

City of Arcadia



Unified Land Development Code

Article 5

Density, Dimensional and Setback Regulations

Prepared by the
Central Florida Regional Planning Council

ARTICLE 5.

DENSITY, DIMENSIONAL AND SETBACK REGULATIONS

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ARTICLE 5.

DENSITY, DIMENSIONAL AND SETBACK REGULATIONS

Section 5.01.00. Purpose.

The purpose of this Article is to set forth the general provisions which regulate land use density and intensity, lot and setback requirements, and principal and accessory building, structure height and bulk regulations.

Section 5.02.00. Measuring Setbacks.

Setbacks for all principal and accessory structures shall be measured perpendicular, from the closest point of the front, sides, and rear of a building or structure, to the respective property line.

Section 5.03.00. Yards.

Where a yard is required in this Code, such yard may be used for walkways, parking of passenger cars, driveways and landscaping, but not for any other use or purpose, provided that a required street yard shall not be used for parking, and that all code and other applicable requirements are met.

Section 5.04.00. Double Frontage Lots.

Where a lot is bounded on two opposite sides by streets, front yards, when required, shall be provided on both streets, and accessory buildings shall not be located in either front yard.
(Code 1986, § 31-13)

Section 5.05.00. Street Frontage.

Except as may be permitted by other provisions of this Code, no lot shall contain any building used in whole or in part for dwelling purposes unless such lot abuts for at least twenty-five feet (25') on a paved street, and there shall not be more than one single-family dwelling for such minimum frontage.

Section 5.06.00. Reduction of Required Area.

Unless otherwise provided in this Code, no lot, yard, setback, clearance, parking area, or other space shall be reduced in area or dimension so as to make such area or dimension less than the minimum required by this Code; and if already less than the minimum required by this Code for a new building or use, such area or dimension shall not be further reduced. No part of a required yard, setback, clearance, parking area, or other space provided about or for any building, structure or use for the purpose of complying with the provisions of this Code shall be included as part of a yard, setback, clearance, parking area or other space required under this Code for another building, structure, or use, unless specifically permitted under this Code.

Section 5.07.00. Yard Encroachments.

Every part of every required yard shall be open and unobstructed from the ground to the sky except as follows or as otherwise permitted in this Code:

- A. Sills or belt courses may project not over twelve inches (12") into a required yard.
- B. Cornices, eaves or gutters may project to a distance not over one-third (1/3) of the required yard with a maximum of five feet (5'), provided that where the yard is less than five feet (5') in width such projection shall not exceed one-half (1/2) the width of the yard.
- C. Chimneys, fireplaces or pilasters may project not over two feet (2') into a required yard.

- D. Movable awnings may be placed over doors or windows in any required yard, but such awnings shall not project closer than one foot (1') to any lot line.
- E. Fire escapes, stairways and balconies which are unroofed and unenclosed may project not over five feet (5') into a required rear yard, or not over three feet eight inches (3'8") into a required side yard, of a multiple dwelling, hotel or motel.
- F. Meter rooms not over seven feet (7') in height may project not over five feet (5') into a required rear yard.
- G. Unenclosed porches or terraces extending not over three feet six inches (3'6") above the ground, except for railings and roof structures, may extend five feet (5') into a required front yard, or not over ten feet (10') into a required rear yard, or not over three feet (3') into a required side yard, provided that any such structure having a roof shall not extend closer than five feet (5') to any lot line.
- H. Hoods, canopies or marquees may project to a distance not over one-third (1/3) of the required yard, with a maximum of five feet (5'), but shall not extend nearer than one foot (1') to any lot line.
- I. Fences, walls, berms and hedges shall be permitted in required yards as specified in Article 6 of this Code.
- J. Customary minor service structures such as flagpoles, antennas, clothes lines, rubbish receptacles, mailboxes, outdoor grills and the like may be placed in a required yard.
- K. Swimming pools shall not be located in any required front or side yard.
- L. Equipment such as air conditioning units, pumps, and similar devices, including concrete pads for support purposes shall not project over three feet (3') into a required yard.
- M. Specific requirements for right-of-way encroachments in the B-2 zoning district are provided in Sec. 5.10.00.

Section 5.08.00. Exclusions from Height Limits.

