



Residential Development Regulations Amendment

Code Amendment

LDC-24-04745



City Commission

October 9, 2024

Department of Sustainable Development (DSD)



Request



The Department of Sustainable Development is proposing a code amendment to the Zoning and Land Development Code to allow multifamily regardless of typology and amend the setback requirements in the RD-12 district. The proposed ordinances also amends the minimum unit sizes and minimum parking requirements for residential uses within conventional zoning districts which allow residential.

Proposed Amendment



RD-12 - Residential Use

- 1. Currently multifamily is limited based on typology and are only permitted if developed as a townhome.**
 - *Multifamily is defined as a building containing three or more residential dwelling units*
 - *Permitted residential uses include single family, duplex, and townhomes.*
- 2. Currently, the allowable density is not expressly provided.**

Proposed Amendment

Two-family (duplex) residential dwellings. The maximum density permitted shall be limited by the future land use designation.

~~Townhouse residential dwellings, provided that any such use shall comply with the regulations and site development standards set forth in section 32-731.~~

Multi-Family Residential Dwellings. The maximum density permitted shall be limited by the future land use designation.

Proposed Amendment



RD-12 - Setbacks

The existing setbacks vary between single-family and other residential uses

Single-Family (ft.)	Setback (Feet)	Other Residential Uses (ft.)
20	Front	25
20	Rear	30
5	Side - Interior	7.5
10	Side - Corner	15
5	Accessory structures	7.5

Current Regulations



Minimum unit sizes and minimum parking requirements for residential uses based on the number of bedrooms within the following conventional zoning districts within districts which allow multifamily:

- **RD-12**
Residential two-family (duplex) district
- **RM-18**
Residential multi-family (medium-density) district
- **RM-25**
Residential multi-family (high-density) district
- **RM-HD-2**
Residential multi-family (high-density-2) district
- **B-L**
Business limited district

Unit Size:

Unit Type	Floor Area based on Zoning Districts (sf. per unit)			
	RD-12	RM-18 and RM-25	RM-HD-2	B-L
Efficiency	-	500	-	800
1 bedroom	850	700	1,000	850
2 bedrooms	1,000	850	1,100	1,000
3 bedrooms or more	1,150	1,050	1,200	1,200

Parking Required:

Multi-Family Residential Use	
Efficiency	1.75 space/unit
1 bedroom	1.75 spaces/unit
2 bedrooms	2 spaces per unit
3 bedrooms	2.5 spaces per unit
4 bedrooms or more	3 spaces per unit
Guest parking	10% of required parking for units

Proposed Amendment



This does not affect minimum unit sizes or required parking for single family or duplex, as those uses have separate regulations.

Unit Size:

Proposed

Minimum Per Unit (sq. ft.)	Minimum Average (sq. ft.)
450	750

Current

Unit Type	Floor Area based on Zoning Districts (sf. per unit)			
	RD-12	RM-18 and RM-25	RM-HD-2	B-L
Efficiency	-	500	-	800
1 bedroom	850	700	1,000	850
2 bedrooms	1,000	850	1,100	1,000
3 bedrooms or more	1,150	1,050	1,200	1,200

Parking Required:

Proposed

Multi-Family Residential Use	
Multi-family Dwelling Unit	1.5 space per unit
Guest parking cumulatively	10% of required parking for units

Current

Multi-Family Residential Use	
Efficiency	1.75 space/unit
1 bedroom	1.75 spaces/unit
2 bedrooms	2 spaces per unit
3 bedrooms	2.5 spaces per unit
4 bedrooms or more	3 spaces per unit
Guest parking	10% of required parking for units

Proposed Amendment



Density for the RM zoning districts are provided in Section 32-111.

This section will be amended:

1. To include RD-12 zoning district
2. Allow, based on the County policy, for dwelling units with a minimum floor area of 500 sq. ft. or less may be counted as 0.5 dwelling units for residential density calculations.

(b) Density for the RD and RM multi-family residential district shall be computed as follows:

Dwelling Unit Type		Density Unit Count
(1)	Motel/hotel room	0.5
(2)	Efficiency Residential dwellings 500 sq. ft. or less	0.7 0.5
(3)	One or more bedrooms Residential dwellings greater than 500 sq. ft.	1.0

Proposed Amendment



Unit Size considerations :

1. For multi-family residential developments which provide at least 15% of the units as affordable housing, the minimum unit size may be reduced to 400 sq. ft.
2. When affordable housing units are required, such units shall be proportionately distributed amongst unit types and sizes throughout the building(s).
3. The minimum average floor area may be reduced to 500 sq. ft. for:
 - a. Minor Developments on a site less than or equal to 7,500 sq. ft.
 - a. Affordable Housing Developments maintained for a period of at least 30 years made affordable to very-low-income persons as defined in the Florida Statutes

Staff Recommendation



Staff recommends the City Commission adopt the proposed ordinance.



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