

SINGLE-FAMILY DWELLING REQUIREMENTS

<u>ZONING CLASSIFICATION</u>	<u>FR</u>	<u>RC</u>	<u>A-1</u>	<u>A-2</u>	<u>A-3</u>	<u>A-4</u>	<u>RA</u>	<u>RR</u>	<u>RE</u>
Minimum Lot Size	20 acres	25 acres	10 acres	5 acres	1 acre	2.5 acres	2.5 acres	1 acre	2.5 acres
Minimum Lot Width	150 ft.	150 ft.	150 ft.	150 ft.	150 ft.	150 ft.	150 ft.	100 ft.	100 ft.
Minimum Floor Area	750 s.f.	750 s.f.	750 s.f.	750 s.f.	1000 s.f.	1000 s.f.	1000 s.f.	1000 s.f.	1500 s.f.
Minimum Front Yard Setback ⁽¹⁾⁽²⁾	100 ft.	50 ft.	100 ft.	50 ft.	40 ft.	40 ft.	45 ft.	40 ft.	30 ft.
Minimum Side Yard Setback abutting any lot ⁽⁵⁾	50 ft.	50 ft.	50 ft.	25 ft.	25 ft.	25 ft.	25 ft.	15 ft.	20 ft. comb. min. 8 ft. any one side
Minimum Side Yard Set-back abutting any street ⁽¹⁾⁽²⁾	100 ft.	50 ft.	100 ft.	50 ft.	40 ft.	40 ft.	45 ft.	40 ft.	30 ft.
Minimum Rear Yard Set	50 ft.	50 ft.	50 ft.	50 ft.	40 ft.	40 ft.	45 ft.	40 ft.	20 ft.
Minimum Waterfront Setback ⁽²⁾⁽³⁾	50 ft.	75 ft.	50 ft.	50 ft.	40 ft.	40 ft.	45 ft.	40 ft.	25 ft.
Maximum Height	45 ft.	45 ft.	45 ft.	45 ft.	55 ft.	55 ft.	35 ft.	35 ft.	35 ft.
Maximum Lot Coverage	10%	10% ⁽⁴⁾	35%	35%	35%	35%	35%	30% ⁽⁶⁾	35% ⁽⁶⁾
Minimum Number Off-Street Parking Space	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit

<u>ZONING CLASSIFICATION</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>
Minimum Lot Size	20,000 s.f.	12,500 s.f.	10,000 s.f.	7,500 s.f.	5,000 s.f.
Minimum Lot Width	100 ft.	100 ft.	85 ft.	75 ft.	50 ft.
Minimum Floor Area	1,500 s.f.	1,200 s.f.	1,000 s.f.	850 s.f.	750 s.f.
Minimum Front Yard Setback ⁽¹⁾⁽²⁾	30 ft.	30 ft.	30 ft.	25 ft.	25 ft.
Minimum Side Yard Setback abutting any lot ⁽⁵⁾	20 ft. combined, minimum 8 ft. on any one side	20 ft. combined, minimum 8 ft. on any one side	20 ft. combined, minimum 8 ft. on any one side	20 ft. combined, minimum 8 ft. on any one side	5 ft.
Minimum Side Yard Setback abutting any street ⁽¹⁾⁽²⁾	30 ft.	30 ft.	30 ft.	25 ft.	15 ft.
Minimum Rear Yard Setback	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Minimum Waterfront Yard Setback ⁽²⁾⁽³⁾	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum Lot Coverage	35% ⁽⁶⁾	35% ⁽⁶⁾	35% ⁽⁶⁾	35% ⁽⁶⁾	35% ⁽⁶⁾
Minimum Number Off-Street	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit

