



REQUEST TO BE PLACED ON THE CITY COUNCIL AGENDA

Name: Donel Davidson

Organization: _____

Contact Number: 850-834-2017 Date of Request: 11-9-2015

Date Requested To Be Placed on the Agenda: 11-23-15

Reason To Be Placed on the Agenda: _____

Setback regulations in residential districts

PROCEDURE FOR SUBMITTING REQUESTS TO BE PLACED ON THE CITY COUNCIL AGENDA:

- Requests must be submitted in final form and in the approved format to Administration no later than Noon on the Monday prior to a regularly scheduled Council Meeting. (*Meetings are held on the 2nd and 4th Monday of each month at 6:00 pm*)
- Requests must be filled out in their entirety. Any materials that would be helpful or should be considered by the City Council, when considering a submitted request, should be provided with the submitted request. Please know you may be requested to provide additional information, by the City Council, as they deem necessary.
- Requests that are expected to last longer than fifteen minutes should include an estimated time for presentation to assist Administration in preparing the agenda. This helps to ensure each Request is provided ample time and presentations proceed in a timely manner.
- Requests containing time sensitive material, which were not submitted prior to the deadline outlined above, must be approved by Administration prior to being placed on the agenda. In order to be considered, a late Request will require a written statement detailing the urgency and reason for the delayed submission.

Donel Davidson
Signature

11-09-2015
Date

CHAPTER 3. - "R-1" SINGLE FAMILY RESIDENTIAL

Section 3.01. - Uses allowed without review.

1. Single family dwelling.

(Ord. No. 535, 4-13-87)

Section 3.02. - Use exceptions allowed upon special approval.

1. Nonprofit educational, recreational, and social centers.
2. Parks, playgrounds and recreation buildings and facilities owned by governmental bodies.
3. Library, art gallery, museum.
4. Church or church school.
5. Public schools and private schools offering curricula substantially equivalent to public schools of comparable grades and meeting the requirements of the state department of education, but not including trade and vocational schools.
6. Home base occupations shall be operated in residential zoned areas only after approval by the city council.
7. The owner of a duly recorded, as of October 9, 1990, parcel of record shall be entitled to construct a single family dwelling unit on such parcel subject to only the requirements of regulations adopted prior to October 9, 1990. The property owner shall submit to the building and zoning official, a copy of a subdivision plat, deed, agreement, map, survey or other drawing which was recorded in the public records of Walton County, Florida, on or before October 8, 1990, which demonstrated the existence of an individual parcel of property owned by the applicant.

(Ord. No. 535, 4-13-87; Ord. No. 592, 9-14-92)

Section 3.03. - Uses prohibited.

All other uses.

Section 3.04. - Requirements.

Lot Size: Seven thousand five hundred (7,500) square feet.

Lot Coverage: Thirty-five (35) per cent of lot (including accessory buildings, garages, etc.), maximum.

Lot Width: Seventy-five (75) feet.

Maximum height: Two (2) stories or thirty-five (35) feet.

Yard Setback: Front—Thirty (30) feet; Side—Ten (10) feet; Rear—Twenty (20) feet (principal building).

Maximum Dwelling Units Per Gross Acre: 2.5 dwelling units per gross acre.

Maximum Density: The maximum density for other uses in the Single-Family Residential District shall be a Floor Area Ratio of 1.0 so long as all other provisions of this Code are satisfied.

(Ord. No. 578, § 3, 3-25-91)

CHAPTER 4. - "R-2" MULTIPLE FAMILY RESIDENTIAL

Section 4.01. - Uses allowed without review.

1. Any use allowed in R-1.
2. Two-family or multifamily dwellings.
3. Doctor's or dentist's office.
4. Nursery schools.
5. Accessory uses to those above not involving the conduct of any business, trade or occupation.

Section 4.02. - Use exceptions allowed upon special approval.

1. Any use allowed by special approval in R-1.
2. Hospitals, clinics, sanitariums, convalescent homes, nursing homes.
3. Orphanages, institutions for the aged, indigent or inform, but not including mental cases.
4. Rooming houses.
5. Nursery schools.
6. Professional offices.

Section 4.03. - Uses prohibited.

All other uses.

Section 4.04. - Requirements.

	Lot Size	Lot Width	Yard Setbacks			Maximum Height
			Front	Side	Rear	
Single Family Dwellings						
Dwellings	6,000 sq. ft.	60 ft.	25 ft.	7 ft.	20 ft.	2 stories or 35 ft.
Duplexes	7,500 sq. ft.	75 ft.	25 ft.	7 ft.	20 ft.	2 stories or 35 ft.
Multifamily Dwellings	10,000 sq. ft.	100 ft.	30 ft.	7 ft.	20 ft.	4 stories or 60 ft.
Other Uses	6,000 sq. ft.	60 ft.	30 ft.	7 ft.	20 ft.	2 stories or 35 ft.

Section 4.05. - Off-street parking.

As required in Chapter 16.

Section 4.06. - Maximum density.

The maximum number of dwelling units allowed per gross acre in the Multiple-Family Residential District shall be sixteen (16) dwelling units so long as all other provisions of this Code are satisfied. The maximum density for other uses in the Multiple-Family Residential District shall be a Floor Area Ratio of 1.0 so long as all other provisions of this Code are satisfied.

(Ord. No. 578, § 7, 3-25-91)