

Sec. 104-36.3. Neighborhood Residential (NR) zoning district.

The purpose of this zoning district is to provide areas for the preservation or development of the historic, traditional, and walkable neighborhoods of the city that include single-family detached and some Missing Middle housing. Missing Middle housing types typical for this district include Duplexes and Cottage Courts. These standards implement key provisions of the Strategic Vision established as part of the City’s Long Term Recovery Plan.

The Florida Department of Transportation (FDOT) has adopted a context classification system to plan and design streets in greater harmony with the surrounding land use characteristics. Streets that pass through Neighborhood Residential areas should have a C4 (Urban General) classification.

A. The following bulk regulations shall apply to property zoned Neighborhood Residential (NR):

1. The **impervious surface ratio (ISR)** shall be no greater than **0.60 (or 60%)** of the total parcel area.
2. The **maximum building footprint** per building shall be 4,000 square feet. An exception is made for civic uses including houses of worship and schools.
3. **Height:** All structures shall have a maximum height limitation of 2 stories plus an attic story.
 - i. Building Heights shall exclude habitable attics and below grade parking.
 - ii. Stories may not exceed 12 feet in height from finished floor to finished ceiling.
 - iii. Heights shall be measured to the eave of the roof or roof deck (if flat).
 - iv. The first finished floor in residential buildings shall be raised a minimum of 24” above the highest adjacent sidewalk grade.
4. **Setbacks:**
 - i. Setbacks shall be as summarized in Table 104-36.3.A.
 - ii. Porches may extend up to 10 feet into setbacks provided they are at least 8 feet deep. Partial walls, screened areas, and railing on porches that extend into the setback may be no higher than 42 inches.
5. **Minimum lot requirements:**
 - i. Minimum lot width of 40’ for square, rectangle, and corner lots.
 - ii. There is no minimum lot size requirement.



TABLE 104-36.3.A: Neighborhood Residential Setbacks

Building Location	
Front and Side/Street Setbacks	7’ min / 20’ max
Side/Mid-Block	5’ min / no max
Rear Setback (primary building)	15’ min / no max
Rear/Side Setback (accessory building)	3’ min / no max

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B. The following uses are allowed in the Neighborhood Residential (NR) zoning district. All other uses are prohibited:

1. Single-family detached dwellings.
2. Duplex; up to 2 units attached.
3. Cottage Courts that meet the following conditions:
 - i. Maximum cottage footprint of 800 square feet per building.
 - ii. Maximum cottage height of one story plus an attic story.
 - iii. The central court shall be a green space not more than 1/3rd paved, and at least 20' in width (parallel to the street) and 40' in depth (perpendicular to the street).
3. One Accessory Dwelling Unit (ADU) is allowed per lot.
4. Public and private schools grades K-12.
5. Public or noncommercial private recreation.
6. Accessory uses or structures as set forth in Chapter 110.
7. Public utilities customarily found in residential areas.
8. Family day care homes pursuant to Section 125.0109, Florida Statutes.
9. Bed and Breakfast Inns.
10. Neighborhood Corner Stores are permitted with the following conditions:
 - i. Neighborhood Corner Stores can be either a primary or accessory small-scale neighborhood-oriented commercial use such as a café, barber, salon, professional office, or convenience retail.
 - ii. Neighborhood Corner Stores shall be allowed only on corner lots. No more than one corner store is allowed at an intersection.
 - iii. The maximum setback for a Neighborhood Corner Store is 10 feet from both streets with a minimum setback of 5 feet.
 - iv. Neighborhood Corner Store buildings are subject to Design Standards as specified in Sec. 105-15.
 - v. Off-street parking for a Neighborhood Corner Store is discouraged as they are intended to serve

the needs of the surrounding neighborhood within walking distance; no minimum parking spaces are required. If off-street parking is provided, the Parking Setback requirements of the Neighborhood General district shall apply.

C. Additional Requirements.

1. Administrative Exceptions: The Development Services Director shall have authority to grant exceptions to certain specific standards of the NR zoning district as follows:

- i. The Setback and Frontage Occupancy requirements of Sec. 104-36.3.A may be waived where development envisioned by the code is not feasible due to irregularly-shaped parcels or environmental constraints (such as flood plain, wetland areas, or existing trees); for building reuse where requirements are incompatible with the existing structure; or for civic uses including schools and houses of worship.
2. Parking shall be provided as specified in Chapter 108.
3. Development shall conform to the landscaping and buffering requirements as specified in Chapter 107.

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