

Low Medium Density Residential District

Table 2-203. "LMDR" District Flexible Standard Development Standards							
Use	Min. Lot Size (sq. ft.)	Min. Lot Width (ft.)	Min. Setbacks (ft.)			Max. Height (ft.)	Min. Off-Street Parking
			Front	Side	Rear(1)		
Accessory Dwelling Unit	5,000	50	n/a	5	5-10	Attached 30	0-1/unit
						Detached 15-20	
Detached Dwellings	5,000	50	15-25	5	5-10	30	2/unit

- (1) Waterfront detached dwellings in LMDR District should be 25 feet except as provided in Article 3 Division 8, section 3-805 and Division 9, section 3-904 and except where adjacent structures on either side of the parcel proposed for development are setback 20 feet and then the rear setback shall be 20 feet. The Building Code may require the rear setback to be at least 18 feet from any seawall.

Flexibility criteria:

A. Accessory dwelling unit.

1. Accessory dwelling units shall not exceed 750 square feet or 50 percent of the gross floor area of the principal detached dwelling, whichever is less.
2. A parcel of land with conforming density shall be permitted one accessory dwelling unit.
3. *Design Standards.*
 - a. The accessory dwelling unit shall be constructed with a consistent architectural style as the principal detached dwelling.
 - b. Detached accessory dwelling units shall be constructed with similar architectural features as the principal detached dwelling, including window style, paint scheme, and roof design.
 - c. A shipping container may be utilized as a detached accessory dwelling unit, provided it fully complies with the Florida Building Code and is architecturally treated using windows, doors, cladding, porches, and/or decks to provide a residential appearance, as determined by the Community Development Coordinator.
 - d. Entrances to attached accessory dwelling units shall not be visible from the street.
4. The location of an accessory dwelling unit shall be subject to Section 3-203.A.
5. The height of a detached accessory dwelling unit shall be subject to Section 3-203.D.
6. *Setbacks.*
 - a. Attached accessory dwelling units shall meet the principal detached dwelling setbacks.
 - b. Detached accessory dwelling units shall meet the setbacks established in Table 2-203.

- c. Flexibility for the side and rear setbacks may be approved if the unit is buffered with landscape material and/or fences to minimize impacts to adjacent properties.
- 7. Either the principal detached dwelling or accessory dwelling unit shall be occupied by the property owner.
- 8. One legal on-street parking space may be substituted in lieu of the required off-street parking space as determined by the City Engineer.

Section 3-202. – Exemptions.

- A. For the purpose of calculating the gross floor area of the principal use as set forth in Section 3-203.C., the floor area of any attached garage or carport shall be included.
- B. A detached two-car garage that is accessory to a detached dwelling shall be exempt from the size limitations set forth in Section 3-203.C., provided there is no other garage located on the site.
- C. Garden centers shall be exempt from the size limitations set forth in Section 3-203.C.
- D. Swimming pools shall be exempt from the size limitations set forth in Section 3-203.C.
- E. A screen enclosure around a swimming pool shall be exempt from the maximum height requirement set forth in Section 3-203.D., with the limitation that it not exceed the height of the principal structure.
- F. Picnic tables, sheds, water pumps, etc., that are accessory to a community garden shall be exempt from the location requirement set forth in Section 3-203.A.
- G. Recreation equipment, including but not limited to: play apparatus, swing sets, slides, sandboxes, play houses and basketball hoops shall be exempt from the location requirement set forth in Section 3-203.A., as well as the size limitations set forth in Section 3-203.C. All such recreation equipment, however, must still meet applicable setbacks.
- I. Accessory dwelling units shall be exempt from the standards in this Article, with the exception of Sections 3-203.A and 3-203.D and shall comply with the applicable standards in Article 2, Zoning Districts, for the zoning district in which it is located.

Section 8-102. Definitions.

Dwelling unit, accessory means a secondary dwelling unit that exists either within the same structure, or on the same lot as a detached dwelling or nonresidential use. Mobile homes and recreational vehicles shall not be used as accessory dwelling units.