



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 15, 2022

Ms. Nikki Alvarez-Sowles, Esq.
Pasco County Clerk and Comptroller
The East Pasco Governmental Center
14236 6th Street, Suite 201
Dade City, Florida 33523

Attention: Jessica Popplewell

Dear Nikki Alvarez-Sowles:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pasco County Ordinance No. 22-29, which was filed in this office on June 10, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/mas

AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE; CHAPTER 500 ZONING; SECTION 509 E-R ESTATE-RESIDENTIAL DISTRICT; SECTION 510 ER-2 ESTATE-RESIDENTIAL DISTRICT; SECTION 512 R-1MH SINGLE-FAMILY/MOBILE HOME DISTRICT; SECTION 514 R-1 RURAL DENSITY RESIDENTIAL DISTRICT; SECTION 515 R-2 LOW DENSITY RESIDENTIAL DISTRICT; SECTION 516 R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT; SECTION 517 R-4 HIGH DENSITY RESIDENTIAL DISTRICT; AND OTHER SECTIONS, AS NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR APPLICABILITY; REPEALER; PROVIDING FOR SEVERABILITY; INCLUSION INTO THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Pasco County, Florida, is authorized under Chapters 125, 162, 163, and 380 Florida Statutes, to enact zoning and other land development regulations to protect the health, safety and welfare of the citizens of Pasco County; and

WHEREAS, Sections 163.3201, 163.3202, 163.3211 and 163.3213, Florida Statutes, empowers and requires the Board of County Commissioners of Pasco County, Florida, to implement adopted Comprehensive Plans by the adoption of appropriate land development regulations and specifies the scope, content and administrative review procedures for said regulations; and

WHEREAS, Section 163.3202, Florida Statutes, provides that certain specified and mandated regulations are to be combined and compiled into a single land development code for the jurisdiction; and

WHEREAS, The Board of County Commissioners of Pasco County, Florida adopted the restated Pasco County Land Development Code (LDC) on October 18, 2011, by Ordinance No. 11-15; and

WHEREAS, on April 20, 2022, the subject proposed amendments were presented to and discussed with the LDC Interested Parties and the Horizontal Roundtable group; and

WHEREAS, the Local Planning Agency conducted a public hearing on April 21, 2022 and found the proposed amendments consistent with the Pasco County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners has conducted duly noticed public hearings on May 17, 2022, and June 7, 2022 as required by law, at which hearings all parties-in-interest and citizens were afforded notice and the opportunity to be heard; and

WHEREAS, in exercise of said authority the Board of County Commissioners of Pasco County, Florida, has determined that it is necessary and desirable to amend the restated Pasco County Land Development Code to implement policy direction.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pasco County, Florida, as follows:

SECTION 1. Authority.

This ordinance is enacted pursuant to Chapters 125 and 163, Florida Statutes, as amended and under the home rule powers of the County.

SECTION 2. Legislative Findings of Fact.

The foregoing Whereas clauses, incorporated herein, are true and correct.

SECTION 3. Applicability and Effect on Existing Development Approvals.

The applicability and effect of this amendment shall be as provided for in Sections 103.1 and 103.2 of the restated Land Development Code.

SECTION 4. Repealer.

Any and all ordinances in conflict herewith are hereby repealed to the extent of any conflict.

SECTION 5. Amendment

The Pasco County Land Development Code is hereby amended as shown and described in Attachment A, attached hereto and made part hereof.

SECTION 6. Severability.

It is declared to be the intent of the Board of County Commissioners of Pasco County, Florida, that if any section, subsection, sentence, clause, or provision of this Ordinance shall be declared invalid, the remainder of this Ordinance shall be construed as not having contained said section, subsection, sentence, clause, or provisions and shall not be affected by such holding.

SECTION 7. Effective Date.

A certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk to the Board within ten (10) days after adoption and shall take effect upon such filing.

ADOPTED with a quorum present and voting this 7th day of June 2022.



Nikki Alvarez-Sowles

NIKKI ALVAREZ-SOWLES, ESQ
PASCO COUNTY CLERK & COMPTROLLER

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

Kathryn Starkey

KATHRYN STARKEY, CHAIRMAN

APPROVED
IN SESSION

JUN 07 2022

PASCO COUNTY
BCC

CHAPTER 500. ZONING STANDARDS

SECTION 509. E-R ESTATE-RESIDENTIAL DISTRICT

509.1. Purpose

The purpose of the E-R Estate-Residential District is to serve as a transitional area between primarily agricultural areas and suburban development. Further, it is the purpose of the E-R Estate-Residential District to allow the establishment of estate-residential areas, including the raising of livestock and agriculture, on limited acreage for the primary use of the resident.

