

PART II - CODE OF ORDINANCES

Chapter 58 - ZONING

ARTICLE II. - ZONING DISTRICTS

DIVISION 6. - R1-10 RESIDENCE DISTRICT

***DIVISION 6. - R1-10 RESIDENCE DISTRICT***

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**Sec. 58-171. - District purpose.**

The R1-10 district is a single-family residence district.

(Comp. Dev. Code 1990, § 7-4-4(A); Code 1994, § 102-171)

**Sec. 58-172. - Uses permitted.**

In the R1-10 district, no building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following:

- (1) Single-family residences.
- (2) Accessory structures which are incidental to and customarily associated with the uses permitted in this district.

(Comp. Dev. Code 1990, § 7-4-4(B); Code 1994, § 102-172)

**Sec. 58-173. - Conditional uses.**

Conditional uses in the R1-10 district are:

- (1) Guest units in conformance with [section 56-91](#)
- (2) Recreational facilities as listed in [section 56-94](#)

(Comp. Dev. Code 1990, § 7-4-4(C); Code 1994, § 102-173; Ord. No. 01-9152, § 1, 4-18-2001)

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**Sec. 58-174. - Minimum lot area.**

Minimum lot area in the R1-10 district is 10,000 square feet.

(Comp. Dev. Code 1990, § 7-4-4(D); Code 1994, § 102-174)

**Sec. 58-175. - Minimum lot width.**

Minimum lot width in the R1-10 district is as follows:

(1) Corner lots: 87½ feet.

(2) Interior lots: 75 feet.

(Comp. Dev. Code 1990, § 7-4-4(E); Code 1994, § 102-175)

**Sec. 58-176. - Minimum yards.**

Minimum yards in the R1-10 district are as follows:

(1) Front yard: 30 feet.

(2) Side yard: 7½ feet. This side yard applies to the first 15 feet of vertical height measured from the greater of:

a. The FEMA 1st habitable floor height requirement;

b. 18 inches above the state department of environmental protection requirement for the 1st habitable floor structural support;

c. 18 inches above the elevation of the average crown of the adjacent roads; or

d. The average natural grade.

Additional height must remain within a 12:12 slope beyond the initial setback.

(3) Rear yard: 25 feet.

a. Rear yards abutting a public alley may be reduced to 15 feet for garages and carports that have direct vehicular access from the alley or utility sheds not exceeding 100 square feet in area.

b. Unroofed pools or pools enclosed only with open mesh screening may be located in rear yard setback areas but may not be closer than 15 feet to any rear lot line, provided that no pool or pool enclosure shall be placed within a utility or drainage easement.

(4) On lots which front on more than 1 street, 1 of the front yards may be reduced to 25 feet. The property owner may choose which setback to reduce, subject to the approval of the city manager.

(Comp. Dev. Code 1990, § 7-4-4(F); Code 1994, § 102-176)

**Sec. 58-177. - Minimum floor area.**

Minimum floor area in the R1-10 district is as follows:

(1) 1-story buildings: 1,200 square feet.

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(2) 2-story buildings: 1,600 square feet.

(Comp. Dev. Code 1990, § 7-4-4(G); Code 1994, § 102-177)

**Sec. 58-178. - Maximum height.**

Maximum height of structures in the R1-10 district is 30 feet, measured from the greater of:

- (1) The FEMA 1st habitable floor height requirement;
- (2) 18 inches above the state department of environmental protection requirement for the 1st habitable floor structural support;
- (3) 18 inches above the elevation of the average crown of the adjacent roads; or
- (4) The average natural grade (natural contours of a land area generally unaltered by human intervention).

(Comp. Dev. Code 1990, § 7-4-4(H); Code 1994, § 102-178)

**Sec. 58-179. - Minimum off-street parking.**

Minimum off-street parking in the R1-10 district is 1 space per residence, located within the permitted building area.

