

Section 23.3-4. Inclusionary as to Permitted Use.

The intent of this chapter is that it be "inclusionary." That is, principal uses, accessory uses, and conditional uses specifically stated for each zoning district shall be the only uses permitted. Any use proposed within any given zoning district which is not a stated use or use type within said district is expressly prohibited. Questions of whether a use is of a type listed shall be interpreted by either the Planning and Zoning Board or the Historic Resources Preservation Board, but no use variance shall be approved.

Division 2. Residential Districts

Section 23.3-7. SF-R - Single-Family Residential.

a) *Intent.* The "SF-R Single-Family Residential District" is intended primarily to permit development of one (1) single-family structure per lot. Provision is made for a limited number of nonresidential uses for the convenience of residents. These nonresidential uses are compatible by reason of their nature and limited frequency of occurrence with an overall single-family residential character. The "SF-R Single-Family Residential District" implements the "single-family residential" land use category of the Lake Worth Comprehensive Plan.

b) *Use restrictions.* Uses permitted by right and as either administrative or conditional uses shall be subject to the applicable provisions of Article 4, Development Standards. Refer to Permitted Use Table at Section 23.3-6 for a list of types of uses and specific uses.

1. Principal uses permitted by right.
 - A. One (1) single-family structure on any platted lot of record.
 - B. Essential services.
 - C. Community residences for not more than six residents, subject to regulations as set forth in Article 4, Development Standards.
2. Principal uses permitted as either administrative or conditional uses.
 - A. Cemeteries, public and private.
 - B. Bed and Breakfast Inns.
 - C. Places of worship.
 - D. Light utility facilities.
 - E. Public indoor neighborhood recreation and service facilities.
 - F. Public outdoor neighborhood recreation
 - G. Schools, elementary.
 - H. Schools, intermediate and secondary, offering courses in general and vocational education but not offering courses which involve the regular use of heavy equipment out of doors.
3. Accessory uses permitted by right.
 - A. Garages.
 - B. Boat docks and boat lifts.
 - C. Home occupations.
4. Accessory uses permitted as either administrative or conditional uses.
 - A. Day care centers and nursery school uses accessory to places of worship.

B. Any use accessory to and customarily incidental to a principal use permitted as either an administrative or conditional use.

c) *Development regulations for uses permitted by right.*

Lot Area	7,500 sq. ft	
	Max density 7 dwelling units per gross acre or 43,560 sq. ft., minimum of 6,225 sq. ft. per unit.	
Lot Width	75 ft.	
Height	Primary	30 ft. (Two Stories)
	Accessory	24 ft. (Two Stories)
Setback	Front	20 ft.
	Rear	15 ft. or 10% of lot depth for primary structures, whichever is less.
		5 ft. for accessory structures.
	Side	10 % lot width, minimum of 3 ft. up to a minimum of 10 ft. for lots over 100 ft. in width.
		Two story buildings shall be set back a minimum of 5 ft.
Roof overhangs not to exceed more than 2 ft.		
Bonus Height	N/A	
Living Area	800 sq. ft.	
Accessory Structure Limitations	The total area for accessory structures is limited to 40% of the principal structure area or 1,000 sq. ft., whichever is less.	
Impermeable Surface Total	A. Small lot - 60% B. Medium lot – 55% C. Large Lot – 50%	
Maximum Lot Coverage for all Buildings	A. Lots up to 4,999 sq. ft. (small lot) – 40% B. Lots 5,000 sq. ft. to 7,499 sq. ft. (medium lot) – 35% C. Lots over 7,500 sq. ft. (Large Lot) – 30%	
Maximum Wall Heights at Side	Lots less than 50 ft. in width – 14 ft. wall height at 3'-0" setback up to 18 ft. wall height at 5'-0" setback.	

Setback	Lots between 50 ft. and 100 ft. in width – 18 ft wall height at 5'-0" setback up to 23 ft. wall height at 10'-0" setback.
	Lots over 100 ft. in width – 23 ft. wall height at 10 ft. setback.
	For each additional foot of side setback an additional 1'-0" of wall height is allowed to a maximum of 30'-0".
Floor Area Ratio (F.A.R.) Limitations	Maximum F.A.R. is 0.60.
	The F.A.R. shall be 0.55 for lots up to 4,999 sq. ft.; 0.50 for lots between 5,000 sq. ft. and 7,499 sq. ft.; and 0.45 for lots 7,500 sq. ft. and greater.
	An additional 0.05 of F.A.R. may be granted for a LEED certified or Florida Green building.