509.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.
2. General farming pursuits of such extent as to supply the occupant's personal needs.
3. Maintaining livestock for the occupant's use or need only, not to exceed three (3) grazing animals per acre minimum.
4. Swine shall be considered, for the purpose of this section, as grazing animals. The number of swine shall not exceed one (1) per acre.
5. Maintaining small animals, birds, and fowl for the occupant's use or need only, not to exceed a ratio of twenty (20) per acre. No roosters shall be permitted.
6. Noncommercial boat slips and piers or private docking facilities with the approval of the various State and/or Federal agencies where mandatory.
7. Public schools.
8. Community Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.
5. Other accessory uses customarily incidental to an allowed principal use.

509.3. **Conditional Use**

- A. Market Gardens in accordance with this Code, Section 530.23.
- B. Wastewater treatment plants, unless accessory to a development.

509.4. **Special Exception Uses**

- A. Bed and breakfast, tourist homes.
- B. Duplexes.
- C. Major home occupations.
- D. Day-care centers.
- E. Public and private rights-of-way for utilities.
- F. Public and private substations for utilities.
- G. Private schools.
- H. Public or private parks, playgrounds, and recreation areas.
- I. Churches.
- J. Sports clubs or activities, such as hunting, fishing, riding, and country clubs, exclusive of outdoor firing ranges. Riding stables shall require a minimum of one (1) acre per three (3) grazing animals.
- K. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- L. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.
- M. Accessory uses customarily incidental to a permitted special exception use.

509.5. **Performance Standards**

All activities shall be in conformance with standards established by the County, State, and Federal government.

509.6. **Area, Density, and Lot Width Requirements**

- A. **Single-Family Detached Dwellings**
 - 1. Minimum lot area: one (1) acre.
 - 2. Maximum possible gross density: one (1) dwelling unit acre.

3. Minimum lot width: 125 feet.
4. Single-family detached dwellings in the E-R Estate-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD Conservation Subdivision Master Planned Unit Development in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

B. All Other Uses

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations. Except where animals or fowl are permitted, there shall be a minimum of a 100-foot separation between dwellings on adjacent property and any stables, feed pens, fowl or bird coops, or other animal shelters. However, the required separation shall in no case be less than fifty (50) feet from any property line.

509.7. Coverage Regulations

All buildings, including accessory buildings, shall not cover more than thirty-five (35) percent of the total lot area.

509.8. Yard Regulations

The following minimum building-line setbacks measured from the right-of-way or edge of ingress/egress easement (where there is no right-of-way) are required in front yard areas. All other yard areas shall be measured from the property line.

- A. Front: fifty (50) feet.
- B. Side: twenty-five (25) feet.
- C. Rear: fifty (50) feet.
- D. Single-family detached dwellings in the E-R Estate-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD in accordance with this Code, Section 522.10, the minimum lot area requirements and lot width requirements shall not apply.

509.9. Height Regulations

Building height: forty-five (45) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exemptions, see this Code, Chapter 500, Supplemental Regulations.

509.10. On-Site Parking Regulations

On-site parking shall be provided in accordance with this Code.

509.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 510. ER-2 ESTATE-RESIDENTIAL DISTRICT

510.1. Purpose

The purpose of the ER-2 Estate-Residential District is to encourage very low density, highly restricted, large lot, estate type developments and to serve as a transitional area between primarily agricultural areas and suburban development.

510.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.
2. General farming and agricultural pursuits of such extent as to supply the occupant's personal needs.
3. Maintaining livestock for the occupant's use or need only, not to exceed three (3) grazing animals per acre minimum.
4. Maintaining small animals and fowl for the occupant's use or need only, not to exceed a ratio of twenty (20) per acre. No roosters shall be permitted.
5. Noncommercial boat slips and piers or private docking facilities with the approval of the various State and/or Federal agencies where mandatory.
6. Public schools.
7. Community Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.
5. Public and private rights-of-way for utilities.

6. Other accessory uses customarily incidental to a permitted principal use.

510.3. **Conditional Use**

- A. Market Gardens in accordance with this Code, Section 530.23.
- B. Wastewater treatment plants, unless accessory to a development.

