

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.

Building Height

No building or structure shall exceed thirty-five (35) feet in height above the lowest habitable floor elevation, exclusive of chimneys, elevator shafts, air conditioning units or cooling towers, except as provided for antennas in Section 2.10.01 of this ordinance.

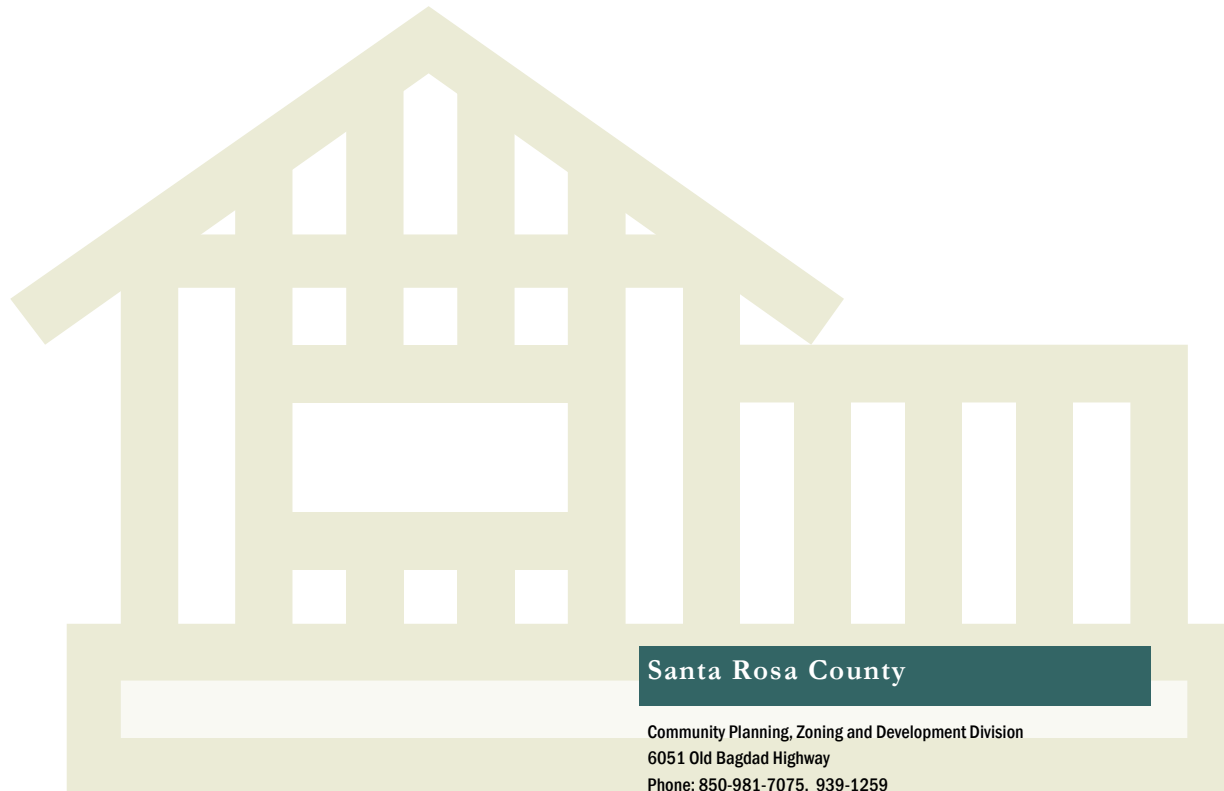
Santa Rosa County

MEDIUM DENSITY RESIDENTIAL (R2) ZONING DISTRICT (EFFECTIVE APRIL 1, 2004) (MODIFIED NOVEMBER 12, 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.**



Santa Rosa County

Community Planning, Zoning and Development Division
6051 Old Bagdad Highway
Phone: 850-981-7075, 939-1259
Fax: 850-983-9874
Email: planning-zoning@santarosa.fl.gov

Purpose

This district is designated to provide suitable areas for medium density residential development where sufficient urban services and facilities are available or will be prior to development, or where the extension of such services and facilities will be physically and economically facilitated. It is the intent of these regulations to permit single and two family structures and multiple family structures within the density range as defined in the district regulations subject to the required provision for open space within the project parcel. Within this district, the density of new development proposals shall be compatible with existing development, the policies of this Ordinance and the Comprehensive Land Use Plan. Towards this end, preservation of stable, established areas, cultivation as smooth transitions in the residential densities (where gradual shifts in density are in order due to varied levels of access to public services including transportation and utilities) unique physical features of the property, nature and intensity of neighboring land uses, and other site characteristics are to be considered.

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 this Ordinance.

Permitted Use

In this district a building or premises may be used only for the following purposes: detached single family, zero lot line, patio homes, cluster homes, duplexes, attached and detached multiple family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited.

Density

For all development proposals, property in this district may be developed, at the option of the owner, to a maximum of ten (10) units per acre.

Lot Size

The minimum width of any lot used for one (1) or two (2) family dwelling units shall be fifty (50) feet when measured at the minimum front setback line. The minimum width of any lot or project parcel used for a multiple family dwelling shall be one hundred (100) feet when measured at the street (county maintained or platted) right-of-way line when measured from front lot corner to front lot corner. Zero lot-line, patio, and cluster homes shall provide a minimum forty (40) foot wide lot at the street (county maintained or platted) Right-of-way line when measured from front lot corner to front lot. Zero lot-line, patio home, and cluster home sites shall provide a minimum four thousand (4,000) square foot lot size for lots which are created through metes and bounds subdivision. There shall be no minimum lot size for zero lot-line, patio home, or cluster home lots which are created through the platting process. In all cases the minimum lot width shall be maintained through the rear of the residential structure.

The minimum lot width on dead end cul-de-sac lots shall not be less than forty (40) feet when measured at the top of the arc of the street right-of-way line. For one (1) or two (2) family dwelling units, the lot width of a cul-de-sac lot shall not be less than fifty (50) feet when measured at the top of the arc at the minimum front setback line. The minimum width shall be maintained through the rear of the residential structure.

Minimum Required Setbacks

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D) of the Land Development Code shall be as follows:

- a. Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
- b. Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of the Land Development Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: Except as provided in Section 4.0303(B)(2) and Section 2.10.02 of the Land Development Code, no building or structure shall have a setback less than twenty (20) feet from any street, unless the front yard is located on the perimeter of a project, in which case the setback shall be twenty-five (25) feet

3. Side Setback: Except as provided for in Section 2.10.04 of the Land Development Code, individual dwelling units on individual lots shall have a side building setback of ten percent (10%) of the lot width when measured at the minimum front setback to a maximum of fifteen (15) feet. For project parcels or multi-family projects the minimum side building setback shall be ten (10) feet. Zero lot line, patio, and cluster homes shall have one side building setback of at least ten percent (10%) of the lot width.

4. Rear Setback: Every lot or project parcel shall have a rear building setback of not less than ten (10) feet in depth, unless the rear yard is located on the perimeter of a project, in which case the setback shall be twenty-five (25) feet. See Section 2.10.03 of the Land Development Code for exceptions.

Where a multifamily residential use abuts a single family residential district or use, there shall be a building setback from the single family district or use of twice the height of the proposed building.