1. Minimum lot dimensions:
 - A. Lot area: seventy five hundred (7,500) square feet.
 - B. Lot width: seventy five (75) feet.
2. Maximum height of buildings:
 - A. Principal buildings: thirty (30) feet in height and not to exceed two (2) stories.
 - B. Garages and other accessory buildings: twenty four (24) feet not to exceed two (2) stories.
3. Minimum setbacks:
 - A. Minimum front setback: twenty (20) feet.
 - B. Minimum side setback:
 - (1) Ten percent (10%) of lot width, with a minimum of three (3) feet up to a minimum of ten (10) feet for lots over 100 ft in width.
 - (2) Two-story buildings shall have side set back of five (5) ft minimum.
 - (3) Roof overhangs shall not project more than two (2) feet into the setback.
 - C. Minimum rear setback:
 - (1) Fifteen (15) feet or ten percent (10%) of lot depth, whichever is less.
 - (2) Five (5) feet for accessory structures.
4. Minimum facilities and living area per dwelling unit: Each dwelling unit shall contain at least a living room, kitchen, bedroom and bathroom, and shall have a minimum living area of eight hundred (800) square feet.
5. Maximum impermeable surface for entire lot: The maximum impermeable surface shall be:
 - A. Sixty percent (60 %) of the lots up to 4,999 sq. ft.;
 - B. Fifty five percent (55%) for lots between 5,000 sq. ft. and 7,499 sq. ft.; and
 - C. Fifty percent (50%) for lots 7,500 sq. ft. and greater.

D. Provided however that the lesser of nine hundred (900) square feet or seventy five percent (75%) of the front yard area shall remain pervious and be landscaped.

6. Maximum impermeable surface for all structures: The maximum impermeable surface shall be:
 - A. Forty percent (40%) for lots up to 4,999 sq. ft.;
 - B. Thirty five percent (35%) for lots between 5,000 sq. ft. and 7,499 sq. ft.; and
 - C. Thirty percent (30%) for lots 7,500 sq. ft. and greater.
7. Floor Area Ratio (F.A.R.) limitations: Maximum F.A.R. is 0.60. The F.A.R. shall be:
 - A. 0.55 for lots up to 4,999 sq. ft.;
 - B. 0.50 for lots between 5,000 sq. ft. and 7,499 sq. ft.; and
 - C. 0.45 for lots 7,500 sq. ft. and greater.
 - D. An additional 0.05 of F.A.R. shall be granted for a LEED certified or Florida Green building.
8. Accessory structures. All accessory structures shall not exceed forty percent (40%) of the gross floor area of the principal structure or 1,000 sq. ft. whichever is less, excluding approved prefabricated metal storage buildings totaling no more than 144 square feet.
9. Location of accessory buildings, pools, etc. Accessory buildings, pools and similar structures shall be allowed within the rear or side yards of a double front or corner lot between the main structure and a public street, provided that minimum setbacks are maintained.

d) *Special setbacks and restrictions for uses permitted by right.* The following special setbacks and restrictions are hereby established in these several areas in the SF-R district:

1. South Lakeside Drive: Setback from the street on the east side of South Lakeside Drive from 13th Avenue South, more specifically described as Lot 1, Block 60, Addition No. 1, to 5th Avenue South, further described as Lot 10, Block 5, Addition No. 1, shall not be less than fifty (50) feet from such street and the front of such lots and residences shall be on South Lakeside Drive.
2. South Palmway: All residences constructed or erected on lots or moved onto lots fronting on both South Palmway and South Lakeside Drive shall have dual fronts with a minimum front setback of twenty (20) feet from both South Palmway and South Lakeside Drive, except that the actual front of such residences shall be on South Palmway, and all garages shall be an integral part of the residence.
3. Crestwood and College Park: The side street setback on all lots, regardless of width of lot, shall be a minimum of ten (10) feet. No building or structure shall be built on less street frontage than fifty (50) feet, excepting those corners where two (2) lots were originally platted with an average width of forty (40) feet or more. On such lots the minimum side yard setback shall be five (5) feet and the minimum side street setback shall be ten (10) feet.
4. Worthmore Park: No building or structure shall be built on less street frontage than fifty (50) feet, excepting those corners where two (2) lots were originally platted with an average width of forty (40) feet or more.

5. Blocks E, I, J, and K, North Lake Worth: All residences erected in these blocks shall have dual fronts with a minimum front setback of twenty (20) feet from both North Palmway and North Lakeside Drive, except that the actual front of such residences shall be on North Lakeside Drive, and all garages shall be an integral part of the residence.
6. Lots 1 through 8, Blocks 422, 420, 418, 294 and 360, Townsite: All residences erected on these lots shall face North Lakeside Drive and have a minimum rear setback of twenty (20) feet from Golfview Lane. All garages shall be an integral part of the residence.
7. Lots 9 through 16, Blocks 422, 420, 418, 294 and 360 Townsite: All residences erected on these lots shall have a minimum front setback of twenty five (25) feet from the east property line, and a minimum rear setback of twenty (20) feet from the property line of Golfview Lane. All residences shall have dual fronts with the primary front facing east. All garages shall be an integral part of the residence.

e) *Development regulations for uses permitted by either administrative or conditional use.* The development regulations for uses permitted by either administrative or conditional use shall be pursuant to sections 23.2-28, 23.2-29 and Article 4, Development Standards.