510.4. **Special Exception Uses**

- A. Bed and breakfast, tourist homes.
- B. Duplexes.
- C. Major home occupations.
- D. Day-care centers.
- E. Public and private substations for utilities.
- F. Public or private parks, playgrounds, and recreation areas.
- G. Accessory uses customarily incidental to an allowed special exception use.
- H. Private schools.

510.5. **Performance Standards**

All activities shall be in conformance with standards established by the County, State, and Federal government.

510.6. **Area, Density, and Lot Width Requirements**

Single-Family Detached Dwellings

- A. Minimum lot area: 2.5 acres.
- B. Maximum possible gross density: one (1) dwelling unit per 2.5 acres.
- C. Minimum lot frontage width: 200 feet, measured along the front property line or lines contiguous to any street, road, highway, or easement for ingress and egress, however stated.
- D. Single-family detached dwellings in the ER-2 Estate-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD Conservation Subdivision Master Planned Unit Development in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

510.7. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than thirty-five (35) percent of the total lot area.

510.8. **Yard Regulations**

The following minimum building line setbacks measured from the right-of-way or edge of ingress/egress easement (where there is no right-of-way) are required in front yard areas. All other yard areas shall be measured from the property line.

- A. Front: fifty (50) feet.
- B. Side: twenty-five (25) feet.
- C. Rear: fifty (50) feet.
- D. Single-family detached dwellings in the ER-2 Estate-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

510.9. **Height Regulations**

Building height: forty-five (45) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exemptions, see this Code, Chapter 500, Supplemental Regulations.

510.10. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

510.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 512. R-1MH SINGLE-FAMILY/MOBILE HOME DISTRICT

512.1. Purpose

The purpose of the R-1MH Single-Family/Mobile Home District is to provide for the continued development of a mixed pattern of conventional residences and mobile homes, situated on individual lots, in established areas.

512.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots and single-family mobile homes on individual lots where they are securely anchored as required by the County Building Code.
2. Noncommercial boat slips and piers or private docking facilities with the approval of various State and/or Federal agencies where appropriate.
3. Public schools.
4. Community Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private or community swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.
5. Other accessory uses customarily incidental to an allowed principal use.

512.3. Conditional Uses

- A. Market Gardens in accordance with this Code, Section 530.23.
- B. Residential treatment and care facilities

512.4. Special Exception Uses

All structures used for special exception uses must meet the State building construction standards set forth in Chapter 553, Florida Statutes.

- A. Duplexes.

- B. Day-care centers.
- C. Public or private rights-of-way for utilities.
- D. Public and private substations for utilities.
- E. Private schools.
- F. Public or private parks, playgrounds, and recreation areas.
- G. Churches.
- H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- I. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.
- J. Accessory uses customarily incidental to an allowed special exception use.

512.5. **Area, Density, and Lot Width Requirements**

A. **Single-Family Detached Dwellings, Mobile Homes, and Duplexes**

- 1. Minimum lot area: 20,000 square feet.
- 2. Maximum possible gross density: 2.2 dwelling units per acre, except duplexes (four (4) dwelling units per acre), subject to compliance with the Comprehensive Plan Future Land Use Map classification.
- 3. Minimum lot width: 100 feet.
- 4. Minimum lot depth: 150 feet.

B. **All Other Uses**

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

512.6. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than thirty-five (35) percent of the total lot area.

512.7. **Yard Regulations**

The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

- A. Front: thirty (30) feet.

B. Side: fifteen (15) feet.

C. Rear: thirty (30) feet.

512.8. **Height Regulations**

Building height: forty-five (45) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

512.9. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

512.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

512.11. **Development Plan**

A development plan that substantially conforms with the conceptual sketch plan shall be submitted in accordance with this Code.

512.12. **Neighborhood Park(s)**

Neighborhood park(s) shall be provided and maintained in the same manner as a subdivision, pursuant to this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 514. R-1 RURAL DENSITY RESIDENTIAL DISTRICT

514.1. Purpose

The purpose of the R-1 Rural Density Residential District is to serve as a transitional area between primarily agricultural areas and suburban development. Further, it is the purpose of the R-1 Rural Density Residential District to allow for the development of low density planned unit developments of sufficient size to function as neighborhood units, with all services and facilities necessary to this development form being supplied.

514.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.
2. Noncommercial boat slips and piers or private docking facilities with the approval of various State and/or Federal agencies where mandatory.
3. Public schools.
4. Community Gardens in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private or community swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.
5. Other accessory uses customarily incidental to an allowed principal use.

514.3. Conditional Uses

- A. Residential treatment and care facilities.
- B. Wastewater treatment plants, except when accessory to a development.
- C. Market Gardens in accordance with this Code, Section 530.23.

