

Highlands County Code of Ordinances Land Development Regulations (2020)

Section 12.05.201 EU, Estates District

- A. Intent.** The EU estate district is intended to be single-family residential area, ranging from low to medium population density with minimum lot area.
- B. Permitted principal uses and structures in this district are:**
1. One-family dwelling. Single-family dwelling or a modular home not including a mobile home. (Ord. No. 07-08-32 § 7)
 2. Community residential homes licensed by the Florida Department of Health and Rehabilitative Services having six or fewer residents which otherwise meet the definition of a "community residential home" as that term is defined in F.S. Ch. 419, provided that such community homes shall not be located within a radius of 1,000 feet of another existing community residential home with six or fewer residents. (See Definition# 55B) (Ord No. 05-06-05 § 13; Ord. No. 05-06-30 § 13)
 3. Home occupations, as allowed pursuant to section 12.08.109 such as any occupation or profession carried on by a member of the family residing on the premises. There shall be no exterior advertising of such home occupation, other than a nameplate, not exceeding one square foot in area, or any display that will indicate from the exterior that the building is used for any purpose other than that of a dwelling and there shall not be kept thereon any stock in trade and provided that such home occupation is incidental to the main use of the building as a dwelling. (Ord. No. 07-08-32 § 7; Ord. No. 13-14-02 § 7)
 4. Recreation buildings and facilities, playgrounds, play fields, parks and beaches, owned and operated by federal, state, county or municipal governments.
 5. Existing cemetery, crematory or mausoleum.
 6. Existing railroad right-of-way, not including switching, freight or storage tracts, yards, buildings or maintenance structures.
 7. Publicly owned or operated library, art gallery or museum.
 8. Central wastewater treatment and water treatment facilities serving a single development. (Ord. No. 16-17-17 § 38; Ord. No. 19-20-09 § 12)

9. Schools, public and private (see in definitions # 263). (Ord. No. 06-07-37 § 6)
10. One guesthouse as an accessory to a principal dwelling, provided that the owner shall sign an agreement that such guesthouse will not be used for rental purposes. (Ord. No. 19-20-09 § 13)

C. Permitted accessory uses and structures in this district shall be uses accessory to any of the permitted uses when located on the same lot, and not involving conduct of any business, trade, occupation or profession, except a home occupation as allowed in section 12.08.109. (Ord. No. 07-08-32 § 8; Ord. No. 13-14-02 § 8)

D. Special exceptions. Permissible in this district by the BOA after public hearing and subject to the appropriate conditions and safeguards are:

1. Public utility facilities. (Ord. No. 16-17-17 § 39)
2. Educational, recreational and social centers not operated for profit and intended to serve the surrounding neighborhood.
3. Churches.
4. Reserved. (Ord. No. 16-17-17 § 39)
5. Golf course, not including miniature golf course or practice driving tee, providing lot comprises at least 100 acres of land in one parcel and any accessory parking area, building or structure is located not less than 100 feet from any residentially zoned property which is not a part of the plat.
6. Open parking lots accessory only to the permitted uses either as a first permitted use or by special exception in the district in which the special exception is being sought.
7. Reserved. (Ord. No. 19-20-09 § 14)
8. The keeping or pasturing of hoofed animals, fowl, or livestock, as an ancillary use to a permitted use, and subject to the appropriate conditions and safeguards pertaining to setbacks from property lines and dwellings under separate ownership, number and type of hoofed animals, fowl, or livestock, to be kept which shall be set at the public hearing. Such setbacks for structures shall be not less than otherwise allowed in that district without a zoning variance. (Ord. No. 19-20-09 § 14)
9. Central wastewater and water treatment facilities serving more than one development. (Ord. No. 16-17-17 § 39; Ord. No. 19-20-09 § 14)

E. Minimum lot requirements.

1. When located in an area mapped for low density residential use on the Comprehensive Plan Future Land Use Map, the minimum lot requirements in the EU district shall be 20,000 square feet minimum lot area and 100 feet minimum lot frontage; or
2. When located in an area mapped for General Agriculture use on the Comprehensive Plan Future Land Use Map, the minimum lot requirements in the EU district shall be five acres or greater minimum lot area and 100 feet minimum lot frontage for all parcels except those described in paragraph 3. of this subsection; or
3. Parcels that are one acre or greater, have 100 feet of frontage, and are created pursuant to the family homestead provisions of the Florida Statutes and zoning regulations must meet the requirements of section 12.05.200(N) of this Code.

