

TABLE 4.32 SETBACKS BY DISTRICT

| DISTRICT | SETBACKS FOR PRINCIPAL BUILDING | | | | | SETBACKS FOR ACCESSORY STRUCTURES | | | | | |
|---------------------|---------------------------------|---------|-------------------|---------------------------------|----------|-----------------------------------|--------|-------------------|-------|-----------------|-------|
| | FRONT | REAR | BETWEEN BUILDINGS | SIDE | SIDE ST. | FRONT | REAR | BETWEEN BUILDINGS | SIDE | SIDE ST. | |
| EU-1C | 50 | 25 | N/A | 20(3) | 25(1) | (2) | 15 | 10 | 20(3) | 25(1) | |
| EU-1 | 50 | 25 | N/A | 20(3) | 25(1) | (2) | 15 | 10 | 20(3) | 25(1) | |
| EU-S | 35 | 25 | N/A | 20(3) | 25(1) | (2) | 15 | 10 | 20(3) | 25(1) | |
| EU-M | 25 | 25 | N/A | 15 | 25(1) | (2) | 7.5 | 10 | 20 | 30(1) | |
| RU-1 | 25 | 25 | N/A | 10% LOT OR 5' MIN. | 15(1) | (2) | 5 | 10 | 5 | PRINCIPAL +5 | |
| RU-2 | 25 | 25 | N/A | 10% LOT OR 5' MIN. | 15(1) | (2) | 5 | 10 | 5 | PRINCIPAL +5(1) | |
| RU-3M | 25 | 25 | 10 | 25 | 15(1) | (5) | 10 | 10 | 20 | PRINCIPAL +5(1) | |
| RU-4L | 25 | 25 | 20(4) | 2-story 15(4) >2-story 20(4) | 25(1) | (5) | 10 | 20 | 20(4) | 25(1) | |
| RU-4M | 25 | 25 | 20(4) | 2-story 15(4) >2-story 20(4) | 25(1) | (5) | 10 | 20 | 20(4) | 25(1) | |
| RU-4 | Up to 35' Ht. | 25 | 25 | 20(4) | 20 | 30(1) | (6) | 10 | 20 | 20 | 30(1) |
| | Over 35' Ht. | 30 | 30 | 20(4) | 20 | 30(1) | | | | | |
| RU-5 | 25 | 25 | 20(4) | 15 | 15 | (2) | 10 | 20 | 20 | | |
| All BU Districts | 20(7) | 5/20(8) | 20 | (9) | 15 | (2) | 10(10) | 20 | (9) | 15 | |
| PS and PR Districts | 25 | 25 | 20(4) | 20 | 30 | (2) | 10 | 20 | 20 | 30 | |

- (1) See Lots, Corner (Division 9.2).
- (2) See Accessory Use Regulations.
- (3) Lots whose frontage is less than 135 feet in width shall have an interior side yard setback on each side of 15% of the width, with a setback of not less than fifteen (15) feet.
- (4) Twenty (20) feet between buildings, except where doors, windows or other openings in the building wall of a living unit face a wall of the same building and/or a wall of another building on the same site, then there shall be provided a minimum clear distance of not less than thirty (30) feet. Said distance to be measured on a line projected at right angles at the opening to the opposite wall.
- (5) See Accessory Use Regulations.
- (6) See Accessory Use Regulations. Administrative offices, clubhouses, parking structures and similar structures serving only the residents of the building site and their guests shall comply with setbacks for the principal structure.
- (7) Front Setback is twenty (20) feet, except where an RU or EU lot abuts a BU lot, then the front street setback shall be twenty-five (25) feet on any part of the commercial structure along the street of the residential district boundary.
- (8) Rear Setback is Five (5) feet from a business district boundary, where any openings are provided in the wall of the proposed structure, adjacent to the rear lot line. Twenty (20) feet from residential district boundary except that credit shall be given for full width of dedicated alleys in computing this setback.
- (9) Zero (0) feet where the adjacent property is designated BU and where the use of the building is limited exclusively to business use. The wall along the side property line shall be constructed in accordance with the most current edition of the Florida Building Code. Five (5) feet where the wall does not meet un-pierced four-hour fire resistant construction standards. Fifteen (15) feet where the adjacent property is zoned RU or EU.
- (10) Fifteen (15) feet next to the RU or EU Districts.