514.4. **Special Exception Uses**

- A. Duplexes.
- B. Major home occupations.
- C. Public or private rights-of-way for utilities.
- D. Public and private substations for utilities.
- E. Private schools and day-care centers.
- F. Public or private parks, playgrounds, and recreation areas.
- G. Churches.
- H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- I. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.
- J. Accessory uses customarily incidental to an allowed special exception use.

514.5. **Area, Density, and Lot Width Requirements**

A. **Single-Family Detached Dwellings and Duplexes**

- 1. Minimum lot area: 20,000 square feet.
- 2. Maximum possible gross density: 2.2 dwelling units per acre, except duplexes (4.4 dwelling units per acre), subject to compliance with the Comprehensive Plan Future Land Use Map classification.
- 3. Minimum lot width: 100 feet.
- 4. Minimum lot depth: 150 feet.

B. **All Other Uses**

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

514.6. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than thirty-five (35) percent of the total lot area.

514.7. **Yard Regulations**

The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

- A. Front: thirty (30) feet.
- B. Side: fifteen (15) feet.
- C. Rear: twenty-five (25) feet.

514.8. **Height Regulations**

Building height: forty-five (45) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

514.9. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

514.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

514.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 515. R-2 LOW DENSITY RESIDENTIAL DISTRICT

515.1. Purpose

The purpose of the R-2 Low Density Residential District is to provide for the orderly expansion of low density residential development in those areas where public services are most readily available and to exclude uses not compatible with such low density residential development.

Further, it is the purpose of the R-2 Low Density Residential District to provide areas for planned unit developments at densities and in a manner compatible with the low density residential development.

515.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.
2. Noncommercial boat slips and piers or private docking facilities with the approval of various State and/or Federal agencies where mandatory.
3. Public schools.
4. Community Gardens in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.
5. Other accessory uses customarily incidental to an allowed principal use.

515.3. Conditional Uses

- A. Residential treatment and care facilities.
- B. Wastewater treatment plants, except when accessory to a development.
- C. Market Gardens and Community Farms in accordance with this Code, Section 530.23.

515.4. **Special Exception Uses**

- A. Duplexes.
- B. Major home occupations.
- C. Public and private utilities, electrical, gas, telephone, water or sewage, and railroad rights-of-way.
- D. Public and private utility substations, provided there will be no storage of trucks or materials on the site.
- E. Private schools and day-care centers.
- F. Public or private parks, playgrounds, and recreation areas.
- G. Churches.
- H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- I. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.
- J. Accessory uses customarily incidental to an allowed special exception use.

515.5. **Area, Density, and Lot Width Requirements**

A. **Single-Family Detached Dwellings and Duplexes**

- 1. Minimum lot area: 9,500 square feet.
- 2. Maximum possible gross density, 4.6 dwelling units per acre, except duplexes (9.2 dwelling units per acre), subject to compliance with the Comprehensive Future Land Use Map classification.
- 3. Minimum lot width: 80 feet.
- 4. Minimum lot depth: 100 feet.

B. **All Other Uses**

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

515.6. **Coverage Regulations**

Principal structures shall not cover more than forty-five (45) percent of the total lot area. Accessory structures may cover up to an additional twenty (20) percent of the total lot area beyond that allowed for the principal structure.

515.7. **Yard Regulations**

The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

- A. Front: twenty-five (25) feet.
- B. Side: ten (10) feet.
- C. Rear: twenty-five (25) feet.

515.8. **Height Regulations**

Building height: forty-five (45) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

515.9. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

515.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

515.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 516. R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT

516.1. Purpose

The purpose of the R-3 Medium Density Residential District is to provide for the orderly development of existing and proposed medium density residential areas, where adequate public service and transportation facilities are or will be available, and to exclude those uses not compatible with such development.

Further, it is the purpose of the R-3 Medium Density Residential District to provide areas for planned unit development at densities and in a manner compatible with the medium density residential development.

516.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.
2. Noncommercial boat slips and piers or private docking facilities with the approval of various State and/or Federal agencies where mandatory.
3. Public schools.
4. Community Gardens in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.
5. Other accessory uses customarily incidental to an allowed principal use.

516.3. Conditional Uses

- A. Residential treatment and care facilities.
- B. Wastewater treatment plants, except when accessory to a development.
- C. Market Gardens and Community Farms in accordance with this Code, Section 530.23.

