

3.03.05. - R-1b—Urban single-family residential district.

- A. *Purpose and intent.* The purpose and intent of the R-1b, urban single-family residential district is to provide medium-low density residential developments, preserving the character of existing or proposed residential neighborhoods. This district requires public or community water and sewer facilities. (Exception: Small R-1b subdivisions, fifty (50) lots or less, utilizing a public or community water system, as defined in the Florida Administrative Code, Chapter 10-D-6, may utilize individual onsite sewage disposal systems, OSDS, subject to the approval of the health department. The use of individual onsite sewage disposal systems must be consistent with adopted county policies and standards and state standards.)
- B. *Permitted principal uses and structures.* In the R-1b, urban single-family residential district, no premises shall be used except for the following uses and their customary accessory uses or structures:
1. Single-family dwellings, but not mobile home dwellings.
 2. Recreational areas accessory to residential developments.
 3. Community residential homes, one (1) to six (6) persons.
 4. Short-term vacation rentals.
- C. *Permitted special exceptions.*
1. Cluster subdivisions.
 2. Home occupations (subject to special exceptions guidelines for home occupations as outlined in subsection 3.07.03G "Special exception regulations for home occupations").
 3. Common household pet animal sanctuary/shelter facilities.
- D. *Dimensional requirements.*
1. Minimum lot size:
 - Area—Ten thousand (10,000) square feet.
 - Width—Eighty (80) feet.
 2. Minimum setback requirements for structures:
 - Front yard:
 - Twenty-five (25) feet.
 - Saltwater front lots—Twenty (20) feet.
 - Rear yard:
 - Twenty (20) feet.
 - Swimming pools only—Ten (10) feet.

Side yard:

Interior lot—Seven and one-half (7.5) feet.

Abutting any street—Twenty-five (25) feet.

Swimming pools—Side setback:

If the proposed use encroaches on the twenty (20) feet rear setback requirement, the minimum side yard setback shall be ten (10) feet.

If the proposed use does not encroach on the twenty (20) feet rear setback requirement, the minimum side yard setback shall be seven and one-half (7.5) feet.

3. Maximum building height: Thirty-five (35) feet.
 4. Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed thirty-five (35) percent.
 5. Minimum pervious area—Thirty (30) percent.
 6. Minimum living area: One thousand (1,000) square feet.
- E. *Off-street parking and loading requirements.* Off-street parking and loading space meeting the requirements of section 3.06.04 shall be constructed.

(Ord. No. 01-16, § 1, 8-20-01; Ord. No. 2011-10, § 2A., 12-12-11; Ord. No. 2015-02, § 2.A.5, 2-19-15; Ord. No. 2016-01, § 2.A.5, 1-11-16)