The following are excluded from the maximum height restrictions provided under this Article. Penthouses, scenery lofts, towers, cupolas, steeples and domes not exceeding in gross area at the maximum horizontal section 30 percent (30%) of the roof area, and flagpoles, airplane beacons, broadcasting towers, antennas, chimneys, stacks, tanks and roof structures used only for ornamental or mechanical purposes, may exceed the permissible height limit in any district by not more than 25 percent (25%). Parapet walls may extend not more than five feet (5') above the allowable height of a building. Radio and television antennas for receiving purposes only shall not be subject to height limits. (Code 1986, § 31-19)

State law reference-Construction of amateur radio antennas, F.8. § 166.0435

Section 5.09.00. Zoning District Development Standards Summary Tables.

The tables on the following pages present the specific development standards required for each zoning district within the City.

**Table 5.09.01
Residential Zoning Development Standards**

REQUIREMENT	ZONING DISTRICT													MHP**
	R-1A	R-1B	R-1C	R-2A One Family	R-2A Two Family	R-2B One Family	R-2B Two Family	R-3 One Family	R-3 Two Family	R-3* Multiple Family	R-4 One Family	R-4 Two Family	R-4* Multiple Family	
Minimum Project Area	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	10 acres
Minimum Lot Width (feet)	100	75	50	80	80	60	60	50	60	100	50	60	100	-----
Minimum Lot Area (sq.ft.)	10,000	7,500	5,000	8,000	8,000	6,000	6,000	5,000	6,000	10,000	5,000	6,000	10,000	4,000 per space
Minimum Floor Area per Dwelling Unit (sq.ft.)	1,200	900	600	600	500	600	400	600	500	400	600	500	350	-----
Maximum Building Height (feet)	2 stories (35)	2 stories (35)	2 stories (35)	2 stories (35)	2 stories (35)	2 stories (35)	2 stories (35)	2 stories (35)	2 stories (35)	2 stories (35)	2 stories (50)	2 stories (50)	2 stories (50)	-----
Maximum Lot Coverage	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	1 story (50%) 2 stories (45%)	1 story (50%) 2 stories (45%)	1 story (50%) 2 stories (45%)	-----
Minimum Front Yard Setback (feet)	25	25	25	25	25	25	25	30	30	30	25	25	25	-----
Minimum Side Yard Setback (feet)	10	7.5	5	7.5	7.5	5	5	5	7.5	10	5	7.5	10	-----
Minimum Corner Lot Side Street Setback (feet)	15	15	15	15	15	15	15	15	15	15	15	15	15	-----
Minimum Rear Yard Setback (feet)	20	20	20	20	20	20	20	20	20	20	20	20	20	-----

* Table 5.09.02 provides additional requirements for Multiple Family structures exceeding three (3) dwelling units.

** See Section 6.15.00 for setback and design standards

(Original Code References: Sec. 110-242, 110-243, 110-244, 110-245, 110-246, 110-247, 110-248, 110-262, 110-263, 110-264, 110-265, 110-266, 110-267, 110-268, 110-282, 110-283, 110-284, 110-285, 110-286, 110-287, 110-288, 110-290, 110-302, 110-303, 110-304, 110-305, 110-306, 110-307, 110-308, 110-309).

**Table 5.09.02
Additional Lot Area Requirements for
Multiple Family Developments of Four (4) Units or More**

NUMBER OF UNITS	ZONING DISTRICT			
	R-3 Minimum Lot Width (feet)	R-3 Minimum Lot Area (sq.ft.)	R-4 Minimum Lot Width (feet)	R-3 Minimum Lot Area (sq.ft.)
4	100	13,000	100	10,700
5	105	16,000	105	11,400
6	105	19,000	105	12,100
7	110	22,000	110	12,800
8	110	25,000	110	13,500
9	115	26,000	115	14,200
10	115	29,000	115	14,900
11	115	32,000	115	15,600
12	115	35,000	100	16,300

NOTE:

- Within the R-3 zoning district, the number of swelling units per acre shall not exceed 12.
- Within the R-4 zoning district, lots containing 12 or more dwelling units shall not be less than 16,300 square feet in area, with a minimum lot width of 100 feet and a minimum lot depth of 163 feet. An additional 450 square feet of lot area shall be required for each dwelling unit in excess of the first 12 dwelling units. The number of dwelling units per acre shall not exceed 30.

