

## ***Research First Before Dividing Property!***

Any lot within a plat of record as of the effective date of this Ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Ordinance are satisfied.

## ***Building Height***

No Building or structure shall exceed fifty (50) feet, above the required minimum finished floor elevation exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided for antennas in Section 2.10.01 of the Land Development Code.

Santa Rosa County

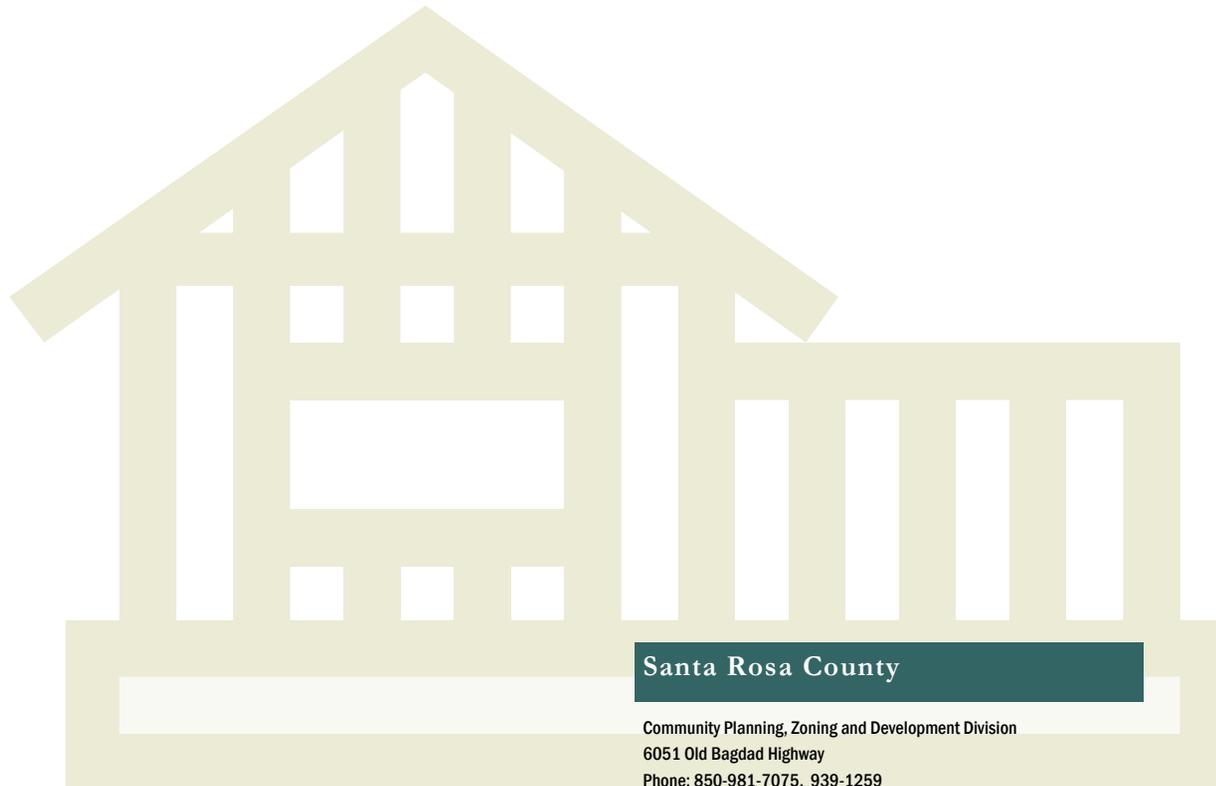
## **MEDIUM HIGH DENSITY RESIDENTIAL (R3) ZONING DISTRICT**

(EFFECTIVE APRIL 1, 2004)  
(MODIFIED NOVEMBER 13, 2008)  
(MODIFIED MARCH 15, 2013)

**Research done today, could save you  
time and money.**

**The information provided in this  
brochure is extracted from the  
Santa Rosa County Land Develop-  
ment Code; however, it is the  
responsibility of the applicant to  
contact the Planning and Zoning  
Division to discuss land use issues  
when a change is desired. This  
brochure is only to be used as an  
overall help tool for the general  
public.**

**Note: Land Development Code  
is subject to change.**



Santa Rosa County

Community Planning, Zoning and Development Division  
6051 Old Bagdad Highway  
Phone: 850-981-7075, 939-1259  
Fax: 850-983-9874  
Email: [planning-zoning@santarosa.fl.gov](mailto:planning-zoning@santarosa.fl.gov)

## *Purpose*

Purpose: This district is designated to provide suitable areas for medium to high density residential development where sufficient urban services and facilities are available or will be prior to development, or where the extension of such services and facilities will be physically and economically facilitated. It is the intent of these regulations to permit single and two family structures and multiple family structures within the density range as defined in the district regulations subject to the density range as defined in the district regulations subject to the required provision for open space within the project parcel.