(Comp. Dev. Code 1990, § 7-4-4(I); Code 1994, § 102-179)

**Sec. 58-180. - Maximum building area.**

- (a) For purposes of this section, building area includes that portion of lot coverage which is the sum total of all lot area covered by roof and which is enclosed by walls or other enclosure system. Mesh screening shall not be considered a wall or enclosure system.
- (b) Building area is calculated as the area within the outermost perimeter of the enclosing walls or enclosure system.
- (c) Maximum building area in the R1-10 district is as follows:

Lot Size Increment or Portion (increment in square feet)	Maximum Building Area (percentage of lot area)
First 5,000	<a href="#">48</a>
Next 5,000	<a href="#">35</a>
Next 10,000	24

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Next 30,000	20
Next 50,000	15
Thereafter	10

(Comp. Dev. Code 1990, § 7-4-4(J); Code 1994, § 102-180)

**Secs. 58-181—58-200. - Reserved.**

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DIVISION 7. - RECREATIONAL VEHICLE STORAGE OVERLAY DISTRICT (RVSOD)

***DIVISION 7. - RECREATIONAL VEHICLE STORAGE OVERLAY DISTRICT (RVSOD)***

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[Sec. 58-1167. - Storage of recreational vehicle in rear yard area of waterfront properties.](#)

[Sec. 58-1168. - Storage of recreational vehicle in rear yard area of corner lot properties abutting an alley.](#)

**Sec. 58-1161. - District purpose.**

The purpose of this division is to provide standards for storage of recreational vehicles on residential properties.

(Code 1994, § 102-1096; Ord. No. 99-8681, § 1, 10-20-1999)

**Sec. 58-1162. - District applicability.**

The regulations provided in this division shall be applied as an overlay district on a neighborhood-by-neighborhood basis. Areas with such restrictions will be designated on the zoning map as RVSOD (i.e., R1-10, RVSOD). A rezoning will be required to designate an area as RVSOD.

(Code 1994, § 102-1097; Ord. No. 99-8681, § 1, 10-20-1999)

**Sec. 58-1163. - "Recreational vehicle" defined.**

For purposes of this division, recreational vehicles include, but are not limited to, boats/vessels, personal watercraft, motor homes, campers, travel trailers, off-road vehicles (including swamp buggies, race cars, all-terrain vehicles, and other vehicles not intended for or licensed for use on public streets), and other vehicles which require transport by means of a trailer or other towing device.

(Code 1994, § 102-1098; Ord. No. 99-8681, § 1, 10-20-1999)

**Sec. 58-1164. - Storage of recreational vehicle in open carport.**

A recreational vehicle shall not be stored in an open carport. Recreational vehicles may be stored in an enclosed carport or garage, provided that the carport or garage is enclosed on all sides by a structural wall or door.

(Code 1994, § 102-1099; Ord. No. 99-8681, § 1, 10-20-1999)

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DIVISION 7. - RECREATIONAL VEHICLE STORAGE OVERLAY DISTRICT (RVSOD)

**Sec. 58-1165. - Storage of recreational vehicle in front yard area.**

A recreational vehicle shall not be stored in a front yard area. The term "front yard area" is defined as any yard that faces a street or the Gulf of Mexico and shall include the entire portion of a lot between the principal building and the corresponding front property line.

(Code 1994, § 102-1100; Ord. No. 99-8681, § 1, 10-20-1999)

**Sec. 58-1166. - Storage of recreational vehicle in side yard area.**

A recreational vehicle shall not be stored in a side yard area. For the purposes of this section, the term "side yard area" shall mean the entire portion of a lot between the principal building and the corresponding side property line.

(Code 1994, § 102-1101; Ord. No. 99-8681, § 1, 10-20-1999)

**Sec. 58-1167. - Storage of recreational vehicle in rear yard area of waterfront properties.**

A recreational vehicle shall not be stored in a rear yard area of a waterfront property. For the purposes of this section, the term "rear yard area" shall mean the entire portion of a lot between the principal building and the corresponding rear property line. Boats/vessels and personal watercraft may be hung on davits at the bulkhead or landward of the bulkhead.

(Code 1994, § 102-1102; Ord. No. 99-8681, § 1, 10-20-1999)

**Sec. 58-1168. - Storage of recreational vehicle in rear yard area of corner lot properties abutting an alley.**

A recreational vehicle shall not be stored in a "rear yard area" on corner lot properties abutting an alley. For the purposes of this section, the term "rear yard area" shall mean the entire portion of a lot between the principal building and the corresponding rear property line.

(Code 1994, § 102-1103; Ord. No. 99-8681, § 1, 10-20-1999)