

City of Dade City, Florida
Land Development Regulations

**ARTICLE 5: DENSITY, INTENSITY &
DIMENSIONAL STANDARDS**

ADOPTED AUGUST 12, 2014

ARTICLE 5: DENSITY, INTENSITY & DIMENSIONAL STANDARDS

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ARTICLE 5: DENSITY, INTENSITY, AND DIMENSIONAL STANDARDS

SECTION 5.1 DIMENSIONAL STANDARDS TABLES

5.1.1 Dimensional Standards in the Open Use Agriculture District

All primary and accessory structures in the agriculture zoning district are subject to the dimensional standards set forth in Table 5.1-1: *Table of Dimensional Standards in the Open Use Agriculture Zoning District*. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1 (Lots), 5.2.2 (Setbacks and Required Yards), 5.2.3 (Height), and 5.2.4 (Bulk).

TABLE 5.1-1: TABLE OF DIMENSIONAL STANDARDS IN THE OPEN USE AGRICULTURE DISTRICT									
DISTRICT AND USE	LOTS		MINIMUM YARDS AND SETBACKS				MAX. HEIGHT (FT)	MIN. OPEN SPACE (including accessory structures)	MAX. GROSS DENSITY (DU/ACRE)
	Min. Lot Area (Sq Ft)	Min. Lot Width (Ft)	Front Yard (Ft)	Side Yard (Ft)	Rear Yard (Ft)	Wetland/ Water-course Setback (Ft)			
OPEN USE AGRICULTURE DISTRICT[1]									
Single family dwellings	3.5 acres	300	50	25 for each	25	Sec. 5.2.2(B)	35	90%	1 dwelling unit 3.5 per acre
Conservation Subdivision[1]	None [2]	None	15	None	None		50%	Gross density for entire subdivision shall not exceed 0.20	
All other uses	None	None	30	25 for each	25		60	50%	N/A
NOTES:									
[1] The minimum size for a conservation subdivision development is 10 acres, with at least 50% preserved as open space set-aside.									
[2] Individual building lots shall not exceed 1 acre in size.									

5.1.2 Dimensional Standards in Residential Districts

All primary and accessory structures in the residential zoning districts are subject to the dimensional standards set forth in Table 5.1-2: *Table of Dimensional Standards in the Residential Districts*. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1 (Lots), 5.2.2 (Setbacks and Required Yards), 5.2.3 (Height), and 5.2.4 (Bulk).

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Section 5.1 Dimensional Standards Tables

TABLE 5.1-2: TABLE OF DIMENSIONAL STANDARDS IN THE RESIDENTIAL ZONING DISTRICTS									
DISTRICT AND USE	LOTS [1]		MINIMUM YARDS AND SETBACKS [2]				Max. Height (FT)	MAX. LOT COVER (including accessory structures)	GROSS DENSITY (DU/ACRE) [3]¹
	Min. Lot Area (Sq Ft)	Min. Lot Width (Ft)	Front Yard (Ft)	Side Yard (Ft)	Rear Yard (Ft)	Wetland/ Water-course Setback (Ft)			
RS-1									
Dwelling, single-family, detached	10,000	100	25	18 combined, no side less than 7	10	Sec. 5.2.2(B)	35	30%	4.0
All other uses	10,000	100	25	25	25			As defined by these LDR's	N/A
RS-2 (District permitted only in areas with municipal community water and sewer systems)									
Dwelling, single-family detached	8,500	80	25	18 combined, no side less than 7	10	Sec. 5.2.2(B)	35	30%	5.0
All other uses	As defined by these LDR's	80	25	25	25			As defined by these LDR's	
RS-3 (District permitted only in areas with municipal central water and sewer systems)									
Dwelling, single-family detached	6,500	50	25	7 for each	10	Sec. 5.2.2(B)	35	40%	
Two Family Dwelling Unit	8,400	75	25	5 for each building side	10			25%	
All other uses	None	None	25	25	25			40%	
RG-1 (District permitted only in areas with municipal central water and sewer systems)									
Dwelling, single-family detached	6,500	50	25	18 combined, no side less than 7	10	Sec. 5.2.2(B)	35 for SF	40%	4.0 – 10.50
Dwelling, single-family semi-detached	8,000	75	25	18 combined, no side less than 7	10			40%	
Dwelling, single-family, townshes, MF attached	4,350 per dwelling unit	100	25	18 combined, no side less than 7	10		50 for MF	40%	
Two Family or Duplex	8,000	75	25	18 combined, no side less than 7	10		40%		
Multiple-Family	10,000 plus 4,000 for each dwelling unit in excess of 2	100	25	18 combined, no side less than 7	10		40%		

