

# City of Florida City Zoning Codes

## Sec. 62-145. RS-5, residential zero lot line and cluster housing district.

(a) *Purpose and intent.* The purpose and intent of this RS-5, residential zero lot line and cluster housing district is to provide suitable sites for the development of single-family residential dwellings on small lots, under the zero lot line and cluster housing concepts, 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.

*W 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/or playgrounds; and
- (5) Group homes and foster care facilities.

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

- (1) Maximum density, 15 dwelling units per net acre.

- (2) Minimum lot area, 3,000 square feet.
- (3) Minimum lot width, 40 feet.
- (4) Minimum (yard] setbacks:

<i>Yard</i>	<i>Setbacks (feet)</i>
Front	10
Rear	5
Side	0 on one side 10 on opposite side
Corner	15

- (5) Maximum building height, two stories or 25 feet.
- (6) Minimum floor area, 1,000 square feet.
- (7) Maximum lot coverage, 50 percent.
- (8) Minimum building width, 25 feet.

(Ord. No. 84-3, 9-11-84; Ord. No. 90-09, art. I, § 4, 11-27-90; Ord. No. 98-03, 11-10-98)

Editor's note-The provisions of Ordinance Number 84-3 dealing with site plan specifications, maintenance of common areas, platting requirements, etc., for cluster house developments were not included herein, but are on file and available for reference in the office of the city clerk.