

City of Florida City Zoning Codes

Sec. 62-144. RS-4, residential single-family district.

(a) *Purpose and intent.* The purpose and intent of this RS-4, residential single-family district is to provide suitable sites for the development of detached single-family residential dwellings on relatively small 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.

- (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, eight dwelling units per net acre.
- (2) Minimum lot area, 5,000 square feet.

- (3) Minimum lot width, 50 feet.
- (4) Minimum yard setbacks:

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

- (5) Maximum building height, two stories or 25 feet.
- (6) Minimum floor area, 1,000 square feet per unit.

(Ord. No. 80-14, § 4, 11-25-80; Ord. No. 90-09, art. I, § 4, 11-27-90; Ord. No. 98-03, 11-10-98)