

Sec. 25-280. - District development standard.

The following two (2) tables are the district development standards for active districts within the City of Leesburg. Table 4-2 is for residential districts and Table 4-3 is for nonresidential districts.

Table 4-2

STANDARD	Residential										
	RE-1	R1-A	R-1	R-2				R-3			
Residential	SF	SF	SF	SF	Duple x	Triplex & Town- home	MF	SF	Duple x	Triplex & Town- home	MF
FLU Designation	RLM	RLM	RL	RM	RM	RM	RM			RH	
DENSITY (DU/A)	1	4	8	12	12	12	12	18	18	18	18
LOT DIMENSIO NS (MINIMUM)											
TOTAL LOT AREA (SF)	43,560	10,000	7000	7000	7000	9000	20,000	5000	5,000	7000	9000
LIVING AREA	1,500										
<i>1 Story</i>		1,000	750	750	750	750		750	750	750	
<i>1½ Story</i>		1,400	900	900	900	900		900	900	900	
<i>2 Story</i>		1,500	1100	1100	1100	1100		1100	1100	1100	
<i>Efficiency sq.ft.</i>								350			350

FRONT YARD (ft)	30	25	20	30	30	OTR***	OTR***	0	30	30
SIDE YARD (ft)*	15/5	25/10*	15/0*	15/0*	25/15****	OTR***	OTR***	0/15**	15/5	15/5
REAR YARD (ft)	20	20	15	20	30	OTR***	OTR***	15	20	20
HEIGHT stories/feet	2.5/35	3/40	3/40	3/40	3/40	6/72	3/40***	6/72	6/72	6/72
ISR	80	80	80	80	80	80	70	80/100	80	80
Open Space	20	20	20	20	20	20	30	20	20	20

*The total for both setbacks must be at least the first figure. Total for one (1) side must be at least the second figure.

A zero lot line setback will necessitate a common wall if it conforms to the fire code.

**See section 25-281, CBD District.

***Open to review by planning commission.

****Setback when adjacent to residential districts.

- (1) Supplemental district development standards for required yard setbacks
 - a. *Permitted obstructions and accessory structures in required yard setbacks.* Table 4-4 details the permitted allowances for obstructions in front, side and rear setbacks.

Table 4-4

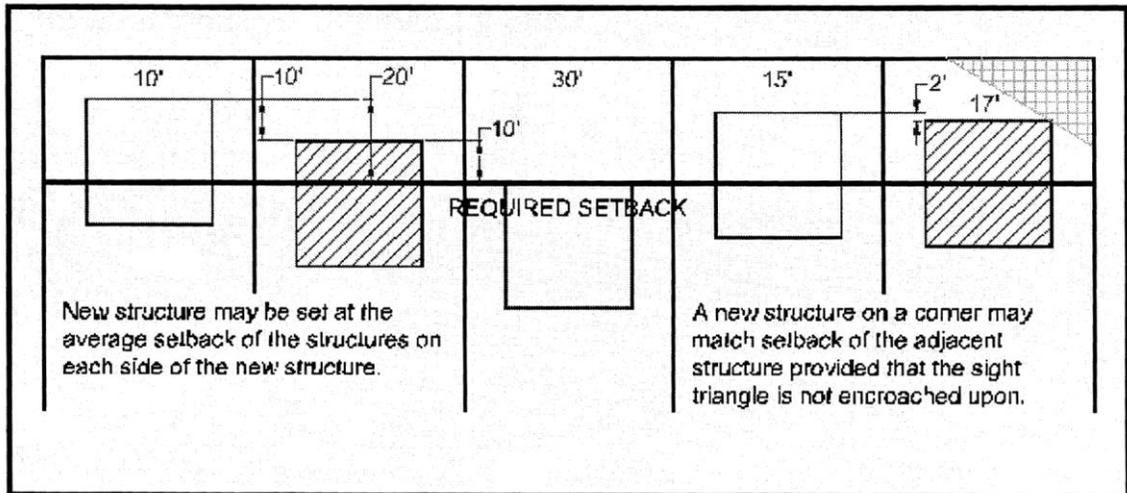
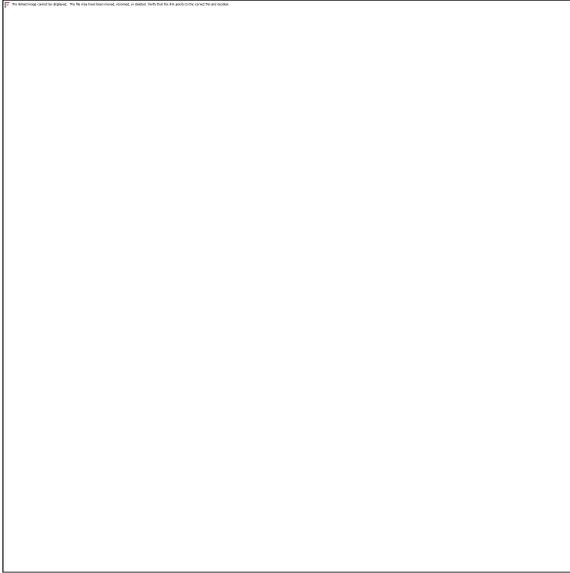
Obstruction	Front (corner)	Side	Rear	Limitations
Air Conditioner	X	X	X	Limitations: 1) Window unit projection one-half (1.5) feet or less into yard
Animal Shelter, Barnes etc.		X	X	Limitations: Must be a distance equal to ten (10) percent of the lot width away from any property line
	X	X	X	a. Limitations: Constructed of open material

