

Sec. 2-12. R-1, Residential Estate Zoning District.

A. PURPOSE: The purpose of the Rural Estate (R-1) Zoning District is to provide for both existing and proposed single-family residential development characteristic of the spacious lots currently existing in various areas of the city, particularly along the Halifax River and the Atlantic Ocean, which are considered representative of the original and historic character of the city.												
B. DIMENSIONAL STANDARDS												
1. Density	2. Maximum Building Height	3. Maximum Building Coverage	4. Maximum Impervious Lot Coverage	5. Minimum Lot Size	6. Minimum Lot Width	7. Minimum Lot Depth	8. Minimum Perimeter	9. Setbacks				
								a. Front	b. Rear	c. Side	d. Street Side/Corner	e. Waterbody
2.17 units per acre	30'	35%	75%	20,000 SF	100'	150'	None	30' (see special setbacks listed below)	25'	8' total 20'	20'	50' (see Ocean and Riverfront listed below)
10. Additional Front Yard Setbacks:												
<p>In order to preserve the character of the neighborhoods within this district that have been developed with "estate-sized" lots having deeper setbacks than required for the district, the following standards shall apply:</p> <p>a. The minimum front yard setback shall be the average building setback of all existing single-family dwelling units within 300' of each side lot line of the lot on which the single-family dwelling unit will be located, minus 10', provided that in no event shall the front yard setback be less than 30'. For the purpose of meeting this requirement, the 300' shall be measured along a line parallel with the street right-of-way line, even when separated by a cross street.</p> <p>b. In the event there is more than one principal structure located on any adjoining single lot within the 300', only the setback of the principal structure nearest the front property line will be used to calculate the applicable setback.</p> <p>c. Notwithstanding subsections 10.a and 10.b above, a single-family dwelling unit that is proposed to replace an existing single-family dwelling unit may be built to the same setback as the dwelling unit that it is replacing.</p> <p>d. Notwithstanding subsections 10.a through 10.c above, a structure may encroach into a required front yard setback provided that the new structure is so located as to allow a minimum viewing angle to the ROW or waterway of not less than 110 degrees from the closest front corner of the structure on the adjoining lot and 130 degrees from the furthest corner of the adjoining building, as shown below, and the 30' setback is met.</p>												
11. Additional Waterbody Setbacks:												
<p>a. Ocean Yard Setbacks: Yards adjacent to the ocean shall be considered "rear" yards, and no structure, except for sun decks and walkways provided in this section and chapter 3, article II (Coastal Management), shall extend beyond a line projected between the average setback of all buildings within 800' of each side lot line of the lot upon which the proposed building is to be constructed or within a building setback otherwise established under Florida Statutes or chapter 3, article II of this Code, whichever is greater. Such line shall run parallel with the street right of way line; or</p> <p>b. Tomoka/Halifax River Frontage Lots (Excluding Oceanfront): The minimum rear yard setback from the mean or ordinary high-water line for properties abutting a waterbody shall be the average building setback of all existing single family dwelling units within 300' of each side lot line of the lot on which the single-family dwelling unit is proposed to be located, minus 5', or as otherwise established under Florida Statutes or chapter 3, article II of this Code (Surface Waters and Marine Life Habitat), whichever is greater, provided that in no event shall the setback be less than 30'. For the purpose of meeting this requirement, the 300' shall be measured from points set back 30' from the mean high-water line and shall run parallel with the street right-of-way line. The rear yard setback line may meander to follow the mean high-water line.</p>												

C. PERMITTED USES	D. CONDITIONAL USES	E. SPECIAL EXCEPTION USES	F. OTHER STANDARDS								
1. Community Residential Home 2. Dwelling, Single-Family—Detached 3. School, Public	1. Adult Family Care Home 2. Family Day Care Home 3. Foster Home 4. Group Home 5. Parks and Recreation Facilities, Private 6. Parks and Recreation Facilities, Public 7. Public Facilities 8. Public Utilities 9. Telecommunication Tower or Antenna, Camouflaged 10. Water Survival Instruction 11. Wind Energy System	1. Historic Preservation Mixed Uses 2. House of Worship	All development must comply with the following requirements: 1. Wetlands (chapter 3, article II). 2. Special corridors and buffer requirements (chapter 3, article I). 3. See conditional and special exception regulations (chapter 2, article IV). 4. Use of dwelling units for transient lodging is prohibited in order to protect and maintain the residential character of the zoning district. 5. Single-family residential buildings shall have the following minimum floor area: <table border="1" data-bbox="2216 695 2822 772"> <thead> <tr> <th>Type</th> <th>1-Story</th> <th>Split Level</th> <th>2-Story</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>1,500 SF</td> <td>1,800 SF</td> <td>2,100 SF</td> </tr> </tbody> </table>	Type	1-Story	Split Level	2-Story	A	1,500 SF	1,800 SF	2,100 SF
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G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.											

(Ord. No. 2012-03, § 2, 2-7-2012; Ord. No. 2013-13, § 5, 2-5-2013)