

**Sec. 5.6.7. RG-2 - GENERAL RESIDENTIAL.**

5.6.7.1. STATEMENT OF INTENT. This district is intended to be used for medium to high density residential uses in areas as indicated in the Comprehensive Plan as proposed for such uses. Special emphasis is on multiple family uses, where they are well served by public and commercial services and have convenient access to the major street system of the city.

5.6.7.2. PERMITTED PRINCIPAL USES AND STRUCTURES.

5.6.7.2.1. Single-family detached dwellings.

5.6.7.2.2. Single-family semi-detached and attached, townhouses, two family and multiple family dwellings.

5.6.7.2.3. Public and private educational facilities with conventional state approved academic curriculums.

5.6.7.2.4. Churches, provided that minimum parcel size shall not be less than 2 acres.

5.6.7.2.5. Public parks, playgrounds and playfields, and neighborhood and municipal buildings and uses in keeping with the character and requirements of the district.

5.6.7.2.6. Citrus groves; plant nurseries with greenhouses not exceeding 200 sq. ft. in area, and similar agricultural uses and structures, provided that only minor and incidental retail sales shall be permitted, and that no roadside stands or signs shall be erected.

5.6.7.2.7. After review by the Administrative Official, private child care center, provided:

5.6.7.2.7.1. Lot area shall not be less than 9,500 sq. ft., lot width in portion used for fenced play area shall not be less than 75 feet.

5.6.7.2.7.2. Fenced play area of not less than 3,000 sq. ft. shall be provided for the first 15 or fewer children, with 200 sq. ft. additional for each additional child.

5.6.7.2.7.3. No portion of the fenced play area shall be closer than 20 feet to any public street right of way.

5.6.7.2.7.4. A 5 foot high solid wall, or fence shall be provided between fenced play areas and residential lot lines in such locations as may be directed by the Administrative Official.

5.6.7.2.7.5. All outdoor play activities shall be conducted within the fenced play area and no outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.

5.6.7.2.7.6. All facilities, operation, and maintenance shall meet City, County and State requirements for the operation of child care centers.

5.6.7.2.8. Private clubs of a fraternal or social character not operated or maintained for profit, including a dining facility incidental to the club activity and operated for the benefit of members only.

5.6.7.2.9. Foster homes, family group homes and group homes meeting all State, County and City requirements.

5.6.7.3. PERMITTED ACCESSORY USES AND STRUCTURES. Uses and structures which:

- 5.6.7.3.1. Are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures.
- 5.6.7.3.2. Do not involve the conduct of retail business on the premises (except as permitted in connection with 5.6.7.2.6. above in "Permitted Principal Uses and Structures").
- 5.6.7.3.3. Are located on the same lot as the permitted principal use or structure or on a contiguous lot in the same ownership.
- 5.6.7.3.4. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a medium to high density residential neighborhood.
- 5.6.7.3.5. Do not involve operations or structures not in keeping with the character of a medium to high density residential neighborhood.
- 5.6.7.3.6. Ground mounted dish antennas.
- 5.6.7.3.7. Noncommercial greenhouses, domestic employee quarters not for rent, private garages, tool houses and garden sheds, children's play equipment, private docks, beaches and boathouse, private swimming pools, noncommercial flower and vegetable gardens and similar uses are permitted as accessory to residential or other permitted principal uses in this district.
- 5.6.7.3.8. Taking boarders or renting rooms is permitted as a use accessory to principal residential uses provided that not more than 10 boarders or roomers may be accommodated and that no separate kitchen facilities shall be provided for roomers or boarders.
- 5.6.7.3.9. Accessory uses and structures not occupied for living quarters nor housing automotive or truck vehicles nor greater than 400 sq. ft. in total floor area may be permitted within 5 feet of side or rear property lines.
- 5.6.7.3.10. Garage apartments only as accessory to permitted principal uses and structures may be permitted, but shall be counted as dwelling units for purposes of lot area computations.
- 5.6.7.3.11. Customary home occupations are permitted as accessory uses in this district provided that there shall be no external evidence of the conduct of such home occupation other than one sign, non-illuminated, mounted flat against the side of the residence, and that the home occupation shall be clearly incidental to residential use, shall be conducted within a residence, shall not occupy more than 25% of the first floor area of the residence, and shall not attract traffic in amounts more than normal for a residential neighborhood.
- 5.6.7.3.12. Senior adult flats (see Sec. 4.2.1.94. of the LDR.).

