

**Sec. 2-13. R-2, Single-Family Low Density Zoning District.**

<b>A. PURPOSE:</b> The purpose of the Single-Family Low Density (R-2) Zoning District is to protect and encourage the continued development of low density, single-family residential development.																								
<b>B. DIMENSIONAL STANDARDS</b>																								
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												
4.3 units per acre	30'	35%	75%	10,000 SF	100'	None	None	30'	25'	8' total 20'	20'	30' (see Ocean and Riverfront listed below)												
<b>f. Additional Waterbody Setbacks:</b>																								
<p>(1) <b>Ocean Yard Setbacks:</b> 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>(2) <b>Tomoka/Halifax River Frontage Lots (Excluding Oceanfront):</b> 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>																								
<b>g. Beach Street Setbacks:</b>																								
<p>In order to preserve the character of the historic area along the west side of North and South Beach Street between Sanchez Avenue and Lorillard Place, the following standards shall apply to all lots of record as of October 3, 1989, which lots are residentially zoned, abut the west side of North or South Beach Street and lie south of the centerline of Sanchez Avenue and north of the centerline of Lorillard Place:</p> <p>(1) The required front yard setbacks for any lot-of-record as of October 3, 1989, and to which these regulations apply shall not be less than the average building setback of all existing single-family dwelling units within 300' of both sides of the proposed single-family dwelling unit and shall include single-family dwelling units separated from the lot in question by any side streets. In the event no single-family dwelling units are located within 300' of both sides, the required front yard shall be 50'. For the purpose of this requirement, the 300' shall be measured along a line parallel with the street right-of-way line, beginning at the corner of the lot nearest the direction being measured (e.g., for 300' north, begin at northeast corner), and including any street rights-of-way within the 300' distance.</p> <p>(2) In the event there is more than one principal structure located on any single lot, only the setback of the principal structure nearest the front property line will be used to calculate the applicable setback.</p> <p>(3) The foregoing notwithstanding, a single-family residence which is proposed to replace an existing single-family residence may be built to the same setback as the single-family residence which it is replacing.</p>																								
<b>C. PERMITTED USES</b>			<b>D. CONDITIONAL USES</b>				<b>E. SPECIAL EXCEPTION USES</b>			<b>F. OTHER STANDARDS</b>														
<p>1. Community Residential Home</p> <p>2. Dwelling, Single-Family—Detached</p> <p>3. School, Public</p>			<p>1. Adult Family Care Home</p> <p>2. Family Day Care Home</p> <p>3. Foster Home</p> <p>4. Group Home</p> <p>5. Parks and Recreation Facilities, Private</p> <p>6. Parks and Recreation Facilities, Public</p> <p>7. Public Facilities</p> <p>8. Public Utilities</p> <p>9. Telecommunication Tower or Antenna, Camouflaged</p> <p>10. Water Survival Instruction</p> <p>11. Wind Energy System</p>				<p>1. Bed and Breakfast Inn</p> <p>2. Golf Course/Country Club</p> <p>3. Historic Preservation Mixed Use</p> <p>4. House of Worship</p>			<p>All development must comply with the following requirements:</p> <p>1. Wetlands (chapter 3, article II).</p> <p>2. Special corridors and buffer requirements (chapter 3, article I).</p> <p>3. See conditional and special exception regulations (chapter 2, article IV).</p> <p>4. Use of dwelling units for transient lodging is prohibited in order to protect and maintain the residential character of the zoning district.</p> <p>5. Single-family residential buildings shall have the following minimum floor area:</p> <table border="1"> <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> <tr> <td>B</td> <td>1,350 SF</td> <td>1,650 SF</td> <td>2,000 SF</td> </tr> </tbody> </table>			Type	1-Story	Split Level	2-Story	A	1,500 SF	1,800 SF	2,100 SF	B	1,350 SF	1,650 SF	2,000 SF
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<b>G. PERMITTED ACCESSORY USES:</b> 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. 2013-13, § 6, 2-5-2013)