

City of Florida City Zoning Codes

Sec. 62-142. RS-2, residential semiestate district

(a) *Purpose and intent.* The purpose and intent of this RS-2, residential semiestate district is to provide suitable sites for the development of detached single-family dwellings on semiestate 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 of this chapter.

- (1) Public facilities and utilities;
- (2) Public parks and playgrounds; and
- (3) Group homes and foster care facilities.

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

- (1) Minimum lot area, 12,500 square feet. Lots platted prior to the adoption of this Code shall be permitted at their platted size.
- (2) Minimum lot width, 100 feet. Lots platted prior to the adoption of this Code shall be permitted at their platted width.

(3) Minimum yard setbacks:

| <i>Yard</i> | <i>Setbacks (feet)</i> |
|-------------|----------------------------|
| Front | 25 |
| Rear | 25 |
| Side | |
| Interior | 15 |
| Corner | 25 |

(4) Maximum building height, two stories or 25 feet.

(5) Minimum floor area, 1,400 square feet per unit.

(Ord. No. 80-14, § 2, 11-25-80; Ord. No. 90-09, art. 1, § 2, 11-27-90; Ord. No. 98-03, 11-10-98)