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Section 5.1 Dimensional Standards Tables

TABLE 5.1-2: TABLE OF DIMENSIONAL STANDARDS IN THE RESIDENTIAL ZONING DISTRICTS									
DISTRICT AND USE	LOTS [1]		MINIMUM YARDS AND SETBACKS [2]				Max. Height (FT)	MAX. LOT COVER (including accessory structures)	GROSS DENSITY (DU/ACRE) [3]¹
	Min. Lot Area (Sq Ft)	Min. Lot Width (Ft)	Front Yard (Ft)	Side Yard (Ft)	Rear Yard (Ft)	Wetland/ Water-course Setback (Ft)			
All other uses	As defined by these LDR's	As defined by these LDR's	As defined by these LDR's	As defined by these LDR's	As defined by these LDR's	Sec. 5.2.2(B)	35 for all others	40%	
RG-2									
Dwelling, single-family detached	6,500	50	25	7 for each	10	Sec. 5.2.2(B)	35 for SF	45%	10.50 – 20.0
Dwelling, single-family attached, townhouse, and two- to four- family	8,000	75	25	18 combined, no side less than 7	10		50 for MF		
Dwelling, multiple-family	8,400 plus 2,000 for each dwelling unit in excess of 2	80	25	7 minimum (See Note 4)	20 at site perimeter				
All other uses	As defined by these LDR's	None	25	25 for each	35	Sec. 5.2.2(B)	60	45%	8
RIO									
Townhouse , and two- to four- family	7,500	75	25	18 combined, no side less than 7	10	Sec. 5.2.2(B)	35	45%	19
Dwelling, multiple-family, group living	7,500	75	25	18 combined, no side less than 7	10				
All other uses	As defined by these LDR's	None	20	20	15	Sec. 5.2.2(B)	60	45%	-
PD-R									
	See Section 3.5.3(A)								
NOTES:									
[1] Side setbacks in the RIO district are 7 feet each side minimum, provided that where a single family detached dwelling is erected on a nonconforming lot of record in separate ownership and the lot is less than 50 feet in width, side yards shall be a minimum of 5 feet in width, unless the structure is over 9 feet in height from the ground to the eaves. For any building over 9 feet in height from grown to the eaves, side yards shall be increased 1 foot for each 3 feet of height above 9 feet.									

5.1.3 Dimensional Standards in Business Districts

All primary and accessory structures in the business zoning districts are subject to the dimensional standards set forth in Table 5.1-3: *Table of Dimensional Standards in the Business Districts*. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1 (Lots), 5.2.2 (Setbacks and Required Yards), 5.2.3 (Height), and 5.2.4 (Bulk).

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Section 5.2 Measurements and Exceptions

TABLE 5.1-3: TABLE OF DIMENSIONAL STANDARDS IN THE BUSINESS ZONING DISTRICTS

DISTRICT AND USE	LOTS		MINIMUM YARDS AND SETBACKS				MAX. HEIGHT (FT)	MAX. LOT COVERAGE (including accessory structures) [1]	MAX. FAR [2]	
	Min. Area (Sq Ft)	Min. Width (Ft)	Front Yard (Ft)	Side Yard (Ft)	Rear Yard (Ft)	Wetland/ Water-course Setback (Ft)				
RIO										
All other Business uses	2 acres	None	20	Combined for 20, no less than 5	15	Sec. 5.2.2(B)	60	45%	.45	
CN										
All other uses	10,000	80	25	30 from residential districts	30 from residential districts	Sec. 5.2.2(B)	35	50%	.50	
CG										
All uses	None	None	25	None	20	Sec. 5.2.2(B)	60	100%	5.0	
CBD										
Multi-family	None	None	25	18 combined, no side less than 7	10, except when adjacent to RIO, RS or RG district, then 20	Sec. 5.2.2(B)	60	100%	4.0	
All other uses	None	None	None	None	None			100%		
CH										
All uses	None	100	25	15	20	Sec. 5.2.2(B)	65	40%	N/A	
ILW										
All uses	None	None	25	20		Sec. 5.2.2(B)	150	60%	N/A	
IH										
All uses	None	None	25	20		Sec. 5.2.2(B)	N/A	60%	N/A	
PD-EC										
	See Section 3.5.3(C)									
PD-TND										
	See Section 3.5.3(B)									
PD-COMM										
	See Section 3.5.3(D)									
NOTES:										

SECTION 5.2 MEASUREMENTS AND EXCEPTIONS

5.2.1 Lots

(A) Definitions/Measurement

(1) Lot Area

Lot area means the amount of land area, measured horizontally, included within the lines of a lot. Public rights-of-way, parks, open space, or schools shall not be included in calculating lot area, except where specifically allowed by these LDRs.

