

## *Research First Before Dividing Property!*

Any land, recorded plot, or a 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 Regulations of Santa Rosa County, Florida, have been met.

## *Building Height*

No building or structure shall exceed thirty-five (35) feet above the required minimum finished floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.01 of the Land Development Code.

Santa Rosa County

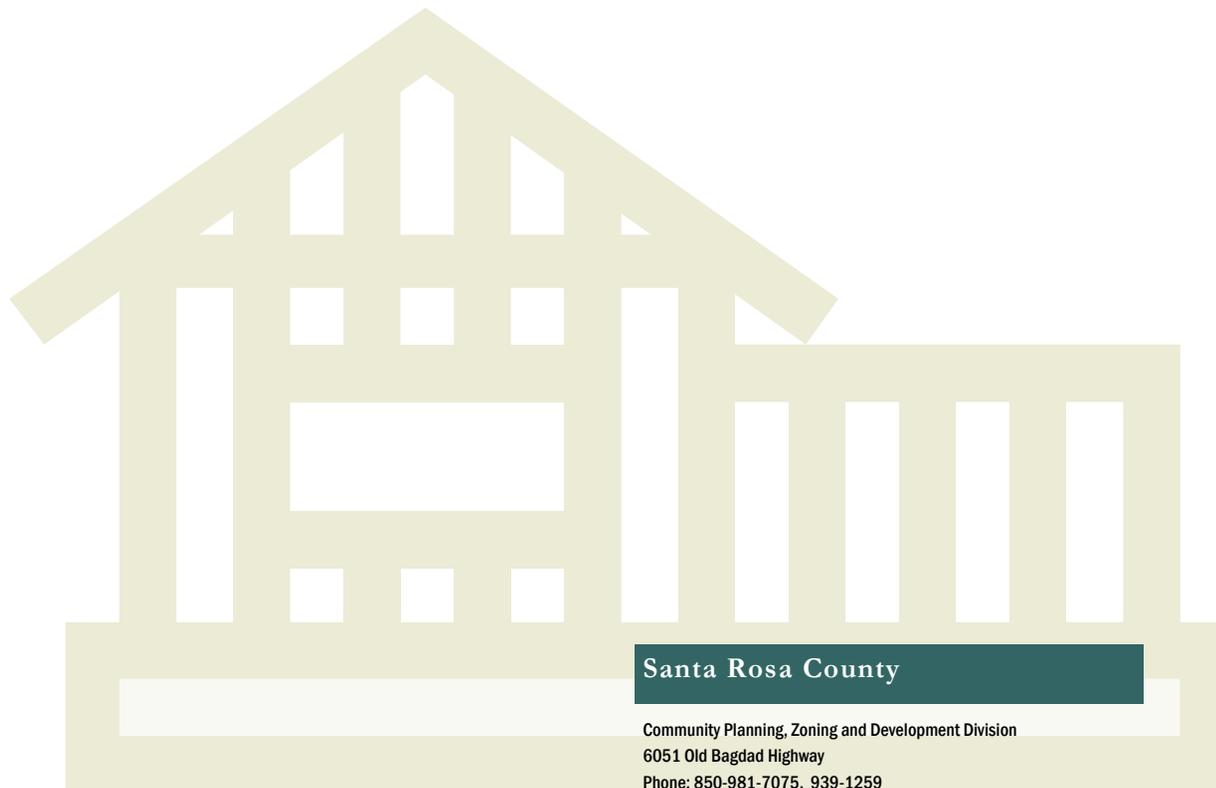
## ESTATE RESIDENTIAL (ER) ZONING DISTRICT

(EFFECTIVE APRIL 1, 2004)  
(MODIFIED NOVEMBER 13, 2008)  
(MODIFIED MARCH 18, 2013)

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

**The information provided in this  
brochure is extracted from the  
Santa Rosa County Land  
Development 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*

This district is designed to provide suitable areas for large lot residential development. This district will be characterized by a single family detached structure and such other structures as are accessory thereto. This district also may include, as specifically provided for in these regulations, conditional uses for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with a rural residential environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities.

It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this Ordinance.

## *Permitted Uses*

In this district as a permitted use a building or premises may be used only for the following purposes: Detached single family residential structures and accessory structures and facilities.

## *Density*

For residential development, property may be developed at the option of the owner, to a maximum of one (1) dwelling unit per one (1) acre.

## *Lot Size*

The minimum width of any lot used for single family dwelling units shall be seventy (70) feet when measured at the minimum front setback line (front yard). The minimum width shall be maintained through the rear of the residential structure. The minimum width at the street right of way shall not be less than fifty (50) feet. The total square footage shall not be less than 43,560. The minimum lot width may be reduced on dead end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arc of the street right of way line. The lot width of a cul-de-sac lot shall not be less than seventy (70) feet when measured at the bottom (chord) of the arc of the minimum front setback line. The minimum width shall be maintained through the rear of the residential structure. The total square footage shall not be less than 43,560.

## *Livestock*

The keeping of livestock or fowl shall not be permitted in the Estate Residential 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) and Section 2.10.02 of the Land Development Code, there shall be a front building setback on every lot of not less than twenty-five (25) feet.

3. Side Setback: There shall be a side building setback on each side of every main building of not less than ten (10) percent of the lot width when measured at the minimum front setback line to a maximum of fifteen (15) feet. For irregularly shaped lots and lots fronting on cul-de-sacs and curves, the side building setback shall be ten (10) percent of the average of the street frontage width and the rear lot line length. Modifications to this requirement shall be in accordance with Section 2.10.04 of the Land Development Code.

4. Rear Setback: There shall be a rear building setback on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.03 of the Land Development Code.