516.4. **Special Exception Uses**

- A. Duplexes.
- B. Major home occupations.
- C. Public and private utilities: electrical, gas, telephone, water or sewage, and railroad rights-of-way.
- D. Public or private substations for utilities, provided there will be no storage of trucks or materials on the site.
- E. Private schools and day-care centers.
- F. Public or private parks, playgrounds, and recreation areas.
- G. Churches.
- H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- I. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.
- J. Accessory uses customarily incidental to an allowed special exception use.

516.5. **Area, Density, and Lot Width Requirements**

A. **Single-Family Detached Dwellings and Duplexes**

- 1. Minimum lot area: 7,500 square feet.
- 2. Maximum possible gross density, 5.8 dwelling units per acre, except duplexes (11.6 dwelling units per acre), subject to compliance with the Comprehensive Plan Future Land Use Map classification.
- 3. Minimum lot width: seventy-five (75) feet.
- 4. Minimum lot depth: 100 feet.

B. **All Other Uses**

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

516.6. **Coverage Regulations**

Principal structures shall not cover more than forty-five (45) percent of the total lot area. Accessory structures may cover up to an additional twenty (20) percent of the total lot area beyond that allowed for the principal structure.

516.7. **Yard Regulations**

The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

- A. Front: twenty (20) feet.
- B. Side: 8.5 feet, each side, for single-family.
- C. Rear: fifteen (15) feet.

516.8. **Height Regulations**

Building height: forty-five (45) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

516.9. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

516.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

516.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 517. R-4 HIGH DENSITY RESIDENTIAL DISTRICT

517.1. Purpose

The purpose of the R-4 High Density Residential District is to encourage the orderly development and preservation of higher density residential environments and to provide areas in which economies of high density residential development may be achieved without sacrificing the individualized nature of the single-family residence.

517.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.
2. Noncommercial boat slips and piers or private docking facilities with the approval of various State and/or Federal agencies where mandatory.
3. Public schools.
4. Community Gardens in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.
5. Other accessory uses customarily incidental to a permitted principal use.

517.3. Conditional Uses

- A. Parking areas to serve the neighborhood such as, but not limited to:
 1. Additional parking for civic clubs.
 2. Parking for parks, playgrounds, and recreation areas.
- B. Residential treatment and care facilities.
- C. Wastewater treatment plants, except when accessory to a development.
- D. Market Gardens and Community Farms in accordance with this Code, Section 530.23.

517.4. **Special Exception Uses**

- A. Duplexes.
- B. Major home occupations.
- C. Public and private utilities: electrical, gas, telephone, water or sewage, and railroad rights-of-way.
- D. Public or private utility substations, provided there will be no storage of trucks or materials on site.
- E. Private schools and day-care centers.
- F. Churches.
- G. Public or private parks, playgrounds, recreation centers, and structures used for civic and homeowners' associations.
- H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- I. Cemeteries twenty (20) acres or more in size, provided graves are over fifty (50) feet from an abutting lot or parcel.
- J. Governmental buildings.
- K. Accessory uses customarily incidental to a permitted special exception use.
- L. Mortuaries and funeral homes, excluding crematoriums.
- M. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.

517.5. **Area, Density, and Lot Width Requirements**

- A. **Single-Family Detached Dwellings and Duplexes**
 - 1. Minimum lot area: 6,000 square feet.
 - 2. Maximum possible gross density, 7.3 dwelling units per acre, except duplexes (14.6 dwelling units per acre), subject to compliance with the Comprehensive Plan Future Land Use Map classification.
 - 3. Minimum lot width: sixty (60) feet.
 - 4. Minimum lot depth: 100 feet.
- B. **All Other Uses**

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

517.6. **Coverage Regulations**

Principal structures shall not cover more than forty-five (45) percent of the total lot area. Accessory structures may cover up to an additional twenty (20) percent of the total lot area beyond that allowed for the principal structure.

517.7. **Yard Regulations**

- A. The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:
 - 1. Front: twenty (20) feet.
 - 2. Side: 7.5 feet, each side.
 - 3. Rear: fifteen (15) feet.
- B. Front setbacks shall be subject to this Code, if applicable.
- C. For subdivisions developed after December 8, 2020, side setbacks may be reduced to no less than five (5) feet subject to compliance with Section 902.2.K.2.b. Side entry walkways or sidewalks which project into the five (5) foot side setback and/or five (5) foot drainage easement shall be prohibited.

517.8. **Height Regulations**

Building height: forty-five (45) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

517.9. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

517.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

517.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.