(2) Lot Frontage

Lot frontage means the portion of a lot along a street. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as set out in these LDRs.

(3) Lot Line

Lot lines mean the lines bounding a lot as established by ownership.

(4) Lot Depth

The average horizontal distance between the front and rear lot lines.

(5) Lot Width

The minimum permissible width of a lot as measured horizontally along the front building line.

(6) Lot Types

Lot types mean corner lots, interior lots, reversed frontage lots, and through lots:

- (a) Corner Lot, a parcel of land at the junction of and abutting on two (2) or more intersecting streets.
- (b) Interior Lot, a lot other than a corner lot with only one (1) frontage on a street.
- (c) Through Lot, a lot other than a corner lot with frontage on more than one (1) street. Through lots abutting two streets may be referred to as double frontage lots.
- (d) Reversed Frontage Lot, a lot on which the frontage is at right angles or approximately right angles (interior angle less than 135 degrees) to the general pattern in the area. A reversed frontage lot may also be a corner lot, an interior lot, or a through lot.

(B) General Lot Requirements

(1) Minimum Lot Dimensions

Any lot that is developed shall meet the minimum lot area, width, and coverage standards established in Sections 5.1.1, *Dimensional Standards in the Conservation and Agricultural Districts*, 5.1.2, *Dimensional Standards in Residential Districts*, and 5.1.3, *Dimensional Standards in Business Districts*, for the zoning district in which it is located, except as otherwise established by these LDRs for particular uses.

(2) Erection of More Than One Principal Structure on a Platted Lot

Whenever any land is subdivided, a building permit for the construction of a building or other principal structure (excluding commercial buildings under common ownership or unified control) shall not be issued unless the land is subdivided pursuant to the procedures and standards of these LDRs.

(3) Lots Divided By District Lines

Whenever a single lot is located within two or more different zoning districts, each portion of that lot shall be subject to all the regulations applicable to the district in which it is located.

5.2.2 Setbacks and Required Yards

(A) Definitions/Measurement

(1) Building Line

Building line means the rear edge of any required front yard or the rear edge of any required setback line.

(2) Building Front Yard Setback Line

Building front yard setback line means the rear edge of any required front yard as specified within these LDRs.

(3) Right-of-Way

Right-of-way means land dedicated, deeded, used, or to be used for a street, road, alley, pedestrian way, crosswalk, bikeway, drainage facility, or other public uses, wherein the owner gives up rights to the land so long as it is being or will be used for the dedicated purpose. Right-of-way also is a land measurement term, meaning the distance between lot property lines which generally contain not only the street pavement, but also the sidewalk, grass area, and underground or aboveground utilities.

(4) Setback

Physical distance which serves to minimize the effects of development activity from a structure or natural resource, and for which it may be necessary to restrict activities for the area; or the physical distance between structure and the property line.

(5) Wetland

Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. The delineation of wetlands has been defined by the uniform statewide methodology adopted by the Florida Department of Environmental Protection and Water Management Districts as outlined in Rule 62-340, Florida Administrative Code, as the rule exists on (adoption date). The City shall not be limited by the threshold or connection requirements utilized by these agencies for purposes other than delineation. Standards for wetlands classification can be found in the current City of Dade City Comprehensive Plan Conservation Element policies 1.6.2 through 1.6.4. Wetland buffers can be found in Policy 1.6.5 Dade City Comprehensive Plan, Conservation Element.

(6) Watercourse

Watercourse means any natural or artificial channel, ditch, canal, stream, river, creek, waterway or wetland through which water flows in a definite direction, either continuously or intermittently and which has a definite channel, bed, bank, or other discrete boundary. Surface water setbacks shall be established by the DRC.

(7) Yard

Yard means a required area unoccupied and unobstructed from the ground upward, provided however, that fences, walls, poles, posts, and other customary yard accessories, ornaments, and furniture may be permitted in any yard, subject to height limitations and requirements limiting obstruction of visibility.

(8) Yard, Front

(a) General

Front yard means a yard extending between side lot lines across the front of a lot adjoining a street.

(b) Through Lots

In the case of through lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages. Where one of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the DRC may waive the requirement for the normal front yard and substitute a special yard requirement that shall not exceed the average of the yards provided on adjacent lots.

(c) *Corner Lots*

In the case of corner lots and reverse frontage lots, a front yard of the required depth shall be provided on both frontages.

