

**RSF-1 "Single-Family Low Density Residential"** This district is established to implement comprehensive plan policies for managing low-density, single-family residential development at a density not to exceed one (1) single-family dwelling unit per acre. The RSF-1 district is established to provide conventional single-family residential home sites on larger parcels, preserve open space, and manage future densities in order to protect areas adjacent to rural land uses and environmentally sensitive areas.

- 1) Permitted uses.
  - A) Single-family conventional detached dwelling units.
  - B) Guest/servant quarters not to exceed thirty (30) percent of living area of the principal dwelling unit pursuant to Supplemental Regulations chapter of this Code.
  - C) Customary accessory structures and uses incidental to the principal structure. Accessory structures shall be limited in size to a maximum of thirty-five (35) percent of the square footage of the principal structure.
  - D) Licensed community residential homes with one to six (1—6) residents provided that a minimum of one thousand feet (1,000') separation is maintained from any other community residential home with 1-6 residents. F.S.419.001 (1)(a) F.S. 419.001(2)
  - E) Bed and breakfast inns.
  - F) Home occupations pursuant to Section 65.28 of this Code.
  - G) Neighborhood recreational facilities.
  - H) Agriculture. A minimum of five (5) acres is required for the keeping, harboring or maintaining of livestock or fowl. Accessory structures and uses incidental to agricultural activity shall maintain a setback of two-hundred (200) feet from any lot line.
  - I) Family child care homes subject F.S. requirements.
  - J) Boarding and rooming houses provided the total number of boarders and rooms does not exceed two (2) and that any state law governing such use is complied with.
  - K) Equestrian facilities.
  - L) Wholesale nursery utilizing field grown plants, shrubs, and/or trees.
  - M) Tents.
- 2) Uses expressly prohibited.
  - A) Single-family attached dwelling units.
  - B) Multi-family residential dwelling units.
  - C) Two-family (duplex) dwelling units.
  - D) Commercial land uses.
  - E) Industrial land uses.
  - F) Any use prohibited by city, state or federal law.
  - G) Manufactured homes.
- 3) Design standards.
  - A) Minimum lot area shall be one (1) acre (forty-three thousand five hundred sixty (43,560) square feet). Subdivisions may be designed to allow clustering of residential dwelling units; however, overall density may not exceed one (1) dwelling unit per acre.
  - B) Minimum lot width at the building setback line shall be one hundred (100) feet. Minimum lot widths may be reduced to sixty (60) feet if clustering of units is provided.
  - C) Maximum building height shall not exceed forty (40) feet.
  - D) Minimum setback requirements:
    1. Front yard setback:
      - a. Local roadway: Twenty-five (25) feet.
      - b. Collector roadway: Thirty (30) feet.
      - c. Arterial roadway: Thirty five (35) feet.
    2. Side yard setback when adjoining:
      - a. Another lot: Ten (10) feet.
      - b. Local roadway: Twenty-five (25) feet.
      - c. Collector roadway: Thirty (30) feet.
      - d. Arterial roadway: Thirty five (35) feet.
    3. Rear yard setback: Twenty (20) feet

4. Where a front yard of lesser depth than required exists in front of dwellings on more than sixty (60) percent of lots of record on one (1) side of the street in any one (1) block in an RSF-1 district, the depth of the front yard for any building hereafter erected or replaced on any lot in such block need not be greater than the average depth of front yards of existing buildings.
- E) Minimum accessory uses and structures setback requirements. All accessory use buildings and uses shall be located only in the rear yard except that parking may be located in a side and front yard.
    - 1. Rear yard setback: Twenty (20) feet
  - F) The maximum impervious surface ratio (which includes building coverage) shall not exceed thirty-five (35) percent.
  - G) Minimum floor area shall not be less than eight hundred (800) square feet which does not include porches, garages, utility rooms, etc.