3.7. Enclosed swimming pools under a roof structure shall be considered lot coverage

**308.6. Swimming Pools and Hot Tubs/Spas.**

308.6.1. Enclosed or under roof swimming pools, hot tubs/spas and open swimming pools, hot tubs/spas more than 18 inches above the crown of the adjacent road shall be subject to the building setback requirements of the zoning district involved. Setbacks shall be measured from the adjacent property line to the inside of the nearest pool wall.

308.6.2. Open swimming pools, hot tubs/spas (no walls, posts or roof, either screen or other) less than 18 inches above the crown of the adjacent road shall maintain a minimum ten-foot setback from all property lines in all zone districts. Setbacks shall be measured from the

adjacent property line to the inside of the nearest pool wall. Swimming pools, hot tubs/spas permitted prior to January 23, 2018, in the R-1 and R-2 zone districts which do not comply with the ten-foot setback shall be nonconforming to the yard setbacks and permits may be issued for the repair and maintenance of such swimming pools, hot tubs/spas.

308.6.3 Waterfalls, fountain features, diving platforms and slides more than 18 inches higher than the swimming pool or hot tub/spa coping are prohibited. Existing waterfalls, fountain features, diving platforms and slides may be maintained until such time as determined by the City Building Official as damaged or deteriorated to the extent that they are unsafe or no longer structurally viable. Permits may not be issued for repair or replacement of existing waterfalls, fountain features, diving platforms or slides.

308.6.4 The surrounding pool, hot tub/spa decking shall be no more than 18 inches higher than the swimming pool, hot tub/spa coping.

### **308.7. Exterior Stairways and Decks.**

308.7.1. Exterior stairways over three feet high shall be considered to be part of the building they serve and shall be subject to applicable building setback requirements.

Exception: An open, unenclosed stairway may project up to four feet into the side or rear yard setback. Landing size within the setback shall not exceed 4' X 4'.

308.7.2. Decks over 12 inches in height above design finished grade shall be subject to applicable setback requirements.

308.7.3. Decks under 12 inches in height above design finished grade shall be exempt from setback requirements.

### **308.8. Open Yard Encroachments.**

308.8.1. Except for landscape materials (plants, trees, shrubbery, etc.), every part of every required yard setback shall be unobstructed to ensure a safe exit, leading to and from a public way.

308.8.2. The following structures and items, , are permitted in the setback area

308.8.2.1. Mechanical and pool equipment may encroach and project up to four feet into the side and rear yard.

308.8.2.2. Poles, radio and television antennas (not including satellite disks over 24 inches in diameter) mounted on the roof or to the side of the structure near the roofline.

308.8.2.3. Children's play equipment.

308.8.3. Utility wires, lights and mailboxes are exempt from setback requirements.

308.8.4 Bay or bow windows may protrude from the structure no more than 24 inches into the required setbacks and shall not be considered an encroachment. Bay or bow windows within a setback area shall not exceed eight feet in width and shall be a minimum of 18 inches above the finished habitable floor level. There shall be no more than one exempt bay window in any horizontal lineal 25 feet of exterior wall.

308.8.5. Decorative trim of not more than 12 inches thick shall be exempt from setback requirements.

308.8.6. Roof overhangs extending from the main roof system shall not project more than 36 inches into a setback area.

308.8.7. Entry door stoop roof overhangs provided solely for protection of the entry doors from rain exposure shall not project more than 36 inches into a setback area and shall be supported by cantilevered beams, corbels, or brackets.

### **Section 604.3.3, Vehicular Access Standards**

604.3.3. The number and location of driveway connections shall be as follows:

1. Corner parcels on Gulf Drive shall provide access by way of the intersecting collector or local street. Internal parcels located on Gulf Drive shall provide access so as not to back directly onto Gulf Drive.
2. Driveways for single family or duplex dwellings shall be at least ten feet in width. Driveways for multifamily or commercial uses shall be at least 12 feet in width. No driveway shall exceed 24 feet in width at the property line, nor be located closer than three feet to a property line unless an agreement for a shared driveway is provided. There shall be one driveway access point per street frontage with the exception of curved driveways.
3. Curved driveways beginning and ending at the right-of-way are allowed on all lots provided sufficient maneuvering space is provided. Curved driveways shall have a maximum of two driveway access points per street frontage. No driveway shall exceed 12 feet in width at the property line, nor located closer than three feet to a property line unless an agreement for a shared access driveway is provided.

### **604.7. Off-Street Parking Requirements.**

1. Standard parking spaces shall be a minimum of nine feet wide by 18 feet long. Parallel parking spaces shall be nine feet wide by 23 feet long.
2. Driveways for single family or duplex dwellings shall be at least ten feet in width.

Driveways for multifamily or commercial uses shall be at least 12 feet in width. No driveway shall exceed 24 feet in width at the property line, nor be located closer than three feet to a property line unless an agreement for a shared driveway is provided.

8. Tandem parking shall be in the same direction

### **308.1. Height of Buildings and Structures.**

308.1.1 Maximum height of any building shall be measured from the Flood Protection Elevation as determined by floodplain review by the City Staff for the property involved.

308.1.2. Maximum height of any structure (other than a building) including a fence, wall, hedge or shed shall be measured from the crown of the road.

### **308.2. Height of Floors and Buildings; Minimum and Maximum Permitted.**

308.2.1. No building or structure shall contain more than two stories and a loft.

308.2.2. The height of garage floors and the height of the lowest floor shall be determined using the criteria provided in the Code of Ordinances.

1. Minimum lowest habitable floor elevation in an "A" zone shall be two feet above base flood elevation (BFE). This minimum elevation shall be referred to as the Design Flood Elevation (DFE).

2. Minimum lowest floor elevation in "A" and "V" zones seaward of the Coastal Construction Control Line shall be determined as the elevation of the lowest horizontal support beam pursuant to FDEP regulations. This shall be referred to as the Flood Protection elevation (DFE).

3. Existing buildings constructed prior to adoption of the flood insurance rate maps on grade level may be extended at grade level if the cost and scope of the development is under the threshold set for substantial improvement. Substantially improved residential buildings must meet the requirements of this Chapter.

308.2.3. The maximum height of any building shall be 29 feet. Building height shall be the vertical distance between the Flood Protection Elevation, as determined by the Floodplain Administrator, to the highest point of the roof structure (ridge or parapet). Normal projections such as chimneys, spires, vents, mechanical equipment and elevator shafts that do not protrude above the roof more than four feet are excluded.