

Sec. 12-2-6. - Residential/office land use district.

The regulations in this section shall be applicable to the residential/office zoning district: R-2.

- (A) *Purpose of district.* The residential/office land use district is established for the purpose of providing for a mixture of residential housing types and densities and office uses. Residential and office uses shall be allowed within the same structure. When the R-2 zoning district is located in older, developed areas of the city, the zoning regulations are intended to provide for residential or office infill development at a density, character and scale compatible with the surrounding area. In some cases the R-2 district is also intended as a transition area between commercial and residential uses.
- (B) *Uses permitted.* . Permitted uses requesting a drive through component shall be subject to Code Section 12-2-78 – Conditional Use Permits. This is a cumulative requirement.
- (a) Single-family detached dwellings; Two-family attached dwellings (duplexes).
 - (b) Single-family attached (townhouse and quadruplex construction) and detached zero lot line dwellings. The development must comply with the minimum standards established for the R-ZL zoning district in section 12-2-5(A)(5).
 - (c) Multiple-family attached dwellings (three or more dwelling units), at a maximum gross density of thirty-five (35) units per acre.
 - (d) Community residential homes licensed by the Florida Department of Health and Rehabilitative Services with:
 - 1. Six (6) or fewer residents providing that it is not to be located within one thousand (1,000) feet of another such home, measured from property line to property line.
 - 2. Seven (7) to fourteen (14) residents providing such home is not within one thousand two hundred (1,200) feet of another such home in a multi-family district, and that the home is not within five hundred (500) feet of a single-family zoning district. If it is proposed to be within the distance limits noted, measured from property line to property or district line, it shall be permitted with city council approval after public notification of property owners in a five hundred-foot radius.
 - (e) Cemeteries, subject to regulations in section 12-2-56.
 - (f) Home occupations, subject to regulations in section 12-2-33.
 - (g) Municipally owned and operated parks and playgrounds.
 - (h) Private stables which shall be no closer than two hundred (200) feet to a property line and further provided that more than seventy-five (75) percent of the owners of dwelling houses within a radius of three hundred (300) feet of the stable have given their written consent to the stable and further provided that there shall not be kept more than one horse for each two (2) acres of property.
 - (i) Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-2-59.
 - (j) Childcare facilities subject to regulations in section 12-2-58.
 - (k) Private clubs and lodges, except those operated as commercial enterprises.
 - (l) Boarding and lodging houses.
 - (m) Bed and breakfast subject to regulations in section 12-2-55.
 - (n) Dormitories.
 - (o) Office buildings.

- (p) Hospitals, clinics (except animal hospitals and clinics).
 - (q) Nursing homes, rest homes, convalescent homes.
 - (r) Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-2-65.
 - (s) Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-2-61.
 - (t) Churches, Sunday school buildings and parish houses subject to regulations in section 12-2-57.
 - (u) Social services homes/centers.
 - (v) Banks and financial institutions.
 - (w) Barber and beauty shops are permitted uses provided that they are located with property frontage on a four-lane roadway facility. Such properties must be proven to be a lot of record that was owned as a separate unit as shown of record on or prior to February 18, 2016.
 - (x) Accessory structures, buildings and uses customarily incidental to any of the above uses subject to regulations in section 12-2-31.
 - (y) Studios as defined in section 12-14-1.
- (C) *Development permitted.*
- (a) Conventional subdivision subject to regulations in section 12-2-76.
 - (b) Special planned development subject to regulations in section 12-2-77.
- (D) *Regulations.* All developments are required to comply with design standards and are encouraged to follow design guidelines as established in section 12-2-82. Table 12-2.5 describes height, area and yard requirements for the residential/office zoning district:

TABLE 12-2.5
REGULATIONS FOR THE R-2 ZONING DISTRICT

Standards	Within 100 Feet of a Residential Zoning District	More Than 100 Feet From a Residential Zoning District
Minimum Yard Requirements *Front Yard Side Yard Rear Yard	15 feet (Also 5 feet see 15 feet Note 1)	10 feet (Also 5 feet see 10 feet Note 1)
Maximum Building Height (At Building Setback Line)	45 feet	45 feet (Also see Note 2)

<p>Lot Coverage Requirements For All Single-Family, Duplex, Townhouse or Zero-Lot-Line Residential Units</p>	<p>The maximum combined area occupied by all principal and accessory buildings shall not exceed 50%. (See Note 3)</p>	
<p>Lot Coverage Requirements For All Development Other Than Single-Family, Duplex, Townhouse or Zero-Lot-Line Residential Units:</p> <p>The maximum combined area occupied by all principal and accessory buildings</p>	<p>Building Height</p> <p>1—4 stories 5—7 stories (See note 3) 8—9 stories</p>	<p>Building Coverage</p> <p>30% 25% 20%</p>

* Front yard depths in the R-2 district shall not be less than the average depths of all front and street side yards located on either side of the block face, up to the minimum yard requirements; in case there are no other structures on the block the front yard depth shall not be less than footages noted.

Note 1: Where any use other than a single-family, duplex or zero lot-line development abuts an R-1AAAAA through R-ZL zoning district, there shall be a twenty-foot yard unless the two (2) districts are separated by a public street, body of water, or similar manmade or natural buffer of equal width.

Note 2: Above the height permitted at the building setback lines three (3) feet may be added to the height of the building for each foot the building is set back from the building setback lines up to a maximum height of one hundred (100) feet. All buildings exceeding forty-five (45) feet in height must submit a preliminary development plan which must be reviewed by the planning board and city council pursuant to section 12-2-81.

Note 3: When a mixed residential/non-residential development is proposed, the lot coverage requirements shall be the most restrictive of the proposed uses.

(E) *Additional regulations.* In addition to the regulations established above in section 12-2-6(D), all R-2 developments will be subject to, and must comply with, the following regulations:

- Supplementary district regulations subject to regulations in sections 12-2-31 to 12-2-50.
- Off-street parking subject to regulations in Chapter 12-3.

- Signs subject to regulations in Chapter 12-4.
- Tree/landscape regulations subject to regulations in Chapter 12-6.
- Stormwater management and control of erosion, sedimentation and runoff subject to regulations Chapter 12-9.

(Ord. No. 6-93, § 4, 3-25-93; Ord. No. 29-93, § 4, 11-18-93; Ord. No. 3-94, § 2, 1-13-94; Ord. No. 33-95, § 2 (Exhibit 1), 8-10-95; Ord. No. 9-96, §§ 2, 3, 1-25-96; Ord. No. 45-96, § 2 (Exhibit 1), 9-12-96; Ord. No. 6-02, § 2, 1-24-02; Ord. No. 13-14, § 1, 3-27-14; Ord. No. 10-15, § 1, 5-14-15; Ord. No. 05-16, § 1, 2-11-16)