

Sec. 122-1151. Size and dimension.

Size and dimension regulations for zoning districts shall be as follows:

TABLE OF SIZE AND DIMENSION REGULATIONS

District	Minimum Area (sq. ft.)	Minimum Width (sq. ft.)	Minimum Depth (sq. ft.)	Impervious Surface Ratio	Maximum Building Coverage	Minimum Setback Requirements			
						Front (feet)	Street Side (feet) ¹	Side (feet)	Rear ² (feet)
<i>Residential</i>									
LDR-C low density residential coastal	1 acre	100	100	50	40	30	15	15 ³	25
MDR-C medium density residential coastal ⁴	½ acre	70 ⁵	100	50	40	30 ⁶ 30	10 20	7 ³ 20	20 25
SF single-family residential ⁴	6,000 ⁷ ½ acre ⁴	50 100	100 100	50 60	35 ⁷ 40	30 ⁶ 30	10 20	5 15	25 25
MDR medium density residential	½ acre 1 acre	70 ⁵ 80	100 100	50 60	35 40	30 ⁶ 30	10 25	7 25	20 25
HDR high density residential	1 acre 1 acre	70 ⁵ 80	100	60	40	30 ⁶ 30	10 25	7 25	20 25
HDR-1 high density residential college road	1 acre	80	100	60	40	20	10	10	10
*Unless otherwise increased by referendum									
<i>Commercial</i>									
CL limited commercial	10,000	70	100	60	40	25 ⁸	20	15 ³	25 ⁸
CG general commercial	15,000	150	100	60	40	25 ⁸	20	15 ³	25 ⁸
CT tourist commercial	30,000	150	100	60	40	25 ⁸	20	15 ³	25 ⁸
RO residential/office	10,000	70	100	60	40	30	15	15	25
PRD planned redevelopment/development ¹⁰	1 acre	n/a	n/a	60	40	25 ⁸	20	20	40
HMDR historic medium density residential ²¹	4,000	40	90	60	40	10	7.5	5	15
HSMDR historic special medium density residential	5,000	50	100	60	40	10	7.5	5	15
HHDR historic high density residential ²¹	4,000	40	90	60	50	10	5	5 ¹¹	20
HRCC-1 historic commercial core, Duval GS ²¹	4,000	40	100	70	50	0	0	2.5	10
HRCC-2 historic commercial core, KW Bight ^{12, 21}	5,000	50	100	60 ¹²	50	10	7.5	5	15 ²
HRCC-3 historic commercial core Duval OS ²¹	4,000	40	90	60	50	5	7.5	5	15
HRCC-4 historic residential commercial core-4	n/a	n/a	n/a	50	30	7.5	7.5	7.5	7.5
HNC-1 historic neighborhood commercial ²¹	4,000	40	100	60	50	5	7.5	5	15

HNC-2 historic neighborhood commercial ²¹	4,000	40	90	60	40	10	7.5	5	15
HNC-3 historic neighborhood commercial ²¹	4,000	40	90	60	40	0	7.5	5	15
HNC-4 historic neighborhood commercial ²¹	4,000	40	100	70	50	5	5	5	10
HCT historic commercial tourist ^{17, 21}	10,000	75	100	70	50	5	5	5	10
HRO historic residential office ²¹	5,000	50	100	60	50	5	5	5	10
HPS historic public/semipublic service ²¹	5,000	50	100	50	40	20	10	5 ¹¹	20 ²
HPS-1 historic public and semi-public service-1	n/a	n/a	n/a	50	30	7.5	7.5	7.5	7.5
HPRD historic planned redevelopment/development ²¹	1 acre	50	100	50	40	5	5	2.5	10
PS public/semipublic service	6,000	50	100	50	40	20	15	15	20 ²
A airport	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
C conservation	10 acres	n/a	n/a	5	5	¹⁸	¹⁸	¹⁸	¹⁸

Footnotes:

1.	Reference section 122-1181.
2.	The minimum setback on an alley may be five feet less than the rear setback given.
3.	Greater of number listed on table or ten percent of the lot width to a maximum of 20 feet.
4.	For the MDR-C, SF, MDR and HDR districts, the first line sets forth the requirements for single-family and two-family residential uses; the second line sets forth the requirements for all other uses including community facilities; except that in the SF district, educational institutions shall have a minimum lot area of one acre.
5.	The minimum lot width shall be 70 feet or the prevailing lot width on developed lots within 200 feet of the subject lot, but not less than 50 feet.
6.	The front setback shall be 30 feet or the average depth of front yards on developed lots within 100 feet on each side, but not less than 20 feet.
7.	Single-family and two-family residential dwelling units shall have minimum lot size of 6,000 square feet, except in the following areas the minimum shall be 8,000 square feet:
	a. The Venetian Subdivision located south of the Riviera Canal.

	b.	The area bounded on the north by Flagler Avenue, on the south by Casa Marina Court, on the east by White Street and on the west by Reynolds Street.
		Additionally, within this area the maximum lot coverage shall be 30 percent.
8.		The front and rear setbacks given on the table are the minimum setback. As an alternative the front and/or rear setback may be ten percent of the lot depth for buildings up to 25 feet in height, or 20 percent of the lot depth for buildings over 25 feet in height; provided, however, the maximum setback shall be 50 feet.
9.		The maximum height along North Roosevelt Boulevard, from Seventh Avenue west to Eisenhower Drive and Jose Marti Drive, shall be 30 feet.
10.		All setbacks in the planned redevelopment and development (PRD) district shall be established based on planned amenities to be provided by the developer, the terms of which shall be negotiated through a development agreement acceptable to the city commission. The design parameters, including setbacks, shall be consistent with acceptable principles and practices of urban design.
11.		Greater of the number given in the table or ten percent of the lot width to a maximum of 15 feet.
12.		In the HRCC-2 district, within the 100-foot setback from mean high water (mean high water), the following restrictions apply:
	a.	The minimum open space ratio shall be 0.5.
	b.	The height of the building shall be restricted to one habitable story/floor above base flood elevation.
	c.	The listed dimensions shall apply landward of the 100-foot setback.
13.		Reference subdivision III of division 7 of article IV of this chapter.
14.		Reference divisions 8 and 10 of article IV of this chapter for additional restrictions that regulate the square footage of gross leasable floor area based on trip generation within the HRO and HNC land use districts.

15.	The maximum floor area ratio (FAR) outside the historic districts, as designated on the future land use maps, shall be 0.8, except for recreation and open space which shall have a maximum floor area ratio of 0.2.
16.	Reference division 9 of article V of this chapter.
17.	For single-family and two-family residences, minimum lot area in the HCT shall be 5,000 square feet.
18.	All development must comply with requirements for setbacks from wetlands and open water established in section 110-89.
19.	Maximum height may be increased five feet if the structure has a pitched roof, the design of which is approved by the historic architectural review commission.
20.	Maximum height may be increased five feet for nonhabitable purposes if the structure has a pitched roof.
21.	Construction may be limited by proportion, scale and mass considerations as expressed through the historic architectural review commission design guidelines.
22.	Maximum Floor Area Ratio applies to all development and redevelopment including residential: 1.0.

(Ord. No. 97-10, § 1(2-5.9), 7-3-1997; Ord. No. 09-06, §§ 3—5, 4-7-2009; Ord. No. 10-04, §§ 20, 21, 1-5-2010; Ord. No. 12-33, § 4, 9-18-2012; Ord. No. 13-25, § 3, 12-3-2013; Ord. No. 18-04, § 4, 2-7-2018; Ord. No. 19-15, § 2, 5-21-2019; Ord. No. 21-06, § 2, 2-18-2021)