

## Medium Density Residential District

Table 2-303. "MDR" District Flexible Standard Development Standards							
Use	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Min. Setbacks (ft.)			Max. Height (ft.)	Min. Off-Street Parking
			Front	Side	Rear(1)		
Accessory Dwelling Unit	3,000	30	n/a	0-5	5	Attached 30-40	0-1/unit
						Detached 15-20	
Detached Dwellings	3,000-5,000	30-50	15-25	0-5	5	30-40	2/unit

(1) The Building Code may require the rear setback on a waterfront lot to be at least 18 feet from a seawall.

### Flexibility criteria:

#### A. Accessory dwelling unit.

1. Accessory dwelling units shall not exceed 750 square feet or 50 percent of the gross floor area of the principal detached dwelling, whichever is less.
2. A parcel of land with conforming density shall be permitted one accessory dwelling unit.
3. *Design Standards.*
  - a. The accessory dwelling unit shall be constructed with a consistent architectural style as the principal detached dwelling.
  - b. Detached accessory dwelling units shall be constructed with similar architectural features as the principal detached dwelling, including window style, paint scheme, and roof design.
  - c. A shipping container may be utilized as a detached accessory dwelling unit, provided it fully complies with the Florida Building Code and is architecturally treated using windows, doors, cladding, porches, and/or decks to provide a residential appearance, as determined by the Community Development Coordinator.
  - d. Entrances to attached accessory dwelling units shall not be visible from the street.
4. The location of an accessory dwelling unit shall be subject to Section 3-203.A.
5. The height of a detached accessory dwelling unit shall be subject to Section 3-203.D.
6. *Setbacks.*
  - a. Attached accessory dwelling units shall meet the principal detached dwelling setbacks.
  - b. Detached accessory dwelling units shall meet the setbacks established in Table 2-303.
  - c. Flexibility for the side and rear setbacks may be approved if the unit is buffered with landscape material and/or fences to minimize impacts to adjacent properties.

7. Either the principal detached dwelling or accessory dwelling unit shall be occupied by the property owner.
8. One legal on-street parking space may be substituted in lieu of the required off-street parking space as determined by the City Engineer.

### **Section 3-202. – Exemptions.**

- A. For the purpose of calculating the gross floor area of the principal use as set forth in Section 3-203.C., the floor area of any attached garage or carport shall be included.
- B. A detached two-car garage that is accessory to a detached dwelling shall be exempt from the size limitations set forth in Section 3-203.C., provided there is no other garage located on the site.
- C. Garden centers shall be exempt from the size limitations set forth in Section 3-203.C.
- D. Swimming pools shall be exempt from the size limitations set forth in Section 3-203.C.
- E. A screen enclosure around a swimming pool shall be exempt from the maximum height requirement set forth in Section 3-203.D., with the limitation that it not exceed the height of the principal structure.
- F. Picnic tables, sheds, water pumps, etc., that are accessory to a community garden shall be exempt from the location requirement set forth in Section 3-203.A.
- G. Recreation equipment, including but not limited to: play apparatus, swing sets, slides, sandboxes, play houses and basketball hoops shall be exempt from the location requirement set forth in Section 3-203.A., as well as the size limitations set forth in Section 3-203.C. All such recreation equipment, however, must still meet applicable setbacks.
- I. Accessory dwelling units shall be exempt from the standards in this Article, with the exception of Sections 3-203.A and 3-203.D and shall comply with the applicable standards in Article 2, Zoning Districts, for the zoning district in which it is located.

### **Section 8-102. Definitions.**

*Dwelling unit, accessory* means a secondary dwelling unit that exists either within the same structure, or on the same lot as a detached dwelling or nonresidential use. Mobile homes and recreational vehicles shall not be used as accessory dwelling units.