

Land Development Regulations  
Chapter 3-9. Zoning  
Article II. Districts Regulations

Sec. 3-9-33. RSF

**Sec. 3-9-32. Residential, single-family (RSF).**

~~(a) *Intent.* The residential, single-family (RSF) districts are intended to be used for single-family residential dwellings and other uses normally associated therewith. Among RSF-1, RSF-2, RSF-3.5 and RSF-5 districts, there are variations in requirements for lot area, width and certain yards.~~

~~(b) *Permitted principal uses and structures.* The following uses and structures are permitted in this district:~~

~~(1) Single-family dwellings excluding mobile homes.~~

~~(2) Nonprofit parks and playgrounds.~~

~~(3) Occupied single-family residences used as family day care homes.~~

~~(4) Art and music instruction provided only one (1) student at a time is receiving instructions.~~

~~(c) *Permitted accessory uses and structures.* Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are also permitted in this district. Detached permanent garage structures are subject to the yard setback requirements of this section. All other permitted accessory structures must be located behind the leading edge of the living area of the residence and must comply with applicable yard setback requirements. Permitted accessory structures include:~~

~~(1) Private garage and storage structures subject to the following standards:~~

~~a. Metal buildings are limited to six hundred (600) square feet.~~

~~b. Accessory buildings over two hundred fifty (250) square feet must be compatible in appearance to the residence.~~

~~c. The total maximum coverage area of all accessory structures shall not exceed the greater of one thousand (1,000) square feet or one-half (½) the footprint of the principal structure. Nothing herein shall be construed to permit lot coverage in excess of the thirty-five (35) percent maximum lot coverage established in subsection (f) of this section. Owners of property one (1) acre or more in size may apply for a special exception from the total maximum coverage area limitation established in this subsection.~~

~~(2) Greenhouses, growing of plants and horticultural specialties, provided no retail sales are made on the premises.~~

~~(3) Swimming pools.~~

~~(4) Tennis courts.~~

~~(5) Noncommercial boat docks.~~

~~(d) *Prohibited uses and structures.* Any use or structure not expressly or by reasonable implication permitted herein or permitted by special exception, including but not limited to mobile homes, commercial parking lots and private clubs not otherwise permitted, or permitted by special exception, shall be unlawful in this district.~~

~~(e) *Special exceptions.* (For procedure see section 3-9-7, "Special exceptions.") The following are special exceptions in this district:~~

~~(1) Cluster houses and patio houses, provided a site plan is approved by the development review committee.~~

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- 1       ~~(2) Yacht clubs, country club, in conjunction with golf courses, and golf courses, including executive~~  
2       ~~or par-3 golf courses, but not including miniature golf courses or practice driving ranges not~~  
3       ~~associated with a golf course, provided that any required parking area or building is located at~~  
4       ~~least one hundred (100) feet from adjacent property zoned for residential use.~~
- 5       ~~(3) Houses of worship, in accordance with section 3-9-80.1~~
- 6       ~~(4) One (1) guest house or one (1) servant's quarters for each single-family dwelling, provided the~~  
7       ~~lot area shall be not less than twice the minimum lot area required for a single-family dwelling.~~
- 8       ~~(5) Elementary, middle and high schools.~~
- 9       ~~(6) Home occupations, in accordance with section 3-9-79~~
- 10       ~~(7) Group home facilities.~~
- 11       ~~(8) Child and adult day care facilities in accordance with the following standards:~~
- 12           ~~a. The minimum parcel size shall be twenty thousand (20,000) square feet.~~
- 13           ~~b. The facility must be located on a collector or higher functional roadway classification as~~  
14           ~~shown in the comprehensive plan.~~
- 15           ~~c. Such facilities may not be located less than one thousand five hundred (1,500) feet from an~~  
16           ~~established, existing facility in residential single-family districts. This distance shall be~~  
17           ~~measured from the nearest point of the proposed structure to the nearest point of the~~  
18           ~~existing structure.~~
- 19           ~~d. The facility may care for a maximum of twenty five (25) children or adults.~~
- 20           ~~e. The facility must meet all requirements of the Florida Department of Health and~~  
21           ~~Rehabilitative Services and maintain any required license and registrations.~~
- 22           ~~f. The facility must have off-street parking in accordance with section 3-9-90~~
- 23           ~~g. An opaque fence six (6) feet in height must be installed along the side and rear property~~  
24           ~~lines in accordance with section 3-9-77~~
- 25           ~~h. A special exception for child or adult day care facilities shall cease upon change of~~  
26           ~~ownership or discontinuance of the use for more than three hundred sixty-five (365) days.~~
- 27       ~~(9) Essential services and emergency services.~~
- 28       ~~(10) Adult congregate living facilities in accordance with section 3-9-63.1~~
- 29       ~~(11) Radio and television transmission towers.~~
- 30       ~~(12) Such other uses as determined by the zoning official or his/her designee to be:~~
- 31           ~~a. Appropriate by reasonable implication and intent of the district.~~
- 32           ~~b. Similar to another use either explicitly permitted in that district or allowed by special~~  
33           ~~exception.~~
- 34           ~~c. Not specifically prohibited in that district.~~
- 35       ~~The board of zoning appeals shall review a favorable determination of the zoning official under this~~  
36       ~~provision at the time the special exception application is presented to it. An unfavorable determination of~~  
37       ~~the zoning official or his/her designee shall be appealable pursuant to section 3-9-6 of these regulations.~~
- 38       ~~(f) *Development standards.* The following development standards shall apply in this district:~~

