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## APPENDIX A – ZONING, ARTICLE IV. - ZONING DISTRICT REGULATIONS

### Section 2. Residential districts.

The following regulations shall apply in the residential districts as indicated:

C. *R-1C Residential District:*

- (1) *Permitted uses:*
  - (a) Single-family dwellings.
  - (b) Homes of six or fewer residents which meet the definition of a Community residential home as defined by State law and which otherwise satisfies the requirements of this zoning code.
- (2) *Permitted accessory structures and uses:*
  - (a) Carport, garage or other buildings not used as a dwelling and customarily incidental to the principal use of the premises.
  - (b) Accessory uses customarily incidental to the principal use of the premises.
- (3) *Special exception uses:*
  - (a) Home occupation.
  - (b) Lodginghouses.
  - (c) Bed and breakfast establishments.
- (4) *Dimension and area regulations.* The following dimension and area regulations shall apply in the district:
  - (a) *Minimum lot area:* The minimum lot area shall be ten thousand (10,000) square feet.
  - (b) *Minimum lot width at building line:* The minimum lot width at building line shall be seventy-five (75) feet.
  - (c) *Minimum front yard requirements:* The minimum front yard requirement shall be twenty-five (25) feet.

Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and front on a street with a waterway to the rear, the front yard shall be twenty (20) feet.

Along U.S. 19, S.R. 50, U.S. 41, U.S. 98, U.S. 301, C.R. 578, C.R. 485 and C.R. 50 front yard requirements shall be one hundred twenty-five (125) feet; except the area between U.S. 19 and Oak Lake Drive on C.R. 578 where the front yard setback shall be twenty-five (25) feet.

- (d) *Minimum side yard requirement:* The minimum side yard requirement shall be ten (10) feet. Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and do not meet the requirement for lot width at the building line, the side setback shall be seven (7) feet.
- (e) *Minimum rear yard requirements:* The minimum rear yard requirement shall be twenty (20) feet. Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and the lots front on a street with a waterway to the rear, the rear yard requirement shall be fifteen (15) feet.

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- (f) *Minimum street frontage:* The minimum street frontage shall be fifty (50) feet except those lots which front on the turnarounds of permanent dead-end streets shall be permitted to front on such turnarounds for a minimum distance of thirty (30) feet.
  - (g) *Minimum living area:* The minimum living area of a dwelling shall be nine hundred (900) square feet. For the purposes of this subsection, "minimum living area" shall mean the minimum floor area of a dwelling unit exclusive of carports, breezeways, unenclosed porches, garages, or terraces.
  - (h) *Maximum building area:* The maximum building area shall be thirty-five (35) percent of the lot area.
  - (i) *Maximum building height:* The maximum building height of a building shall be thirty-five (35) feet, and/or two and one-half (2½) stories.

For buildings located in the V-zone as defined by the Federal Emergency Management Agency, the maximum building height allowed shall be thirty-eight (38) feet. Any exceedance would require a variance from the board of county commissioners.

**(j) *Accessory buildings and structures:***

- i. Accessory buildings are permitted in the side, rear and secondary front yards. Such accessory buildings shall be at least five (5) feet from side and rear lot lines. Accessory structures in the secondary front yard shall meet the front yard requirements of the district for the principal building.
- ii. Noncommercial piers and boat houses are permitted in the side and rear yard, provided the structure is at least five (5) feet from side property lines. No setback is required from lot lines adjoining waterways.
- iii. Swimming pools and screened swimming pool enclosures are permitted in the side or rear yard and must be at least five (5) feet from side and rear property lines. Swimming pools and screened swimming pool enclosures are permitted in the secondary front yards and shall meet the front yard requirements of the district for the principal building.
- iv. Attached carports shall meet the principal building yard requirements of the district.
- v. Detached accessory structures which have pervious or impervious roof coverings shall be permitted in the side and rear yard and must be at least five (5) feet from the side and rear property lines. Detached accessory structures in the secondary front yard shall meet the front yard requirements of the district for the principal building.
- vi. Except as provided in subparagraph vii. hereof, no more than one detached building shall be allowed on a parcel. Any detached accessory building exceeding two hundred (200) square feet in size must meet the following:
  - a. The detached accessory building shall be designed to meet the criteria of the flood regulations.
  - b. All other applicable standards relating to accessory buildings shall be met.
  - c. The detached accessory building shall be no more than four hundred (400) square feet in size.

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- vii. One detached garage, in addition to the detached building provided for in item vi. above, is allowed meeting the following criteria:
    - a. The detached garage is site built; and
    - b. Has a minimum dimension of ten (10) feet by twenty (20) feet; and
    - c. The length of the detached garage shall be no more than twice the measurement of the width; and
    - d. The detached garage shall be designed to meet the criteria of the flood regulations in flood-prone areas.
  - viii. There are no minimum yard standards for well houses as defined in this ordinance.
- (k) A portable storage structure not to exceed 160 square feet in size is allowable in conjunction with the residential use of a property when the storage structure is associated with remodeling, other construction, or moving. Such portable storage structure shall be allowable for a period not to exceed 30 days except when used in conjunction with a building permit issued for remodeling or other construction. In these cases, the portable storage structure is allowable for a period to correspond with the building permit.