The purpose of this Section is to exclude from this district all buildings and other structures and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in these regulations. Commercial activities shall be classified as conditional uses since such activities may be compatibly integrated into some highly accessible areas within the district where specified performance criteria may be satisfied. However, commercial activities may not be compatible in other areas where the prevailing densities and scale of development in the immediate vicinity are less intensive, the subject site is less accessible to major streets and intersections, or where development of such site for commercial activities would generate undue congestion, adversely impact natural systems or otherwise burden existing public service systems or adjacent and surrounding properties.

## *Permitted Uses*

In this district a building or premises may be used only for the following purposes: detached single family, zero lot line, patio homes, cluster homes, duplexes, group homes, attached and detached multiple family residential structures and accessory structures and facilities. Mobile homes are prohibited.

## *Density*

For residential development, property in this district may be developed, at the option of the owner, to a maximum eighteen (18) units per acre.

## *Lot Size*

The minimum width of any lot used for one (1) or two (2) family dwelling units shall be fifty (50) feet when measured at the minimum front setback line. The minimum width of any lot or project parcel used for a multiple family dwelling shall be one hundred (100) feet when measured at the street right-of-way line when measured from front lot corner to front lot corner. Zero lot-line, patio, and cluster homes shall provide a minimum forty (40) foot wide lot at the street right-of-way line when measured from front lot corner to front lot corner. Zero lot-line, patio home, and cluster home sites shall provide a minimum four thousand (4,000) square foot lot size for lots which are created through metes and bounds subdivision. There shall be no minimum lot size for zero lot-line, patio home, or cluster home lots which are created through the platting process. In all cases, the minimum lot width shall be maintained through the rear of the residential structure.

The minimum lot width on dead end cul-de-sac lots shall not be less than forty (40) feet when measured at the top of the arc of the street right-of-way line. For one (1) and two (2) family dwelling units, the lot width of a cul-de-sac lot shall not be less than fifty (50) feet when measured at the top of the arc at the minimum front setback line. The minimum width shall be maintained through the rear of the residential structure.

Existing lots of record at the time of the adoption of this ordinance or amendments thereto which contain less lot area or width than is required in this district may be used for multiple-dwelling purposes, but may not exceed a gross density than would be allowed in the zoning district.

## *Minimum Required Setbacks*

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D) of the Land Development Code shall be as follows:

- a. Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
- b. Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of the Land Development Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: Except as provided in Section 4.03.03 (B)(2)(b) of the Land Development Code, no building or structure shall have a setback less than fifteen (15) feet from any street, unless the front yard is located on the perimeter of a project, in which case the setback shall be twenty-five (25) feet.

The front yard setback of a lot or project parcel developed for multiple family or office use in the R-3 district and separated by a street from a single family district shall have no parking or other paved surface except for access driveways or sidewalks leading to a structure on the premises and such driveways and sidewalks shall be located generally perpendicular to the street lot line.

3. Side Setback: Except as provided for in Section 2.10.04 of the Land Development Code, individual dwelling units on individual lots shall have a side building setback of ten percent (10%) of the lot width when measured at the minimum front setback to a maximum of fifteen (15) feet. For project parcels or multi-family projects the minimum side building setback shall be ten (10) feet. Zero lot line, patio, and cluster homes shall have one side building setback of at least ten percent (10%) of the lot width.

4. Rear Setback: Every lot or project parcel shall have a rear building setback of not less than ten (10) feet in depth, unless the rear yard is located on the perimeter of a project, in which case the setback shall be twenty-five (25) feet. The setback requirement shall apply to that area within twenty-five (25) feet of the common lot line. See Section 2.10.03 of the Land Development Code for exceptions.

Where a multifamily residential use abuts a single-family residential district or use, there shall be a building setback from said single-family residential district or use of twice the height of the proposed building.