

**RSF-4 "Single-Family Medium Density Residential"** This district is established to implement comprehensive plan policies for managing medium density, single-family residential development at a density not to exceed four (4) single-family dwelling units per acre. The RSF-4 district is established to promote residential development in locations which have a functional and proximate relationship to existing or proposed development with a gross density of 2 units per acre or greater, or are located within 1 mile of a Community Mixed Use center.

- 1) Permitted uses.
  - A) Single-family conventional detached dwelling units.
  - B) Single-family attached conventional dwelling units.
  - C) Guest/servant quarters not to exceed thirty (30) percent of living area of the principal dwelling unit pursuant to Supplemental Regulations section of this Code.
  - D) 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.
  - E) 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. F.S.419.001 (1)(a) F.S. 419.001(2)
  - F) Bed and breakfast inns.
  - G) Home occupations pursuant to Section 65.28 of this Code.
  - H) Neighborhood recreational facilities.
  - I) Small scale commercial uses may be permitted adjacent to major highways provided they are intended to provide for the daily needs of residents within the development and the adjoining rural area. Such commercial uses shall not exceed twenty thousand (20,000) square feet in size and a maximum floor area ratio of 0.20 provided the site is developed as a Planned Unit Development.
  - J) Licensed community residential homes with more than six (6) residents provided that a minimum of one thousand feet (1,000') separation is maintained from any other community residential home.
  - K) Public use recreation facilities, including marinas.
  - L) Family child care homes subject to F.S. requirements.
  - M) Day care center.
  - N) Churches –parsonage.
  - O) Clubs, lodges and fraternal organizations.
  - P) Tents.
- 2) Uses expressly prohibited.
  - A) Multi-family conventional residential dwelling units.
  - B) Two-family (duplex) conventional dwelling units.
  - C) Industrial land uses.
  - D) Any use prohibited by city, state or federal law.
  - E) Manufactured homes.
- 3) Design standards.
  - A) Minimum lot area shall be one-quarter (1/4) acre (ten thousand eight hundred ninety (10,890) square feet). Subdivisions may be designed to allow clustering of residential dwelling units; however, overall density may not exceed four (4) dwelling units per acre.
  - B) Minimum lot width at the building setback line shall be seventy-five (75) feet. Minimum lot widths may be waived 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-4 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.
- 4) New development areas. New development areas shall be developed with neighborhoods that create a sense of place and incorporate the following features:
  - A) Supported by mixed use developments which incorporate schools, parks and open spaces and civic spaces.
  - B) Developed with an orderly transportation network that includes new collector roads and a recreational trail system.
  - C) Provision for facilities to support the development of a public transit system.
  - D) The enhanced conservation of lakes and wetlands through conservation designations, recreation areas and trails.
  - E) The identification and reservation of land, or provision of appropriate mitigation for the following public facilities and services, if it is determined that the proposed new development has an impact on the public facilities and services:
    - 1. Right-of-way for limited access, collector and local roads, bikeways and recreational trails.
    - 2. Water and wastewater treatment facility sites.
    - 3. Community and neighborhood parks.
    - 4. School sites.
    - 5. Police, EMS and fire station sites.
    - 6. Other facilities used to deliver public service.