

#### **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.

#### **Section 23.3-8. SF-TF 14 - Single-Family and Two-Family Residential.**

a) *Intent.* The "SF-TF 14 Single-Family and Two-Family Residential District" is intended primarily to permit development of one (1) single-family structure, a single-family primary structure and an accessory dwelling unit, or one (1) two-family structure per lot. Single-family structures are those which provide a dwelling unit for one (1) family or household; an accessory dwelling unit shall not exceed the maximum height or unit size of the primary structure. Two-family structures are those which provide two (2) principal dwelling units, each for occupancy by one (1) family or household. 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 character. The "SF-TF 14 Single-Family and Two-Family Residential District" implements the "Medium-Density Multiple-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 complete list of uses.

1. Principal uses permitted by right.

- A. One (1) single-family structure on any platted lot of record.
- B. One (1) single-family structure and a separate accessory dwelling unit on a platted lot of record, pursuant to Section 23.4-1.
- C. One (1) two-family structure on any platted lot of record which meets the minimum lot area requirements of this section.
- D. Essential services.
- E. Community residences of not more than six residents, subject to regulations set forth in Article 4, Development Standards.

2. Principal uses permitted as either an administrative or conditional use.

- 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 facilities.
- 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.
- I. Transitional parking facilities.
- 3. Accessory uses permitted by right.
  - A. Home occupations.
  - B. Any use accessory to and customarily incidental to a principal use permitted by right.
  - C. Accessory dwelling units to a single family structure where the total habitable square footage does not exceed the habitable square footage of the principal residential use. Property owner must occupy either the primary or accessory dwelling.
- 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	Single family 5,000 sq. ft.	
	Two-family 7,500 sq. ft.	
	Max density 14 dwelling units per gross acre or 43,560 sq. ft., minimum of 3,110 sq. ft. per unit.	
Lot Width	50 ft. minimum for single unit	
	75 ft. minimum for more than one unit	
Height	Primary	30 ft. (Two Stories)
	Accessory	24ft. (Two Stories)
Setback	Front	20 ft.
	Rear	15 ft. or 10% of lot depth for primary structures, 5 ft. for accessory structures
	Side	10% of lot width, minimum of 3 feet 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.
High Rise	N/A	
Living Area	800 sq. ft. first dwelling unit	
	Second dwelling unit shall be equal to or less sq. ft. than first dwelling unit but at least 400 sq. ft.	
Accessory	The total area for accessory structures is	

Structure Limitations	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 Setback	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.
	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:

- (1) Single-family structure: five thousand (5,000) square feet.
- (2) Single-family structure and a separate accessory dwelling unit: seven thousand five hundred (7,500) square feet.
- (3) For two-family structures: seven thousand five hundred (7,500) square feet.

B. Lot width: fifty (50) feet, except as provided for platted 25’ lots in Article 4, Development Standards. For more than one unit 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 and a minimum of ten (10) feet for lots over 100 feet in width.
  - (2). Two-story buildings shall have side set back of five (5) feet 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 residential unit:
  - A. The first dwelling unit on each lot shall contain at least a living room, kitchen, bedroom and bathroom, and shall have a minimum living area of eight hundred (800) square feet.
  - B. The second dwelling unit on each lot shall contain at least a living room, kitchen, bedroom and bathroom, and shall have a minimum living area of four hundred (400) square feet.
  - C. The total habitable square footage of an accessory dwelling unit shall not exceed the habitable square footage of the principal residential use.
- 5. Maximum impermeable surface for entire lot:
  - 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. 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:
  - 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 and side yards of a double front or corner lot between the main structure and a public street, provided that minimum setbacks are maintained.

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