

**SINGLE-FAMILY DWELLING REQUIREMENTS**

<b><u>ZONING CLASSIFICATION</u></b>	<b><u>FR</u></b>	<b><u>RC</u></b>	<b><u>A-1</u></b>	<b><u>A-2</u></b>	<b><u>A-3</u></b>	<b><u>A-4</u></b>	<b><u>RA</u></b>	<b><u>RR</u></b>	<b><u>RE</u></b>
<b>Minimum Lot Size</b>	<b>20 acres</b>	<b>25 acres</b>	<b>10 acres</b>	<b>5 acres</b>	<b>1 acre</b>	<b>2.5 acres</b>	<b>2.5 acres</b>	<b>1 acre</b>	<b>2.5 acres</b>
<b>Minimum Lot Width</b>	<b>150 ft.</b>	<b>150 ft.</b>	<b>150 ft.</b>	<b>150 ft.</b>	<b>150 ft.</b>	<b>150 ft.</b>	<b>150 ft.</b>	<b>100 ft.</b>	<b>100 ft.</b>
<b>Minimum Floor Area</b>	<b>750 s.f.</b>	<b>750 s.f.</b>	<b>750 s.f.</b>	<b>750 s.f.</b>	<b>1000 s.f.</b>	<b>1000 s.f.</b>	<b>1000 s.f.</b>	<b>1000 s.f.</b>	<b>1500 s.f.</b>
<b>Minimum Front Yard Setback <sup>(1)(3)</sup></b>	<b>100 ft.</b>	<b>50 ft.</b>	<b>100 ft.</b>	<b>50 ft.</b>	<b>40 ft.</b>	<b>40 ft.</b>	<b>45 ft.</b>	<b>40 ft.</b>	<b>30 ft.</b>
<b>Minimum Side Yard Setback abutting any lot <sup>(6)</sup></b>	<b>50 ft.</b>	<b>50 ft.</b>	<b>50 ft.</b>	<b>25 ft.</b>	<b>25 ft.</b>	<b>25 ft.</b>	<b>25 ft.</b>	<b>15 ft.</b>	<b>20 ft. comb. min. 8 ft. any one side</b>
<b>Minimum Side Yard Set-back abutting any street <sup>(1)(2)(3)</sup></b>	<b>100 ft.</b>	<b>50 ft.</b>	<b>100 ft.</b>	<b>50 ft.</b>	<b>40 ft.</b>	<b>40 ft.</b>	<b>45 ft.</b>	<b>40 ft.</b>	<b>30 ft.</b>
<b>Minimum Rear Yard Set</b>	<b>50 ft.</b>	<b>50 ft.</b>	<b>50 ft.</b>	<b>50 ft.</b>	<b>40 ft.</b>	<b>40 ft.</b>	<b>45 ft.</b>	<b>40 ft.</b>	<b>20 ft.</b>
<b>Minimum Waterfront Setback <sup>(3)(4)</sup></b>	<b>50 ft.</b>	<b>75 ft.</b>	<b>50 ft.</b>	<b>50 ft.</b>	<b>40 ft.</b>	<b>40 ft.</b>	<b>45 ft.</b>	<b>40 ft.</b>	<b>25 ft.</b>
<b>Maximum Height</b>	<b>45 ft.</b>	<b>45 ft.</b>	<b>45 ft.</b>	<b>45 ft.</b>	<b>55 ft.</b>	<b>55 ft.</b>	<b>35 ft.</b>	<b>35 ft.</b>	<b>35 ft.</b>
<b>Maximum Lot Coverage</b>	<b>10%</b>	<b>10% <sup>(5)</sup></b>	<b>35%</b>	<b>35%</b>	<b>35%</b>	<b>35%</b>	<b>35%</b>	<b>30% <sup>(7)</sup></b>	<b>35% <sup>(7)</sup></b>
<b>Minimum Number Off-Street Parking Space</b>	<b>Two (2) per dwelling unit</b>	<b>Two (2) per dwelling unit</b>	<b>Two (2) per dwelling unit</b>	<b>Two (2) per dwelling unit</b>	<b>Two (2) per dwelling unit</b>	<b>Two (2) per dwelling unit</b>	<b>Two (2) per dwelling unit</b>	<b>Two (2) per dwelling unit</b>	<b>Two (2) per dwelling unit</b>

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

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

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- SECTION 803.00 DOES NOT PERMIT PRINCIPAL AND ACCESSORY STRUCTURES, OTHER THAN BOAT DOCKS, BOAT HOUSES, AND WALKWAYS IN PLATTED EASEMENTS.
- SECTION 810.04 DOES NOT PERMIT REQUIRED OFF STREET PARKING SPACES TO BE LOCATED IN ANY PLATTED EASEMENTS.

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- (1) For lots fronting on any public or private street containing less than a fifty-foot (50 ft.) right of way, the front yard setback shall be measured from a line fifteen feet (15 ft.) from the edge of the travelled way.
- (2) Corner lots are considered as having two (2) front yards and two (2) side yards.
- (3) THESE REQUIREMENTS DO NOT APPLY TO PARCELS WITHIN THE THOROUGHFARE OVERLAY ZONE SECTION 821.00 NOR TO THE INDIAN RIVER LAGOON SURFACE WATER IMPROVEMENTS AND MANAGEMENT OVERLAY ZONE SECTION 823.00.
- (4) The required shoreline buffer/wetlands buffer may be greater in the Natural Resource Management Area (NRMA)/ or Outstanding Florida Water (OFW), Ref. Section 1106, Land Development Code.
- (5) Total lot clearance cannot exceed 20%.
- (6) Section 801.12 permits on any non-conforming lot not more than 50 feet in width, that has a single family zoning classification, the minimum side yard may be decreased to 7 feet.
- (7) 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.

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