5.6.7.4. SPECIAL EXCEPTIONS.

- 5.6.7.4.1. Golf course and country club, not including miniature golf course, provided the parcel comprises a minimum of 80 acres of land and that required parking and all structures are located a minimum of 100 feet from any other residentially zoned property.

- 5.6.7.4.2. New cemeteries, columbariums.
- 5.6.7.4.3. Reserved for future use.
- 5.6.7.4.4. Funeral homes.
- 5.6.7.4.5. In connection with multiple family dwellings having a minimum of 100 dwelling units, establishments for sale of convenience goods, personal and professional service establishments, and eating and drinking establishments, provided that all such establishments shall be designed and scaled to meet only the requirements of occupants and their guests, and that there shall be no external evidence of the existence of such establishments. Floor area devoted to such incidental and accessory uses other than parking shall not exceed 20% of the total residential floor area.
- 5.6.7.4.6. Supervised living facilities meeting all State, County and City requirements.
- 5.6.7.4.7. Bed and breakfast inn.

5.6.7.5. PROHIBITED USES AND STRUCTURES.

- 5.6.7.5.1. Trade or service establishments or storage in connection with such establishments, storage or long- term parking of commercial or industrial vehicles, storage of building materials except in connection with active construction or demolition of structures on the premises, storage or use of manufactured homes or trailers except as provided in Sec. 5.2.9. of the LDR, outdoor advertising, and any use or structure not specifically or provisionally permitted herein.
- 5.6.7.5.2. Junk yards.
- 5.6.7.5.3. Off-site signs.
- 5.6.7.5.4. Excavation, borrow pits.
- 5.6.7.5.5. Mining.
- 5.6.7.5.6. Livestock, including swine, cattle, sheep, goats, and poultry but not to include horses.
- 5.6.7.5.7. Kennels

5.6.7.6. MINIMUM LOT REQUIREMENTS. (Area & width)

5.6.7.6.1. Single-family:

Detached:

Lot width: 60 feet.  
 Lot area: 7,200 sq. ft.

Semi-detached and attached dwellings:

Lot width: 80 feet.  
 Lot area: 8,400 sq. ft.  
 Lot width for attached unit: 20 feet.  
 Lot width for end unit: 30 feet.

5.6.7.6.2. Multiple family:

Lot width: 70 feet.  
 Lot area: 8,400 sq. ft. plus 2,000 sq. ft. for each dwelling unit in excess of 2.

5.6.7.6.3. Other permitted or permissible uses or structures: As needed to meet other requirements herein.

5.6.7.7. MINIMUM YARD REQUIREMENTS. (Depth of front & rear yard, width of side yard)

Front: 25 feet.

For single-family detached dwelling, the minimum required front yard may be reduced to 15 feet for an OPEN CARPORT ONLY, and no variance shall be granted by the Board of Adjustment for less than 15 feet.

No new or existing carports located closer than 25 feet to the front property lines shall be permitted to be enclosed and the Board of Adjustment shall not have the authority to grant any approval or variance to permit such enclosures.

Side: 10 feet provided that where a single-family detached dwelling is erected on a nonconforming lot of record and the lot is 50 feet or less in width, side yards shall be a minimum of 5 feet in width, unless the structure is over 9 feet in height from the ground to eaves. For any building over 9 feet in height from the ground to the eaves, side yards shall be increased 1 foot for each 3 feet of height above 9 feet; provided that for single-family attached, side yard requirements apply only to end units, provided that for single-family attached, side yard requirements apply only to end units.

Rear: 10 feet.

5.6.7.7.1. Other permitted or permissible structures: As for single-family detached dwellings in this district unless otherwise specified.