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	RSF-1	RSF-2	RSF-2.5	RSF-3.5	RSF-5
Minimum lot requirements, in square feet (except as otherwise permitted)	40,000	20,000	15,000	10,000	7,500
— Width, feet	125	100	100	80	70
— Front yard, feet	25	25	25	25	25
— Side yard:					
— Interior, feet	15	15	15	7.5	7.5
— Abutting a road, — feet	20	20	20	15	15
Maximum lot coverage by all buildings, percent	35	35	35	35	35
Maximum building height, feet	38	38	38	38	38
Minimum rear yard, feet:					
— Abutting a lot	20	20	20	20	20
— Abutting a road	25	25	25	25	25
— Abutting a greenbelt	15	15	15	15	15
Setback for accessory buildings from:					
— Rear lot line, feet	10	10	10	10	10
— Side yard	Same as principal building				
— Abutting road right- — of way line	Same as principal building				

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Rear or side line abutting a waterway, feet	20	20	20	20	20
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2 ~~Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the~~  
3 ~~water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish~~  
4 ~~Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in~~  
5 ~~accordance with section 3-9-98.~~

6 ~~Landscape buffers and screening shall be required in this district in accordance with the provisions of~~  
7 ~~article XXII, chapter 3-5, of the Code, as the same shall be amended.~~

8 ~~(g) Signs. Signs shall be in accordance with section 3-9-95~~

9 ~~(h) Off-street parking. Off-street parking shall be in accordance with section 3-9-90~~

10 ~~(Minutes of 12-8-81, § 7; Res. No. 85-286, § 1, 10-5-85; Res. No. 87-78, §§ 9, 10, 5-19-87; Res. No.~~  
11 ~~87-254, § 17, 10-20-87; Ord. No. 89-34, § 6, 5-31-89; Ord. No. 92-40, §§ 1-4, 6-2-92; Ord. No. 92-~~  
12 ~~65, § 1, 8-18-92; Ord. No. 94-55, § 14, 11-3-94; Ord. No. 2001-031, § 1(a), 6-12-01; Ord. No. 2002-~~  
13 ~~008, § 1, 1-28-02; Ord. No. 2003-061, §§ 6, 7, 8-26-03)~~

14 **Editor's note**

15 ~~These provisions were formerly found in § 3-9-31. The provisions of former § 3-9-32 are now~~  
16 ~~found in § 3-9-33~~

17 **Cross reference** — ~~Tree requirement of RSF district, § 3-2-187.~~

18 **Sec. 3-9-33. Residential Single-family (RSF)**

19 ~~(a) Intent. The purpose and intent of these districts is to provide for single-family residential dwellings and~~  
20 ~~other uses normally associated therewith. Among RSF-2, RSF-3.5 and RSF-5 districts, there are~~  
21 ~~variations in requirements for lot area, width, and certain yards.~~

22 ~~(b) Permitted Uses and Structures (P):~~

23 ~~(1) Assisted living facility or day care center, adult, six or less. (See Sec. 3-9-62. Adult Congregate~~  
24 ~~Living Facilities)~~

25 ~~(2) Emergency services.~~

26 ~~(3) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure C.~~

27 ~~(4) Minor Home Occupation. (see Sec. 3-9-75. Home Occupations)~~

28 ~~(5) Model home. (see Sec. 3-9-79. Model Homes)~~

29 ~~(6) Noncommercial boat docks.~~

30 ~~(7) Park, public or not-for-profit.~~

31 ~~(8) Single-family detached. Detached single-family homes may or may not have a guest suite that~~  
32 ~~is structurally attached with or without cooking facilities.~~

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2       (9) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-69. Communication  
3       Towers)

4 (c) *Permitted Accessory Uses and Structures:* Uses and structures which are customarily accessory and  
5 clearly incidental to permitted and conditional uses and structures are permitted in this district.

6       (1) Boat lifts.

7       (2) Carports, garages, and storage structures.

8           a. Detached accessory structures greater than 250 square feet in area shall be compatible in  
9           appearance with the primary residence, at a minimum, materials and color shall be  
10           compatible with the primary residence.

11           b. The total area of all detached accessory structures shall not exceed 10% of the parcel size  
12           or 1,000 square feet, whichever is greater.