(9) *Yard Front; Depth Required*

Front yard; depth required, means an area measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost point of the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such rounding.

(10) *Yard, Side*

The required open space extending from the side of any building to the side lot line, throughout the entire depth of the building.

(11) *Yard, Side; Depth Required*

Side yard; depth required means an area measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

(12) *Yard, Rear*

Rear yard means a yard extending across the rear of the lot between inner side yard lines. In the case of through lots and corner lots, there will be no rear yards, but only front and side yards.

(13) *Yard, Rear; Depth Required*

Rear yard depth required means an area measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the rear lot line.

(14) *Yard, Waterfront*

Waterfront yard means a yard measured from and parallel to the mean high water mark of the lake, stream, or other watercourse on which the lot is located.

(B) *General Setback Requirements*

(1) *Setback from Wetlands and Watercourses*

(a) *Wetlands Setbacks*

The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland shall be created as established by Policy 1.6.5, Comprehensive Plan Conservation Element. Buffer setbacks shall be no less than 30 feet for Class I and Class II wetlands.

(b) *Surface Water Setbacks*

The City shall require buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and shall be no less than twenty five feet.

(2) *Special Right-Of-Way Requirements*

(a) *Arterial and Collector Roads*

For all new arterial and collector roads, extra right-of-way, as provided within the Florida Department of Transportation *Bicycle Facilities Planning and Design Handbook*, shall be provided for integrated or parallel bicycle ways or lanes.

(b) *Setback from Collector and Arterial Roads*

All new structures shall provide a minimum setback of 75 feet as measured from the center line of the right-of-way for new or realigned collector or arterial roads.

(3) Accessory Use Locations

Accessory uses and structures shall meet the requirements specified in Section 4.4.2(E), *Location of Accessory Buildings, Structures, or Vehicles*.

(4) Fences Walls and Hedges

Notwithstanding other provisions of these LDRs, fences, walls, and hedges may be permitted in any required yard or along the edge of any yard; provided that no solid fence, solid wall, or hedge located within the required front yard shall constitute an obstruction to visibility as defined by the clear vision triangle.

(5) Sight Triangles

Uses and structures shall be setback in accordance with the standards in Section 7.2.6: *Visibility Clearance*.

5.2.3 Height

(A) Definition/Measurement

(1) Building Height

Height of building means the vertical distance measured from the finished floor elevation of a building to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof, to the mean height level between eaves and ridge of gable, hip, cone, gambrel and shed roofs.

(2) Exclusions from Height Limitations

The height limitations included in Sections 5.1.1 through 5.1.3 do not apply to spires, belfries, cupolas, antennae, water tanks, ventilators, chimneys, elevator shaft enclosures, airport control towers, observation towers, or other appurtenances usually required to be placed above the roof level and, excepting airport control towers and observation towers, not intended for human occupancy; however, the heights of these structures or appurtenances thereto shall not exceed any height limitations prescribed by the Federal Aviation Administration.

(3) Grade

Grade means the level of the finished ground surface immediately adjacent to the exterior walls of a building.

5.2.4 Bulk

(A) Definition/Measurement

(1) Density, Gross Residential

Gross residential density means the number of residential dwelling units permitted per gross acre of land and is determined by dividing the number of units by the total area of land within the boundaries of a lot or parcel including dedicated rights-of-way except as otherwise provided for in these LDRs. In the determination of the number of residential units to be permitted on a specific parcel of land, a fractional unit shall not entitle the applicant to additional units.

(2) Density, Net Residential

Net residential density means the total number of dwelling units on a particular tract or parcel of land, not taking into account lands used for open space, rights-of-way, or other non-buildable areas of the tract or parcel.

(3) Lot Coverage

Lot coverage means the percentage of the lot covered by buildings and all other impervious surfaces including accessory structures, patios, decks, accessory dwelling units and sheds. It is calculated by dividing the square footage of all

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buildings and impervious surfaces, as measured from the outside of the structures at ground level, by the lot area.

(4) Floor Area

Floor area means, except as may be otherwise indicated in relation to particular districts and uses, the sum of the gross horizontal areas of the several floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, excluding attic areas with a headroom of less than seven feet, unenclosed stairs or fire escapes, elevator structures, cooling towers, areas devoted to air conditioning, ventilating or heating or other building machinery and equipment, parking structures and basement space where the ceiling is not more than 48 inches above the general finished and graded level of the adjacent part of the lot.

(5) Floor Area Ratio

Floor area ratio means the ratio of floor area to the size of the lot.