

Sec. 5.6.6. RG-1 - GENERAL RESIDENTIAL

5.6.6.1. STATEMENT OF INTENT. This district is intended to include lands developed and suitable for development, as indicated in the Comprehensive Plan, for low to medium density residential uses. Special emphasis is on a compatible mixture of residential uses.

5.6.6.2. PERMITTED PRINCIPAL USES AND STRUCTURES.

5.6.6.2.1. Single-family detached dwellings.

5.6.6.2.2. Single-family semi-detached and attached townhouses, two family and multiple family dwellings.

5.6.6.2.3. Public and private educational facilities with conventional state approved academic curriculums.

5.6.6.2.4. Churches, provided that minimum parcel size shall not be less than 2 acres.

5.6.6.2.5. Public parks, playgrounds and playfields, and neighborhood and municipal buildings and uses in keeping with the character and requirements of the district.

5.6.6.2.6. Citrus groves; plant nurseries with greenhouses not exceeding 200 sq. ft. in area and similar agricultural uses and structures, provided that only minor and incidental retail sales shall be permitted, and that no roadside stands or signs shall be erected.

5.6.6.2.7. After review by the Administrative Official, private child care center, provided:

5.6.6.2.7.1. Lot area shall not be less than 9,500 sq. ft., lot width in portion used for fenced play area shall not be less than 75 feet.

5.6.6.2.7.2. Fenced play area of not less than 3,000 sq. ft. shall be provided for the first 15 or fewer children, with 200 sq. ft. additional for each additional child.

5.6.6.2.7.3. No portion of the fenced play area shall be closer than 20 feet to any public street right-of-way.

5.6.6.2.7.4. A 5 foot high solid wall or fence shall be provided between fenced play areas and residential lot lines in such locations as may be directed by the Administrative Official.

5.6.6.2.7.5. All outdoor play activities shall be conducted within the fenced play area and no outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.

5.6.6.2.7.6. All facilities, operation, and maintenance shall meet City, County and State requirements for the operation of child care centers.

- 5.6.6.2.8. Foster home and family group homes meeting all State, County and City requirements.
- 5.6.6.3. PERMITTED ACCESSORY USES AND STRUCTURES. Uses and structures which:
- 5.6.6.3.1. Are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures.
 - 5.6.6.3.2. Do not involve the conduct of retail business on the premises (except as permitted in connection with 5.6.6.2.6. above in "Permitted Principal Uses and Structures").
 - 5.6.6.3.3. Are located on the same lot as the permitted principal use or structure or on a contiguous lot in the same ownership.
 - 5.6.6.3.4. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a general residential neighborhood.
 - 5.6.6.3.5. Do not involve operations or structures not in keeping with the character of a general residential neighborhood.
 - 5.6.6.3.6. Ground mounted dish antennas.
 - 5.6.6.3.7. Home occupations (See Sec. 5.2.12. of the LDR)
 - 5.6.6.3.8. Noncommercial greenhouses, servants quarters not for rent, private garages, tool houses and garden sheds, children's play equipment, private docks, beaches and boathouse, private swimming pools, noncommercial flower and vegetable gardens and similar uses are permitted as accessory to residential or other permitted principal uses in this district.
 - 5.6.6.3.9. Taking boarders or renting rooms is permitted as a use accessory to principal residential uses provided that not more than 6 boarders or roomers may be accommodated and that no separate kitchen facilities shall be provided for roomers or boarders.
 - 5.6.6.3.10. Accessory uses and structures not occupied for living quarters nor housing automotive or truck vehicles nor greater than 400 sq. ft. in total floor area may be permitted within 5 feet of side or rear property lines.
 - 5.6.6.3.11. Senior adult flats (See Sec. 4.2.1.94. of the LDR.).
 - 5.6.6.3.12. Garage apartments only a accessory to permitted uses and structures may be permitted, but shall be counted as dwelling units for purposes of lot area computations.
- 5.6.6.4. SPECIAL EXCEPTIONS.
- 5.6.6.4.1. Golf course and country club, not including miniature golf course, provided the parcel comprises a minimum of 80 acres of land and that required parking

and all structures are located a minimum of 100 feet from any other residentially zoned property.

