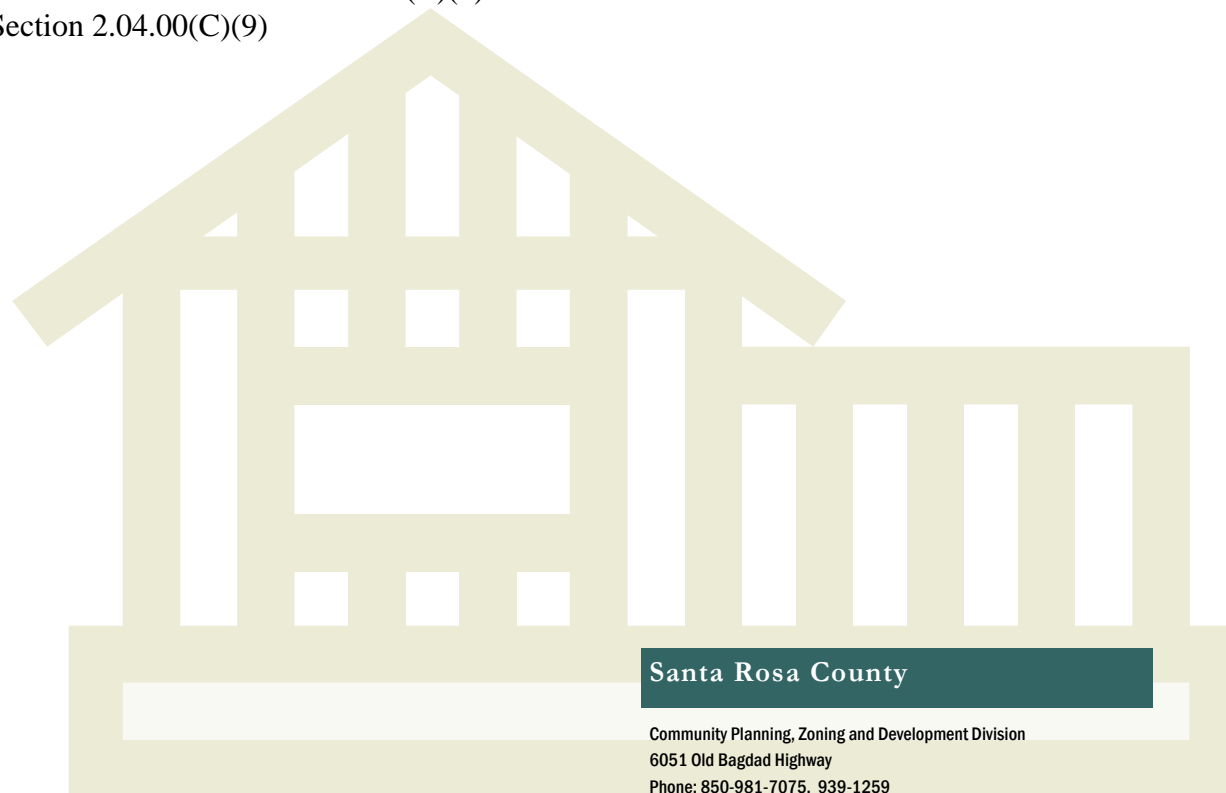


Research First Before Dividing Property!

Any land, recorded plot, or a 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.

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)(6) or Section 2.04.00(C)(9)



Santa Rosa County

Community Planning, Zoning and Development Division
6051 Old Bagdad Highway
Phone: 850-981-7075, 939-1259
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Santa Rosa County

RURAL RESIDENTIAL SINGLE FAMILY (RR1) ZONING DISTRICT (EFFECTIVE APRIL 1, 2004) (REVISED 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.**

Purpose

This district is designed to provide suitable areas for low density residential development where urban services and facilities will be fully provided or where the extension of such services facilities is capable of immediately being physically and economically facilitated by the developer. This district will be characterized by single family detached structures and such other structures as are accessory thereto located on parcels of one half (1/2) acre or greater. 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 rural residential environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities.

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.

Building Height

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

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, to a maximum of two (2) units, per acre.

Lot Size

The minimum width of any lot used for single family dwelling units shall be seventy (70) 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 be no less than fifty (50) feet when measured from front lot corner to front lot corner.

The minimum square footage shall not be less than 21,780.

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 total square footage shall not be less than 21,780.

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 3. Section 4.03.03(B)(2)(b) and Section 2.10.02 of the Land Development Code, there shall be a front building setback on every lot of not less than twenty-five (25) feet.

3. **Side Setback:** There shall be a side building setback on each side of every main building of not less than ten (10) percent of the lot width when measured at the minimum front setback line to a maximum of fifteen (15) feet. For irregularly shaped lots and lots fronting on cul-de-sacs and curves, the side building setback shall be ten (10) percent of the average of the street frontage width and the rear lot line length. Modifications to this requirement shall be in accordance with Section 2.10.04 of the Land Development Code.

4. **Rear Setback:** There shall be a rear building setback on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.03 of the Land Development Code.