

City of Florida City Zoning Codes

Sec. 62-143. RS-3, residential single-family district.

(a) *Purpose and intent.* The purpose and intent of this RS-3, residential single-family district is to provide suitable sites for the development of detached single-family residential dwellings on relatively large lots in areas consistent with the city's adopted comprehensive development master plan.

(b) *Uses permitted.* Permitted uses are, single-family residential dwellings, and family day care and afterschool 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) Churches, synagogues and other similar houses of worship, the minimum site area of which shall be one acre;
- (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) Minimum lot area, 7,500 square feet. Lots platted prior to the adoption of this Code shall be permitted at their platted size.

- (2) Minimum lot width, 75 feet.
- (3) Minimum yard setbacks:

<i>Ya rd</i>	<i>Setbacks (feet)</i>
Front	25
Rear	25
Side	
Interior	7 1/2
Corner	15

- (4) Maximum building height, two stories or 25 feet.
- (5) Minimum floor area, 1,200 square feet per unit.
(Ord. No. 80-14, § 3, 11-25-80; Ord. No. 87-7, 7-14-87; Ord. No. 90-09, art. I, § 3, 11-27-90; Ord. No. 98-03, 11-10-98)