

ZONING

119 Attachment 2

Village of Florida

**Table 2. Dimensional Standards
[Adopted 5-3-2023 by L.L. No. 1-2023]**

District/Use	Minimum Lot Area		Lot Width	Lot Depth	Front Yard	Side Yard one/both	Rear Yard (feet)	Livable Floor Area/ Dwelling Unit (square feet)	Maximum Lot Coverage (%)	Buildable Height	
	Total (square feet)	Per Dwelling Unit (square feet)								Number of Stories	Feet
R-1 Residential One-Family	20,000	20,000	100 ¹	125	30	18/45	30	1,000	30	2.5	35
R-2 Residential One- and Two-Family	10,000	5,000	80 ¹	100	25	12/30	30	750	35		
RR Rural Residential	40,000	40,000	150 ¹	200	40	20/50	50	1,000	30		
RA Residential Annexation	80,000	80,000	200 ¹	250	65	40/80	65	1,000	15		
RO Residence/Office											
Residential Uses	10,000	5,000	50	100	25	12/30	30	1000	50	2.5	35
Commercial Uses		N/A	80	100	25	12 ²	10 ²	N/A	50		
CS Central Shopping	10,000	N/A	25	—	—	— ²	— ²	N/A	N/A	2.5	35
GC General Commercial	43,560	N/A	150	100	25	15 ²	25 ²	N/A	35	2.5	35
IP Industrial Park	43,560	N/A	150	200	50	20 ²	30 ²	N/A	30	2.5	40
MR Multifamily Residential											
Multifamily Units ³											
Efficiency (1 habitable room)	5 ac	3,500	150	150	40	30/60	30	600	35	2.5	35
One-bedroom (2 habitable rooms)		4,000						600			
Two-bedroom (3 habitable rooms)		5,000						800			
Three-bedroom (4 or more habitable rooms)		6,000						1000			

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	Total (square feet)	Per Dwelling Unit (square feet)								Number of Stories	Feet
Attached Single-Family											
One-bedroom (2 habitable rooms)	5 ac	4,800	22 ⁴	100	30	— ⁴	35	600	35	2.5	35
Two-bedroom (3 habitable rooms)		6,800						800			
Three-bedroom (4 habitable rooms)		10,500						1,000			
ECO											
Environmental Conservation Overlay											
Single-Family	Pursuant to the underlying zoning district, § 119-11, and cluster subdivision requirements § 119-15 as applicable										
Two-Family	Pursuant to the underlying zoning district, § 119-10 or § 119-15 as applicable										
Attached Single-Family	Pursuant to the underlying zoning district, § 119-10 or § 119-15 as applicable		22 ⁴	100	30	— ⁴	35	800	20	2.5	35
Senior Multifamily	Maximum 5 units/acre		150	150	40	30/60	30	800	20	2.5	35

¹ See § 119-8H for existing small lots in all residence districts.

² Yards for lots within 25 feet of a residence district boundary (feet) shall be required as follows:

- RO district = 12 feet side; 5 feet rear
- CS district = 10 feet side; 5 feet rear
- GC district = 15 feet side; 25 feet rear
- IP district = 30 feet side; 30 feet rear

³ Does not apply multifamily conversions in CS district; see § 119-43B(17) for special use requirements.

⁴ All end row attached single-family or townhouse-style dwelling shall have a minimum side yard of at least 15 feet. Attached dwellings shall have a minimum building width of 20 feet.