13           c. Detached accessory structures shall be located behind the leading edge of the living area  
14           of the residence except carports and garages, but must maintain required setbacks.

15           d. Construction trailers and cargo containers are prohibited.

16       (3) Fences or walls which may be permitted prior to the principal uses and structures.

17       (4) Guest suite, detached, consisting of living and sanitary facilities only. Cooking facilities shall  
18       not be permitted in a detached guest suite. It must meet all applicable development standards  
19       set forth in the zoning district.

20       (5) Keeping of pets, excluding animal breeding, boarding, and training.

21       (6) Noncommercial boat docks and boat ramps.

22       (7) Swimming pools, tennis courts, or other similar noncommercial recreational uses and  
23       structures.

24 (d) *Conditional Uses and Structures (C):* (For rules and regulations for any use designated as Conditional  
25 Use or Structure, see Sec.3-9-70. Conditional Uses and Structures)

26       (1) Bed and breakfast, 1 or 2 bedrooms.

27       (2) Clubhouse.

28       (3) Cluster housing (see Sec. 3-9-68 Cluster Housing)

29       (4) Guest home.

30       (5) Subdivided lots with 50 foot wide frontage and 5,000 square foot.

31 (e) *Prohibited Uses and Structures:* Any use or structure not expressly or by reasonable implication  
32 permitted herein or permitted by Special Exception, including but not limited to mobile homes,  
33 commercial parking lots and private clubs not otherwise permitted, or permitted by Special  
34 Exception, shall be unlawful in this district.

35 (f) *Special Exceptions (S):* (For procedure see Sec. 3-9-6.2. Special Exceptions)

36       (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.

37       (2) Assisted living facility or day care center, adult, seven or more. (See Sec. 3-9-62. Adult  
38       Congregate Living Facilities)

39       (3) Bed and breakfast, 3 or more bedrooms.

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- 1     (4) Cemetery, mausoleum.  
2     (5) Community garden.  
3     (6) Day care center, child.  
4     (7) Elementary, middle, or high school.  
5     (8) Essential services. (See Sec. 3-9-72. Essential Services)  
6     (9) Government uses and facilities.  
7     (10) Major Home Occupation. (see Sec. 3-9-75. Home Occupations)  
8     (11) Place of Worship. (see Sec. 3-9-83. Places of Worship)  
9     (12) Private clubs.  
10    (13) Telecommunications facility, greater than 50 feet in height. (see Sec. 3-9-69. Communication  
11    Towers)  
12    (14) University or college.  
13    (15) Yacht clubs, country clubs, and other recreational amenities, including but not limited to tennis  
14    courts, basketball courts, and golf courses located on a separate parcel.  
15    (16) Such other uses as determined by the Zoning Official or his/her designee to be:  
16        a. Appropriate by reasonable implication and intent of the district.  
17        b. Similar to another use either explicitly permitted in that district or allowed by Special  
18        Exception.  
19        c. Not specifically prohibited in that district.  
20    The BZA shall review a favorable determination of the Zoning Official under this provision at the time  
21    the Special Exception application is presented to it. An unfavorable determination of the Zoning  
22    Official or his/her designee shall be appealable pursuant to Sec. 3-9-6. Board of Zoning Appeals.

23    (g) Development Standards:

<b>Lot (min.)</b>			
Area (sq. ft.)	<u>20,000</u>	<u>10,000</u>	<u>7,500</u>
Width (ft.)	<u>100</u>	<u>80</u>	<u>70</u>
<b>Setbacks (min. ft)</b>			
Front	<u>25</u>	<u>25</u>	<u>25</u>
Side (interior)	<u>15</u>	<u>7.5</u>	<u>7.5</u>
Side (street)	<u>20</u>	<u>15</u>	<u>15</u>
Rear (interior)	<u>20</u>	<u>20</u>	<u>20</u>
Rear(interior) for All accessory structures	<u>10</u>	<u>10</u>	<u>10</u>
Rear (street)	<u>25</u>	<u>25</u>	<u>25</u>
Abutting greenbelt All accessory structures abutting greenbelt	<u>15</u>	<u>15</u>	<u>15</u>
Abutting water	<u>10</u>	<u>10</u>	<u>10</u>
<b>Bulk (max.)</b>	<u>20</u>	<u>20</u>	<u>20</u>

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<u>Lot coverage of All Buildings</u>	<u>40%</u>	<u>40%</u>	<u>40%</u>
<u>Height (ft.)</u>	<u>38</u>	<u>38</u>	<u>38</u>
<u>Density (units/acre)</u>	<u>2</u>	<u>3.5</u>	<u>5</u>

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Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with Sec. 3-9-89, Waterfront Property.

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Landscape buffers and screening shall be required in this district in accordance with the provisions of Article XXII, Chapter 3-5, of the Code, as the same shall be amended.

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(h) Signs. Signs shall be in accordance with Sec. 3-9-86

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(i) Off-street parking. Off-street parking shall be in accordance with Sec. 3-9-80.