(Original Code References: Sec. 110-290, 110-309)

**Table 5.09.03
Nonresidential Structures as Principal Uses in Residential Zoning Districts**

REQUIREMENT	ZONING DISTRICT			
	R-1 Districts	R-2 Districts	R-3 Districts	R-4 Districts
Minimum Lot Width (feet)	100	100	100	----
Minimum Lot Area (sq.ft.)	10,000	10,000	10,000	----
Maximum Lot Coverage	35%	35%	35%	1 story (50%)
				2 stories (45%)
Minimum Front Yard Setback (feet)	25	25	30	25
Minimum Side Yard Setback Interior Lot (feet)	20	20	20	10
Minimum Corner Lot Side Street Setback (feet)	20	20	20	15
Minimum Rear Yard Setback (feet)	30	30	30	20
Maximum Building Height (feet)*	2 stories (35)	2 stories (35)	2 stories (35)	2 stories (50)

* In the R-1, R-2 and R-3 districts a permitted non-residential building may be erected or altered to a height not exceeding fifty (50) feet if approved by the Board of Adjustment as being not injurious to surrounding property and not contrary to the spirit and purpose of this Article.

(Original Code References: Sec. 110-242, 110-243, 110-244, 110-245, 110-246, 110-247, 110-262, 110-263, 110-264, 110-265, 110-266, 110-267, 110-282, 110-283, 110-284, 110-285, 110-286, 110-287, 110-303, 110-304, 110-305, 110-306, 110-307)

**Table 5.09.04
Residential-Professional and Business (RPB) Zoning District Development Standards**

REQUIREMENT	Single Family Residential	Multiple Family Residential (2-3 Dwelling Units)	Multiple Family Residential (4+ Dwelling Units)	Professional Office Business Area*
Minimum Lot Width (feet)	100	100	100	100
Minimum Lot Area (sq.ft.)	10,000	10,000	10,000	10,000
Minimum Land Area per Dwelling Unit (sq.ft.)	- - - -	4,000	3,500	- - - -
Minimum Living Area per Dwelling Unit (sq.ft.)**	1,200	800	- - - -	- - - -
Minimum Open Space & Recreation Facilities for Multiple Family Dwellings	- - - -	40% (1/3 of which may be used for common recreational facilities for residents)	40% (1/3 of which may be used for common recreational facilities for residents)	20% (exclusive of any parking areas & ancillary storage and/or service buildings. Landscaped green areas may count towards landscape requirements)
Minimum Front Yard Setback (feet)	25	25	25	25
Minimum Side Yard Setback Interior Lot (feet)				
Principal Use is Residential	10	10	10	- - - -
Principal Use is Nonresidential	- - - -	- - - -	- - - -	15
Minimum Corner Lot Side Street Setback (feet)	15	15	15	15
Minimum Rear Yard Setback (feet)				
Principal Use is Residential	20	20	20	- - - -
Principal Use is Nonresidential	- - - -	- - - -	- - - -	30
Maximum Building Height (feet)				
Principal Use is Residential	35	35	35	- - - -
Principal Use is Nonresidential***	- - - -	- - - -	- - - -	35

* If a professional office or business use is located within a residential dwelling, occupied for living purposes, such use shall not occupy more than 25% of the first floor area of the dwelling unit.

** Minimum living area per dwelling unit is exclusive of carports, porches, etc.

*** Nonresidential buildings may be erected or altered to a height not exceeding fifty (50) feet if approved by the Board of Adjustment as being not injurious to surrounding property and not contrary to the spirit and purpose of this Article.

(Original Code References: Sec. 110-322).