F. Maximum lot coverage. Maximum lot coverage by all buildings in this district shall be 50 percent. (Ord No. 05-06-05 § 14; Ord. No. 05-06-30 § 14; Ord. No. 13-14-02 § 8; Ord. No. 16-17-17 § 40)

G. Minimum yard requirements. The depth of front and rear yards, width of side yards for a residence in this district shall be:

1. **Front:** 35 feet, minimum.
2. **Side:** Ten feet, minimum.
3. **Rear:** 25 feet, minimum.
4. **Corner:** 15 feet, side street, minimum.

H. Maximum height of structures. Maximum height of structures shall be as follows:

1. **Residence.** No dwelling shall exceed 35 feet in height, except as provided in Section 12.05.302. See definition of Height of buildings in Section 12.02.104.
2. **Permitted non residence.** Same, except that with approval of BOA, maximum height may be 50 feet if BOA shall find such action will not injure surrounding property and accords with spirit and purpose of this chapter. Exceptions as provided in Section 12.05.302 may apply. See definition of Height of buildings in Section 12.02.104. (Ord. No. 09-10-03 § 2)

I. Permitted nonresidential structures or uses in this district shall be subject to the following yard requirements:

1. **Front:** 35 feet (except accessory buildings, structures or uses).

2. **Side:** 20 feet, with increase in minimum of one foot for each two feet of height of structure in excess of 20 feet (except accessory buildings, structures or uses).
 3. **Rear:** 25 feet (except accessory buildings, structures or uses).
 4. **Corner:** 25 feet.
- J. Minimum floor areas** in this district shall be 1,000 square feet excluding carports, porches, patios, storage and utility. (Ord. No. 19-20-09 § 15)
- K. Limitations on signs shall apply in this district as follows:** No signs intended to be read from off the premises, except:
1. One non-illuminated wall or ground sign not over six square feet in area, advertising sale or rental of property upon which the sign is located.
 2. One non-illuminated wall or ground sign not over two square feet in area to prohibit trespassing, for safety or caution.
 3. On a lot containing permitted, nonresidential use other than an accessory use, one identification wall sign not over 12 square feet in area and one bulletin sign not over 32 square feet in area on each side street.
 4. Two soft lighted illuminated subdivision identification signs and two non-illuminated project signs on a subdivision under development to advertise the sale of lots or new houses, each having an area not over 128 square feet, provided such subdivision has an area of at least three acres.
 5. No animated, roof or projecting type signs permitted. Overall height of any ground sign not to exceed four feet above the ground, except that bulletin sign or subdivision sign may extend a maximum height of 12 feet above the ground.
 6. One temporary construction project ground sign, not to exceed 32 square feet of area, on each street side on which lot abuts, such sign not to be closer than 15 feet to any property line, not to be erected more than 60 days prior to beginning actual construction and to be removed upon completion of construction. If construction is not begun within 60 days after sign is erected or if construction shall not be continuously and actively prosecuted to completion, sign shall be removed.
 7. Neon-type signs prohibited.

8. Strip lighting prohibited.
9. Signs shall have a minimum setback of 15 feet from the front property line, provided that all other setback requirements are met; (Ord. No. 16-17-17 § 41)
10. All signage must be located entirely within the property of the applicant; and (Ord. No. 16-17-17 § 41)
11. No sign shall be placed that would obstruct the visibility of pedestrians or motorists, or that would minimize or restrict access to adjoining properties. (Ord. No. 16-17-17 § 41)

L. Limitations on uses. The following limitations on uses apply in this district:

1. Central wastewater treatment facilities or structures or water treatment facilities or structures shall conform to the standards contained in section 12.08.131. (Ord. No. 16-17-17 § 42)
2. All central potable water facilities shall comply with all applicable federal and state laws, rules, and regulations, including permitting requirements. (Ord. No. 05-06-05 § 15; Ord. No. 05-06-30 § 15; Ord. No. 16-17-17 § 42; Ord. No. 19-20-09 § 16)

(Ord. No. 99-18 § 23) (Res. of 8-18-70, § 5 (sched. EU); Ord. No. 90-02; Ord. No. 93-15, §§ 19-21; Ord. No. 94-4, §§ 9, 10; Ord. No. 96-10, § 1; Ord. No. 96-30, § 5; Ord. 98-04 §4; Ord. 98-22 § 2, Ord. 99-3, § 4; Ord. No. 99-18 §§ 4, 23 Ord. No. 00-01-11 §11; Ord. No. 00-01-25 § 6)(Ord. No. 03-04-1)(Old Sec. 12-83) (Ord. No. 05-06-05, §§ 13--15; Ord. No. 05-06-30, §§ 13--15; Ord. No. 06-07-37, § 6; Ord. No. 07-08-32, §§ 7, 8; Ord. No. 09-10-03 § 2; Ord. No. 16-17-17 § 38-42; Ord. No. 19-20-09 § 12-16)

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