5.6.6.4.2. New cemeteries.

5.6.6.4.3. Reserved for future use.

5.6.6.4.4. Funeral homes.

5.6.6.4.5. Group homes meeting all State, County and City requirements.

5.6.6.5. PROHIBITED USES AND STRUCTURES.

5.6.6.5.1. Trade or service establishments or storage in connection with such establishments, storage or long-term parking of commercial or industrial vehicles, storage of building materials except in connection with active construction or demolition of structures on the premises, storage or use of manufactured homes, recreational vehicles or trailers except as provided in Sec. 5.2.9. of the LDR, outdoor advertising, and any use or structure not specifically or provisionally permitted herein.

5.6.6.5.2. Junk yards.

5.6.6.5.3. Off-site signs.

5.6.6.5.4. Excavation, borrow pits.

5.6.6.5.5. Mining.

5.6.6.5.6. Livestock, including swine, cattle, sheep, goats, and poultry but not to include horses.

5.6.6.5.7 Kennels

5.6.6.6. MINIMUM LOT REQUIREMENTS. (Area & width)

5.6.6.6.1. Single-family:

5.6.6.6.1.1. Detached:

Lot width: 60 feet.

Lot area: 7,200 sq. ft.

5.6.6.6.1.2. Semi-detached and attached:

Lot width: 80 feet.

Lot area: 8,400 sq. ft.

5.6.6.6.1.3. Lot width for attached unit: 20 feet.

5.6.6.6.1.4. Lot width for end unit: 30 feet.

5.6.6.6.2. Multiple family:

Lot width: 90 feet.

Lot area: 10,000 sq. ft. plus 3,000 sq. ft. for each dwelling unit in excess of 2.

5.6.6.6.3. Other permitted or permissible uses or structures: As needed to meet other requirements herein.

5.6.6.6.4. Certain lot patterns have been established within portions of the City over the course of its development which do not meet minimum lot width and area requirements. Where it can be determined that a single lot of record existed at the effective date of adoption or subsequent amendments to the original Zoning Ordinance adopted August 6, 1971, that is no less than 50 feet in width and no less than 10,400 square feet in area, such lot may be platted into no more than 2 lots. Each replatted lot shall have a minimum of 50 feet lot width and street frontage, and a minimum of 5,200 square feet of area and may be used only for placement of a single family detached dwelling and related accessory uses. All minimum yard, off-street parking and other LDR requirements shall be met.

Where it can be determined that a single lot of record existed at the effective date of adoption or subsequent amendments to the original Zoning Ordinance adopted August 6, 1971, that has no less than 50 feet in width and street frontage, and has no less than 10,400 square feet in area, such single lot may be used for placement of a two family (duplex) dwelling. All minimum yard, off-street parking and other LDR requirements shall be met.

5.6.6.7. MINIMUM YARD REQUIREMENTS. (Depth of front & rear yard, width of side yard)

Front: 25 feet.

For single-family detached dwelling, the minimum required front yard may be reduced to 15 feet for an OPEN CARPORT ONLY, and no variance shall be granted by the Board of Adjustment for less than 15 feet.

No new or existing carports located closer than 25 feet to the front property lines shall be permitted to be enclosed and the Board of Adjustment shall not have the authority to grant any approval or variance to permit such enclosures.

Side: 10 feet provided that where a single-family detached dwelling is erected on a nonconforming lot of record and the lot is 50 feet or less in width, side yards shall be a minimum of 5 feet in width, unless the structure is over 9 feet in height from the ground to eaves. For any building over 9 feet in height from the ground to the eaves, side yards shall be increased 1 foot for each 3 feet of height above 9 feet; provided that for single-family attached, side yard requirements apply only to end units.

Rear: 10 feet.

