

# City of Florida City Zoning Codes

**Sec. 62-146. RD-1, residential duplex district.**

(a) *Purpose and intent.* The purpose and intent of this RD-1, residential duplex district is to provide suitable sites for the development of duplex and townhouse residential dwellings on relatively large lots in areas consistent with the city's adopted comprehensive development master plan.

(b) *Uses permitted.* Permitted uses are as follows:

- (1) Duplex residential dwellings;
- (2) Townhouse residential dwellings;
- (3) Single-family residential dwellings;
- (4) Residential accessory uses;
- (5) Garage apartments (with single-family dwelling); and
- (6) Family day care and after school care for children subject to the conditions and requirements enumerated in section 62-274.

(c) *Uses permitted conditionally.* Any of the following uses may be permitted by the city commission after a public hearing and recommendation of the planning and zoning board, subject to specified conditions which may be determined appropriate and equitable by the city commission, and subject to section 62-69.

- (1) Churches, synagogues and other similar houses of worship;
- (2) Public and private schools;
- (3) Public facilities and utilities;
- (4) Public parks and playgrounds; and
- (5) Group homes and foster care facilities.

(d) *Site development standards.* Site development standards are as follows:

- (1) Maximum density (townhouses), 12 dwelling units per net acre.

- (2) Minimum lot area, 7,500 square feet (duplex and single-family); 3,000 square feet (townhouses).
- (3) Minimum lot width, 75 feet (duplex and single-family); 25 feet (townhouses).
- (4) Minimum yard setbacks:

<i>Yard</i>	<i>Setbacks (feet)</i>
Front	25
Rear	25
Side	
Interior	
Single-family, duplex	7 1/2
Townhouse	0
Corner	15

- (5) Maximum building height, two stories or 25 feet.
- (6) Minimum pervious open space, 45 percent.
- (7) Minimum floor area:
  - a. Two-family dwelling, 600 square feet per unit.
  - b. Townhouse dwelling, 800 square feet per unit.
  - c. Single-family dwelling, 1,000 square feet per unit.

(Ord. No. 80-14, § 5, 11-25-80; Ord. No. 90-09, art. 1, § 5, 11-27-90; Ord. No. 98-03, 11-10-98)