

# 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>Yard</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)