- 5.6.6.7.1. Other permitted or permissible structures: As for single-family detached dwellings in this district unless otherwise specified.
- 5.6.6.9. MAXIMUM IMPERVIOUS SURFACE COVERAGE. 55% for all upland soils. All other soils shall remain unimproved.
- 5.6.6.10. MAXIMUM HEIGHT OF STRUCTURES. Except as provided in Sec. 5.2.4., no portion shall exceed:
- 5.6.6.10.1. Single and two family dwellings: 35 feet
- 5.6.6.10.2. Multiple family dwellings: 35 feet at boundaries of buildable area, increasing 2 feet for each 1 foot from such boundaries to a maximum height of 50 feet.
- 5.6.6.10.3. Other permitted or permissible structures: 35 feet
- 5.6.6.11. MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS.
- 5.6.6.11.1. Single-family detached residences: 2 spaces.
- 5.6.6.11.2. Schools:
- Elementary and junior high: 2 spaces for each classroom or office room, plus 1 for each 150 sq. ft. of seating area (including aisles) in any auditorium, or any gymnasium or cafeteria intended to be used as an auditorium.
- Senior: 4 spaces for each classroom or office room, plus 1 for each 150 sq. ft. seating area (including aisles) in any auditorium, or any gymnasium or cafeteria intended to be used as an auditorium.
- 5.6.6.11.3. Municipal and neighborhood buildings and churches: 3 spaces for each office room, plus 1 for each 150 sq. ft. of seating area (including aisles) in any room to be used for public meetings.
- 5.6.6.11.4. Child care center: 2 spaces per employee, plus adequate provision for loading and unloading children from off the street.
- 5.6.6.11.5. Family group homes: 1 space for each 2 beds.
- 5.6.6.11.6. Group homes: 1 space for each bed.
- 5.6.6.11.7. All other dwellings: 2 spaces per unit.
- 5.6.6.11.8. Funeral home: 1 space for each 3 seats in auditorium or chapel area.
- 5.6.6.11.9. Special exceptions permissible by Board of Adjustment: To be determined by the Board by general rule or by findings in the particular case.

- 5.6.6.12. LIMITATIONS ON SIGNS. No signs intended to be read from off the premises shall be permitted except:
- 5.6.6.12.1. In connection with a church, school, public park, playground or playfield, or a municipal or neighborhood building:
 - 5.6.6.12.1.1. Not more than 2 identification signs, with combined surface area not exceeding 140 sq. ft.
 - 5.6.6.12.1.2. Not more than 2 bulletin boards or notice boards, with combined surface area not exceeding 60 sq. ft.
 - 5.6.6.12.1.3. In addition to the provisions of 5.6.6.12.1.1. and 5.6.6.12.1.2. above, these sign areas may be combined but in no case shall the combined area exceed 200 sq. ft.
 - 5.6.6.12.1.4. Not more than 2 temporary signs or banners with combined surface area not exceeding 80 sq. ft. in connection with special events, provided that no such sign or banner shall be displayed longer than the duration of the special event plus one week before it begins. Portable signs shall be permitted under these conditions except that such signs shall not exceed 32 sq. ft. for each sign surface area.
 - 5.6.6.12.2. No such sign shall be erected within 10 feet of any property line.
 - 5.6.6.12.3. For dwelling developments, permitted or permissible in this district: One permanent identification sign, not exceeding 12 sq. ft. in area, which can be located within the minimum required front yard setback, provided however that there is a minimum of 4 foot separation between the street pavement edge or back of curb and the sign.
 - 5.6.6.12.4. Funeral home: One identification sign illuminated but with lighting directed so as not to shine toward adjoining residential uses, and not to exceed 10 sq. ft. in area per surface side.
- 5.6.6.13. MINIMUM SQUARE FEET OF LIVING AREA.
- 5.6.6.13.1. Single-family detached and attached townhouses dwellings shall contain a minimum of 900 sq. ft. of living area with one (1) carport for each unit, with similar roof lines and architectural characteristics.
 - 5.6.6.13.2. All semi-detached two and multiple-family dwelling units shall contain a minimum of 700 sq. ft. of living area.
 - 5.6.6.13.3. The minimum square footage requirements do not include any carport, garage, or other non-living area. Any utility room separated from the principal structure is also excluded.