

**Sec. 2-19. R-6, Multifamily Medium-High Density Zoning District.**

<b>A. PURPOSE:</b> The purpose of the Multifamily Medium-High (R-6) Zoning District is to provide for the development of multiple-family residential developments at medium to high densities.												
<b>B. DIMENSIONAL STANDARDS</b>												
1. Type	2. Density (units per acre)	3. Maximum Building Height	4. Maximum Building Coverage	5. Maximum Impervious Lot Coverage	6. Minimum Lot Size	7. Minimum Lot Width	8. Minimum Lot Depth	9. Setbacks				
								a. Front	b. Rear	c. Side	d. Street Side/ Corner	e. Waterbody
Single-Family	5.05	30'	35%	75%	8,625 SF	75'	115'	25'	20'	8' total 20'	20'	30'; or
Cluster	6.70	30'	35%	75%	6,500 SF	65'	—	25'	20'	8' total 20'	20'	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.
Patio	6.89	30'	35%	75%	6,325 SF	55'	115'	25'	20'	8' total 20'	20'	
Zero Lot Line	8.71	30'	35%	75%	5,000 SF	50'	—	25'	20'	0', 20'	20'	
Multifamily	32	75'	35%	75%	43,560 SF	125'	—	25'	20'	10'	20'	
Duplex	8.71	30'	35%	75%	10,000 SF	100'	—	30'	20'	20'	20'	
Townhouse	6.31	30'	35%	75%	6,900 SF	60'	115'	25'	20'	15'	20'	

C. PERMITTED USES	D. CONDITIONAL USES	E. SPECIAL EXCEPTION USES	F. OTHER STANDARDS																				
1. Community Residential Home 2. Dwelling, Duplex 3. Dwelling, Single-Family, Detached 4. School, Public	1. Adult Day Care Center 2. Adult Family Care Home 3. Assisted Living Facility 4. Cluster Subdivision, Single-Family 5. Community Residential Home 6. Dwelling, Multifamily 7. Family Day Care Home 8. Foster Home 9. Golf Course and Country Club 10. Group Home 11. Nursing Home  12. Parks and Recreation Facilities, Private 13. Parks and Recreation Facilities, Public 14. Patio Home Subdivision 15. Public Facilities 16. Public Utilities  17. School, Private 18. Telecommunication Tower or Antenna, Camouflaged 19. Townhouses 20. Water Survival Instruction 21. Wind Energy System 22. Zero Lot Line Subdivision	1. Child Care Facility 2. Historic Preservation Mixed Use 3. House of Worship	All development must comply with setback 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="2013 554 2604 715"> <thead> <tr> <th>Zone Suffix</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> <tr> <td>C</td> <td>1,150 SF</td> <td>1,400 SF</td> <td>1,750 SF</td> </tr> </tbody> </table> 6. Multifamily, duplex and triplex residential dwelling units shall have the following minimum square footage per bedroom: <table border="1" data-bbox="2013 836 2604 907"> <tbody> <tr> <td>One = 750 SF</td> <td>Three = 1,050 SF</td> </tr> <tr> <td>Two = 900 SF</td> <td>Each Additional Bedroom = 150 SF</td> </tr> </tbody> </table>	Zone Suffix	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	C	1,150 SF	1,400 SF	1,750 SF	One = 750 SF	Three = 1,050 SF	Two = 900 SF	Each Additional Bedroom = 150 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.																							
<b>H. SPECIAL STANDARDS:</b> <b>Nonconformance:</b> Single-family residential lots located within this district and having a minimum lot area of 7,500 square feet, a minimum width of 75', and located in areas of the city where established street patterns and lot configurations are generally consistent with the 7,500 square foot/75' width standard, shall be deemed to be conforming lots, subject to the setback and buffer requirements of Ordinance No. 78-35, as existed on December 31, 1991. Parcels within such districts may be divided into lots having minimum lot areas of 7,500 square feet and minimum widths of 75', provided the structure on each lot meets the setback and buffer requirements of Ordinance No. 78-35. However, where the recorded plat or covenants indicate front yards in excess of current city standards for principal buildings, said plat or covenants shall first be properly amended prior to the issuance of a building permit. <b>Approved Plats:</b> Setbacks that are less restrictive than the standards listed above are acceptable, provided that they are either shown on the approved plat or a less restrictive standard was in place at the time of recording the original plat.																							

(Ord. No. 2013-11, §§ 3, 4, 2-5-2013; Ord. No. 2013-13, § 11, 2-5-2013; Ord. No. 2014-29, §§ 1, 2, 8-19-2014)