

Highlands County Code of Ordinances Land Development Regulations (2020)

Section 12.05.210. R-1A residential district.

- A. Intent.** The R-1A residential district is intended to be single-family residential area, medium population density with minimum lot area.
- B. Permitted principal uses and structures are as follows:**
1. Any use permitted in EU district, except for a guesthouse. (Ord. No. 19-20-09 § 17)
 2. Central wastewater treatment and water treatment facilities serving a single development. (Ord. No. 16-17-17 § 43; Ord. No. 19-20-09 § 17)
 3. Schools, public and private (see definitions in # 263). (Ord. No. 06-07-37 § 7)
- C. Permitted accessory uses and structures.** Permitted accessory uses and structures in this district shall be accessory uses and structures when located on the same lot and not involving the conduct of any business, trade, occupation or profession, except as permitted in the EU district.
- D. Special exceptions.** Permissible in this district by the BOA after public hearing and subject to appropriate conditions and safeguards are:
1. Any special exception in EU district except the following:
 - a. The keeping or pasturing of livestock or animals, and
 - b. Central wastewater and water treatment facilities serving more than one development.
 2. Unattached 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. 16-17-17 § 44; Ord. No. 19-20-09 § 18)
- E. Minimum lot requirements** in regard to area and width, in this district are 10,000 square feet lot area; minimum 80-foot frontage.
- F. Maximum lot coverage by all buildings.** The maximum lot coverage by all buildings in this district shall be 50 percent. (Ord. No. 05-06-05 § 16; Ord. No. 05-06-30 § 16; Ord. No. 13-14-02 § 9; Ord. No. 16-17-17 § 45)

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

1. **Front:** 25 feet.
2. **Side:** Seven and one-half feet.
3. **Rear:** 25 feet.
4. **Corner:** 15 feet side street setback.

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 nonresidential:** Same as EU Estate District. (Ord. No. 09-10-03 § 3)

I. Permitted nonresidential structure or use yards. Yards of permitted nonresidential structures or uses in this district shall be subject to the same requirements as for the EU district.

J. Minimum floor area in this district shall be 1,000 square feet excluding carports, porches, patios, storage, and utility rooms. (Ord. No. 19-20-09 § 19)

K. Limitation on signs shall apply in this district. No signs intended to be read from off the premises, except:

1. Same as EU district.

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 § 46)
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 § 17; Ord No. 05-06-30 § 17; Ord. No. 16-17-17 § 46; Ord. No. 19-20-09 § 20)

(Res. of 8-18-70, § 5 (sched. R-1A); Ord. No. 90-02; Ord. No. 91-11, § 2; Ord. No. 93-15, §§ 22, 24; Ord. No. 94-4, § 11; Ord. No. 99-18 §§ 5, 24, 43 Ord No. 00-01-11 §12; Ord No. 00-01-25 § 7) (Ord No. 03-04-1)(Old Sec. 12-84) (Ord. No. 05-06-05 §§ 16, 17; Ord. No. 05-06-30, §§ 16, 17; Ord. No. 06-07-37, § 7; Ord. No. 09-10-03 § 3; Ord. No. 16-17-17 § 43--46; Ord. No. 19-20-09 § 17-20)

Section 12.05.211. R-1 residential district.

Regulations for the R-1 residential district shall be the same as the R-1A district, except the minimum floor area shall be 750 square feet with same exclusions.

(Res. of 8-18-70, § 5 (sched. R-1)(Ord No. 03-04-1) (Old Sec. 12-85) (Ord. No. 05-06-05)

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