TABLE 4.33 LOT SIZE HEIGHT AND COVERAGE BY DISTRICT

| DISTRICT | | MAXIMUM HEIGHT OF BUILDING | | | LOT COVERAGE | | | LOT WIDTH | LOT DEPTH |
|----------|--|---------------------------------|---------|-----------|---------------------------|-------------|---------------------|-----------------------|-----------|
| | | Principal | | Accessory | Maximum Building Coverage | Maximum ISR | Minimum Green Space | | |
| | | 1 Story | 2 Story | | | | | | |
| EU-1C | 2.5 gross acre | (1) | 35' | 14' | 20% | 45% | 55% | 150' | 250' |
| EU-1 | 1 gross acre | (1) | 35' | 14' | 20% | 45% | 55% | 125' | 200' |
| EU-S | 25,000 gross sq. ft. | (1) | 35' | 14' | 30% | 65% | 35% | 125' | 135' |
| EU-M | 15,000 net sq. ft. | (1) | 35' | 14' | 30% | 65% | 35% | 120 | 115 |
| RU-1 | 7,500 net sq. ft. | (1) | 35' | 14' | 30% | 65% | 35% | 75' | 100' |
| RU-2 | 1 or 2 family unit on 7,500 sq. ft. | (1) | 35' | 14' | 35% | 65% | 35% | 75' | 100' |
| RU-3M | 16,900 net sq. ft. | 2 stories not exceeding 35 feet | | 14' | 30% | 65% | 35% | 100' | 100' |
| RU-4L | 10,000 net sq. ft. | 3 stories not exceeding 35' | | 14' | 30% | 65% | 35% | 100' | 100' |
| RU-4M | 10,000 net sq. ft. | 3 stories not exceeding 35' | | 14' | 40% | 65% | 35% | 100' | 100' |
| RU-4 | 10,000 net sq. ft. | 4 stories not exceeding 45' | | 14' | 40% | 65% | 35% | 100' | 100' |
| RU-5 | 10,000 net sq. ft. | 2 stories not exceeding 35' | | 14' | 40% | 75% | 25% | 100' | 100' |
| BU-1 | 5,000 sq. ft., except corner lots: 7,500 sq. ft. | 2 stories not exceeding 35' | | | 40% | 82 to 88% | 12 to 18% | 50', corner lots: 75' | none |
| BU-1A | 5,000 sq. ft., except corner lots: 7,500 sq. ft. | 4 stories not exceeding 45' | | | 40% | 77.5 to 88% | 12 to 22.5% | 50', corner lots: 75' | none |
| BU-2 | 5,000 sq. ft., except corner lots: 7,500 sq. ft. | 4 stories not exceeding 45' | | | 40% | 77.5 to 88% | 12 to 22.5% | 50', corner lots: 75' | none |
| BU-3 | 5,000 sq. ft., except corner lots: 7,500 sq. ft. | 4 stories not exceeding 45' | | | 40% | 77.5 to 88% | 12 to 22.5% | 50', corner lots: 75' | none |
| PS (2) | (3) | 2 stories not exceeding 35' | | | 30% | 65% | 35% | none | none |
| PR | (4) | 2 stories not exceeding 35' | | | 30% | 65% | 35% | none | none |

- (1) One story structure or portion of the structure that is one story: twenty-four (24) feet. If the roof of the one story structure has a pitch of at least 6/12, then the peak of such roof may be twenty-eight (28) feet in height.
- (2) Public services include quasi-public services and institutions.
- (3) Acreage consistent with best management principles and practices for specific public and semi-public services.
- (4) Regulatory provisions governing size and dimension regulations for public and private parks and recreation facilities.

TABLE 4.33: MAXIMUM FLOOR AREA RATIOS BY DISTRICT

| DISTRICT | FLOOR AREA RATIOS BY STORY | | | |
|----------|--|------------------------------|------------------|------------------|
| | MAXIMUM FAR FOR FIRST STORY | MAXIMUM FAR FOR SECOND STORY | | |
| EU-1C | 0.20 | 0.10 | | |
| EU-1 | 0.20 | 0.10 | | |
| EU-S | 0.30 | 0.30 | | |
| EU-M | 0.30 | 0.30 | | |
| RU-1 | 0.35 | 0.35 | | |
| RU-2 | 0.35 | 0.35 | | |
| DISTRICT | CUMULATIVE FLOOR AREA RATIO BY NUMBER OF STORIES | | | |
| | 1 STORY BUILDING | 2 STORY BUILDING | 3 STORY BUILDING | 4 STORY BUILDING |
| RU-3M | 0.30 | 0.50 | N/A | N/A |
| RU-4L | 0.30 | 0.50 | 0.62 | N/A |
| RU-4M | 0.40 | 0.51 | 0.62 | N/A |
| RU-4 | 0.40 | 0.51 | 0.62 | 0.73 |
| RU-5 | 0.40 | 0.51 | N/A | N/A |
| BU-1 | 0.40 | 0.51 | N/A | N/A |
| BU-1A | 0.40 | 0.51 | 0.62 | 0.73 |
| BU-2 | 0.40 | 0.51 | 0.62 | 0.73 |
| BU-3 | 0.40 | 0.51 | 0.62 | 0.73 |
| PS | 0.40 | 0.51 | N/A | N/A |
| PR | 0.40 | 0.51 | N/A | N/A |