

# City of Florida City Zoning Codes

## Sec. 62-141. RS-1, residential estate district.

(a) *Purpose and intent.* The purpose and intent of this RS- 1 residential estate district is to provide suitable sites for the development of detached single-family dwellings on estate lots in areas, consistent with the city's adopted comprehensive development master plan.

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

- (1) Single-family residential dwellings;
- (2) Residential accessory uses; and
- (3) 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 of this chapter:

- (1) Public facilities and utilities;
- (2) Public parks and playgrounds; and
- (3) Group homes and foster care facilities.

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

- (1) Minimum lot area, 15,000 square feet.
- (2) Minimum lot width, 100 feet.
- (3) Minimum yard setbacks:

<i>Yard</i>	<i>Setbacks (feet)</i>
Front	25
Rear	25
Side	
Interior	15
Corner	25

- (4) Maximum building height, two stories or 25 feet.

(5) Minimum floor area: 1,600 square feet per unit.

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