**Table 5.09.05
Professional Office, Business, Commercial, Industrial, Public Buildings & Grounds,
Recreation and Open Space, and Conservation Zoning District Development Standards**

REQUIREMENT	ZONING DISTRICT									
	P-1	B-1	B-2	B-3	C-1	M-1	M-2	PBG	ROS *	CON
Minimum Lot Width (feet)	----	----	----	100 (Residential Only)	----	----	200	----	----	----
Minimum Lot Area (sq.ft.)	----	----	----	100 (Residential Only)	----	----	20,000	----	----	----
Minimum Floor Area (sq.ft.)										
Per Dwelling Unit	----	350	350	350	350	350	350	----	----	----
Per Rental Room	----	120	120	120	120	120	----	----	----	----
Minimum Front Yard Setback	25	25	----	25	25	25	25	25	----	----
Minimum Rear Yard Setback										
Abutting Nonresidential	25	----	----	----	----	20	20	20	----	----
Abutting Residential	10	20	20	20	30	30	30	20	----	----
Abutting a Street	25	25	25	25	25	25	25	----	----	----
Minimum Side Yard Setback										
Abutting Nonresidential	----	----	----	----	----	10	20	10	----	----
Abutting Residential	10	20	20	20	30	30	30	20	----	----
Abutting a Street	25	25	25	25	25	25	25	25	----	----
Maximum Building Height (feet)	4 stories (60)	4 stories (60)	4 stories (60)	4 stories (60)	4 stories (80)	2 stories (40)	(100)	4 stories (60)	----	----

NOTE:
* See Section 6.15.02 for development standards for RV Parks.
• Where a residential use is the only principal use on a lot that is located in a non-residential zoning district, such lot shall be provided with the setbacks which would be required for such use in an R-4 district.

(Original Code References: 110-344, 110-345, 110-346, 110-347, 110-385, 110-386, 110-387, 110-388, 110-404, 110-405, 110-406, 110-407, 110-424, 110-425, 110-426, 110-444, 110-445, 110-446, 110-464, 110-465, 110-466, 110-484, 110-485, 110-486, 110-601, 110-602)

**5.09.06
Accessory Structure Development Standards**

REQUIREMENT	RESIDENTIAL ZONING DISTRICTS	NONRESIDENTIAL ZONING DISTRICTS*
Location	Rear Yard Only	- - - -
Setbacks		
From Any Lot Line	5	- - - -
From Any Street Line	15	- - - -
From Any Main Building or Other Accessory Structure	10	- - - -
Minimum Building Separation Between an Accessory Dwelling and Industrial Buildings & Structures (feet)	- - - -	15
Maximum Building Height (feet)	2 stories (24)	- - - -
Maximum Building Height for a Private Garage (feet)	1 story	
Maximum Lot Coverage	35%	35%
* Lots having accessory dwellings, where permitted, shall be provided with the yards which are required in R-4 districts for such use.		

(Original Code References: Sec. 110-631, Location in Required Yards; Setbacks and Sec. 110-632, Yards for Accessory Dwellings).

Section 5.10.00. Right-of-Way Encroachments in the B-2 Zoning District.

A. Balconies and Terraces.

1. Shall not encroach on the right-of-way line of any State-, County-, or City-designated roadway except as established in this section.
2. No portion of a balcony or terrace, including any vertical or horizontal supports, shall extend beyond the curb line within the right-of-way.
3. Shall be constructed with a minimum vertical clearance of nine feet (9') above any pedestrian walkway and a minimum of five feet (5') in depth. Any vertical support elements shall be located to ensure a minimum of five feet (5') of clear, unobstructed pathway for pedestrian movement is maintained between the edge of the building and the curb line.
4. No portion of a balcony or terrace, including any vertical support elements, shall obstruct access to any driveway or the use of on-street parking spaces.
5. Shall only be accessible from an interior space. No stairway or other apparatus shall provide access to a balcony or terrace from the exterior of a building, except as required for fire safety purposes. Such exceptions shall require City Council approval.
6. Shall be constructed so that removal may be made without causing the building to become structurally unsafe.

- B. Awnings, Canopies, Arcades, Colonnades and Marquees.
1. The requirements herein pertain to permanent fixtures either constructed as part of the building or connected to the building.
 2. Shall be constructed with a minimum vertical clearance of nine feet (9') above any pedestrian walkway.
 3. No portion of any awning, canopy, arcade, colonnade or marquee, including any vertical or horizontal supports, may extend beyond the curb line within the right-of-way.
- C. *Legal Agreement.* A legal agreement between the City or other applicable regulating agency and the property owner shall be established acknowledging any encroachment on a right-of-way. The agreement shall be submitted to the City at the same time application and fees for site development plan review are filed. The agreement shall be approved as to form by the City or other applicable Attorney and recorded with the DeSoto County Clerk of Courts prior to final approval of a site development plan or issuance of any building permits.