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ZONING CLASSIFICATION	<u>R-6</u>	<u>R-9</u>	<u>MH-3</u>	<u>MH-4</u>	<u>MH-5</u>	<u>MH-6</u>	<u>MH-8</u>
Minimum Lot Size	7,500 s.f.	7,500 s.f.	5 acres	1 acre	5,000	10,000	2.5 acres
Minimum Lot Width	75 ft.	75 ft.	100 ft.	100 ft.	50 ft.	85 ft.	150 ft.
Minimum Floor Area	600 s.f.	1,000 s.f.	720 s.f.	720 s.f.	720 s.f.	720 s.f.	750 s.f.
Minimum Front Yard Setback ⁽¹⁾⁽²⁾	25 ft.	25 ft.	50 ft.	40 ft.	20 ft.	25 ft.	45 ft.
Minimum Side Yard Setback abutting any lot ⁽⁵⁾	20 ft. comb., min. 8 ft. on any one side	7 ft.	25 ft.	15 ft.	5 ft.	10 ft.	25 ft.
Minimum Side Yard Setback abutting any street ⁽¹⁾⁽²⁾	25 ft.	15 ft.	50 ft.	40 ft.	20 ft.	25 ft.	45 ft.
Minimum Rear Yard Setback	20 ft.	20 ft.	50 ft.	40 ft.	15 ft.	25 ft.	45 ft.
Minimum Waterfront Yard Setback ⁽²⁾⁽³⁾	25 ft.	25 ft.	50 ft.	40 ft.	25 ft.	25 ft.	45 ft.
Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum Lot Coverage	35% ⁽⁶⁾	35% ⁽⁶⁾	35%	35%	35 % ⁽⁶⁾	N/A ⁽⁶⁾	35%
Minimum Number Off-Street Parking Space	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit

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ZONING CLASSIFICATION	<u>OMV</u>	<u>OUR</u>	<u>OTR</u>	<u>ORE</u>	<u>OCR</u>
Minimum Lot Size	5,000 s.f.	5,000 s.f.	10,000 s.f.	10,000 s.f.	10,000 s.f.
Minimum Lot Width	N/A	N/A	N/A	N/A	N/A
Minimum Floor Area	0.35 FAR	0.25 FAR	N/A	0.1 FAR	0.1 FAR
Minimum Front Yard Setback ⁽¹⁾	25 ft.	25 ft.	25 ft.	25 ft.	50 ft.
Minimum Side Yard Setback abutting any lot ⁽⁵⁾	5 ft.	5 ft.	10 ft.	15 ft.	25 ft.
Minimum Side Yard Setback abutting any street ⁽¹⁾	25 ft.	25 ft.	25 ft.	25 ft.	50 ft.
Minimum Rear Yard Setback	25 ft.	25 ft.	25 ft.	25 ft.	50 ft.
Minimum Waterfront Yard Setback ⁽³⁾	25 ft.	25 ft.	25 ft.	25 ft.	50 ft.
Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum Lot Coverage	N/A ⁽⁶⁾	N/A ⁽⁶⁾	N/A ⁽⁶⁾	N/A ⁽⁶⁾	N/A ⁽⁶⁾
Minimum Number Off-Street Parking Space	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit

- SECTION 72-277 (5) DOES NOT PERMIT PRINCIPAL AND ACCESSORY STRUCTURES, OTHER THAN BOAT DOCKS, BOAT HOUSES, AND WALKWAYS IN WATERFRONT YARDS.
- SECTION 72-286 (2) DOES NOT PERMIT REQUIRED OFF-STREET PARKING SPACES TO BE LOCATED IN ANY PLATTED EASEMENTS.

- ⁽¹⁾ Corner lots are considered as having two (2) front yards and two (2) side yards.
- ⁽²⁾ These requirements do not apply to parcels within the Thoroughfare Overlay Zone Section 72-297 nor to the Indian River Lagoon Surface Water Improvements and Management Overlay Zone Section 72-1096 Land Development Code.
- ⁽³⁾ The required shoreline buffer/wetlands buffer may be greater in the Natural Resource Management Area (NRMA) or Outstanding Florida Water (OFW), Ref. Section 72-886, Land Development Code.
- ⁽⁴⁾ Total lot clearance cannot exceed 20%.
- ⁽⁵⁾ Section 72-277 (12) permits on any nonconforming lot not more than 50 feet in width, which has a single family zoning classification, the minimum side yard may be decreased to 7 feet.
- ⁽⁶⁾ The cumulative area of all accessory buildings or structures, excluding swimming pools and pool enclosures, shall not exceed 50% of the square foot area of the principal structure.