5.6.7.9. MAXIMUM IMPERVIOUS SURFACE COVERAGE. 55% for all upland soils. All other soils shall remain unimproved.

5.6.7.10. MAXIMUM HEIGHT OF STRUCTURES. Except as provided in Sec. 5.2.4., no portion shall exceed:

5.6.7.9.1. Single and two family dwellings: 35 feet.

5.6.7.9.2. Multiple family dwellings: 35 feet at boundaries of buildable area, increasing 3 feet for each 1 foot from such boundaries to a maximum height of 70 feet.

5.6.7.9.3. Other permitted or permissible structures: 35 feet.

5.6.7.11. MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS.

5.6.7.11.1. Single-family detached residences: 2 spaces.

5.6.7.11.2. Schools:

Elementary and junior high: 2 spaces for each classroom or office room, plus 1 for each 150 sq. ft. of seating area (including aisles) in any auditorium, or any gymnasium or cafeteria intended to be used as an auditorium.

Senior: 4 spaces for each classroom or office room, plus 1 for each 150 sq. ft. seating area (including aisles) in any auditorium, or any gymnasium or cafeteria intended to be used as an auditorium.

- 5.6.7.11.3. Municipal and neighborhood buildings and churches: 3 spaces for each office room, plus 1 for each 150 sq. ft. of seating area (including aisles) in any room to be used for public meetings.
- 5.6.7.11.4. Child care center: 2 spaces per employee, plus adequate provision for loading and unloading children from off the street.
- 5.6.7.11.5. Family group homes: 1 space for each 2 beds.
- 5.6.7.11.6. Group homes: 1 space for each bed.
- 5.6.7.11.7. Supervised living facility: 1 space for each bed.
- 5.6.7.11.8. All other dwellings: 2 spaces per unit.
- 5.6.7.11.9. Funeral home: 1 space for each 3 seats in auditorium or chapel area.
- 5.6.7.11.10. Private clubs: 1 space for each 3 seats, or 1 space for 200 sq. ft. of gross floor area, whichever is greater.
- 5.6.7.11.11. Special exceptions permissible by Board of Adjustment: To be determined by the Board by general rule or by findings in the particular case.
- 5.6.7.12. LIMITATIONS ON SIGNS. No signs intended to be read from off the premises shall be permitted except:
  - 5.6.7.12.1. In connection with a church, school, public park, playground or playfield, or a municipal or neighborhood building:
    - 5.6.7.12.1.1. Not more than 2 identification signs, with combined surface area not exceeding 140 sq. ft.
    - 5.6.7.12.1.2. Not more than 2 bulletin boards or notice boards, with combined surface area not exceeding 60 sq. ft.
    - 5.6.7.12.1.3. In addition to the provisions of 5.6.7.12.1.1. and 5.6.7.12.1.2. above, these sign areas may be combined but in no case shall the combined area exceed 200 sq. ft.
    - 5.6.7.12.1.4. Not more than 2 temporary signs or banners with combined surface area not exceeding 80 sq. ft. in connection with special events, provided that no such sign or banner shall be displayed longer than the duration of the special event plus one week before it begins. Portable signs shall be permitted under these conditions except that such signs shall not exceed 32 sq. ft. for each sign surface area.
  - 5.6.7.12.2. No such sign shall be erected within 10 feet of any property line.
  - 5.6.7.12.3. For dwelling developments, permitted or permissible in this district containing 20 or more dwelling units: One permanent identification sign, not exceeding 12 sq. ft. in area, erected at each principal entrance to the development.
  - 5.6.7.12.4. Funeral home: One identification sign-illuminated but with lighting directed so as not to shine toward adjoining residential uses, and not to exceed 10 sq. ft. in area per surface side.

5.6.7.12.5. Private clubs: Not more than 1 sign, non-illuminated, mounted flat against the wall of the building, and not exceeding 8 sq. ft. in area.

5.6.7.13. MINIMUM SQUARE FEET OF LIVING AREA.

5.6.7.13.1. All single-family detached and attached townhouse dwellings shall contain a minimum of 900 sq. ft. of living area with one (1) carport for each unit, with similar roof lines and architectural characteristics.

5.6.7.13.2. All semi-detached two and multiple-family dwelling units, shall contain a minimum of 700 sq. ft. of living area.

5.6.7.13.3. The minimum square footage requirements do not include any carport, garage, or other non-living area. Any utility room separated from the principal structure is also excluded.