

## *Research First Before Dividing Property!*

Any lot within a plat of record as of the effective date of this Ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Ordinance are satisfied.



Santa Rosa County

Community Planning, Zoning and Development Division  
6051 Old Bagdad Highway  
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Santa Rosa County

## **SINGLE FAMILY (R1A) ZONING DISTRICT** (EFFECTIVE APRIL 1, 2004) (MODIFIED OCTOBER 7, 2008)

**Research done today, could save you  
time and money.**

**The information provided in this  
brochure is extracted from the  
Santa Rosa County Land Develop-  
ment Code; however, it is the  
responsibility of the applicant to  
contact the Planning and Zoning  
Division to discuss land use issues  
when a change is desired. This  
brochure is only to be used as an  
overall help tool for the general  
public.**

**Note: Land Development Code  
is subject to change.**

## *Purpose*

This district is designed to provide suitable areas for low density residential development where appropriate urban services and facilities are provided or where the extension of such services and facilities will be physically and economically facilitated. This district will be characterized by single family detached structures. This district also may include, as specifically provided for in these regulations conditional uses for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with a residential environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities. This district requires a central sewage system. It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in the Land Development Code.

## *Permitted Uses*

In this district as a permitted use a building or premises may be used only for the following purposes: detached single-family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited.

## *Density*

For residential development, property in this district may be developed, at the option of the owner, to a maximum of six (6) units per acre.

## *Lot Size*

The minimum width of any lot used for single family dwelling units shall be fifty (50) feet when measured at the minimum front setback line. The minimum lot width shall be maintained through the rear of the residential structure. The minimum width at the street right-of-way line shall not be less than fifty (50) feet when measured in a straight line from front lot corner to front lot corner. The total square footage shall not be less than 7260.

The minimum lot width may be reduced on dead end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arc of the street right-of-way line. The lot width of a cul-de-sac lot shall not be less than seventy (70) feet when measured at the top of the arc of the minimum front setback line.

The dividing of a parent parcel resulting in a parcel(s) which will not possess the required road frontage may be allowed as a special exception upon determination by the County Board of Adjustments that the resulting parcel complies with the provisions listed in Section 2.04.00.C.8 of the Land Development Code.

## *Yard Restrictions*

Front Yard: Except as provided in the Land Development Code, there shall be a front yard on every lot of not less than twenty (20) feet. However, if the parcel abuts a major arterial the minimum setback shall be fifty (50) feet.

Side Yard: There shall be a side yard setback of seven (7) feet on each side of every main building when measured at the minimum front setback line for lots having widths between seventy (70) and ninety (90) feet. For lots wider than ninety (90) feet and narrower than seventy (70) feet, there shall be a side yard of no less than ten percent (10%) of the lot width to a maximum requirement of fifteen (15) feet on each side of every main building. Other modifications shall be in accordance with Section 2.10.05 of the Land Development Code. Lot widths shall be determined at the minimum front setback line.

Rear Yard: There shall be a rear yard on every lot of not less than ten (10) feet, except as provided in Section 2.10.04 of the Land Development Code.