Arbor (trellis, pergola, ornamental gate and other similar structures)				b.	Height: Ten (10) feet maximum
				c.	Length: Twenty (20) feet maximum total
Balcony			X	Limitations:	
				1)	Must be open and uncovered
				2)	Projecting no more than four (4) feet into yard
Basketball Pole	X		X	Limitations: Must be a distance equal to ten (10) percent of the lot width away from any property line	
Bay Window	X		X	Limitations:	
				1)	One (1) story bay
				2)	Projecting three (3) feet or less into yard
				3)	Cantilevered
Breezeway			X	Limitations: Provided said connection is open on all sides	
Chimney	X	X	X	Limitations: projecting two (2) feet or less into yard	
Deck			X	a.	Limitations: must be open and uncovered
				b.	Height: not over three (3) feet above the average level of the adjoining ground
Eave	X	X	X	Limitations: Projecting three (3) feet or less into yard	
Fence	X	X	X	a.	Limitations:
				1)	Material (such as barbed wire, electrified, or any matter) that created a system that is inherently dangerous to a pedestrian using the public sidewalks or public rights-of-way is prohibited

				b.	Height
				1)	Three (3) feet maximum in visibility triangle
Fireplace, facing lot line	X		X		Limitations: projecting two (2) feet or less into yard
Flagpole	X	X	X		Limitations: no more than three (3) poles. Height-refer to zoning district
Garage, detached		X	X		Limitations: Must be a distance equal to ten (10) percent of the lot width away from any property line
Garden House			X	a.	Limitations: Storage only
				b.	Height: fifteen (15) feet maximum above it's finished grade
				c.	Area: garden houses shall not exceed two hundred fifty (250) square feet
Gazebo			X	a.	Limitations: Constructed primarily of open sides that may have screens
				b.	Limitations: must be located ten (10) percent of lot width away from rear property line
				c.	Area: shall not exceed two hundred fifty (250) square feet in area
Greenhouse, non-commercial			X	a.	Limitations primarily of glass
				b.	Area: shall not exceed two hundred fifty (250) square feet in area
Garden Pond	X		X	a.	Limitations:
				1)	Must be located ten (10) percent of lot width away from any property line
Porch	X		X	a.	Limitations:

				1)	Must be open sided and shall be permanently roofed over
				2)	First floor porch only, may project up to twenty-five (25) percent into required yard
				3)	Floor area above porch may not be enclosed
Recreational Equipment			X	Limitations: must be located ten (10) percent of lot width away from any property line	
Shed			X	Limitations: must be located ten (10) percent of lot width away from any property line	
Terrace	X		X	Limitations: must be open and uncovered and be located ten (10) percent of lot width away from any property line	

- b. *Corner lots.* The lot line opposite and most distant from the front lot line will be the rear lot line. On a corner lot all yards fronting on a street shall comply with a minimum twenty-foot setback except in RE which must conform to the setback in that district.
- c. *Irregular lots.* The front lot line width of an irregular shaped lot shall not be less than one-half (0.5) the required lot width.
- d. *Front setback averaging.* Structures may be located in accordance with the following diagram in any case where fifty (50) percent or more of the existing structures within the same block or within adjacent blocks if the subject block face is vacant and fronting on the same street as the subject lot have less than the required setback under these regulations. Refer to Chart 4-5.



In no case will a structure which qualifies for this exception be set closer to the front property line that fifteen (15) feet in a residential zone or closer than ten (10) feet in a commercial or industrial zone.

If more than fifty (50) percent of the structures in a block meet the required setback, then the new structure must meet the normal setback or apply for a variation.

(2) Supplemental district development standards for estate density residential (RE-1).

All development adjacent to estate residential lots shall conform to the requirements of one (1) of the following options.

- a. Provide a row of residential housing lots along the perimeter of the property line that abuts estate residential lots that have the same or greater lot width at the property line and have a depth that is a minimum of two-thirds ($2/3$) the width of the lot at the property line.
- b. Provide a buffer of five (5) or ten (10) feet and screening of adjacent lots as follows:
 1. Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy-five (75) percent; or

2. A masonry wall six (6) feet in height and finished on all sides with brick, stone or painted/pigmented stucco; or
3. A solid wooden or PVC fence six (6) feet in height (finished side out); or
4. A berm in combination with 1, 2, or 3 above, to achieve a minimum height of six (6) feet and seventy-five (75) percent opacity at the time of installation; and
5. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

(3) Supplemental district development standards for residential districts.

a. *Cluster development.*

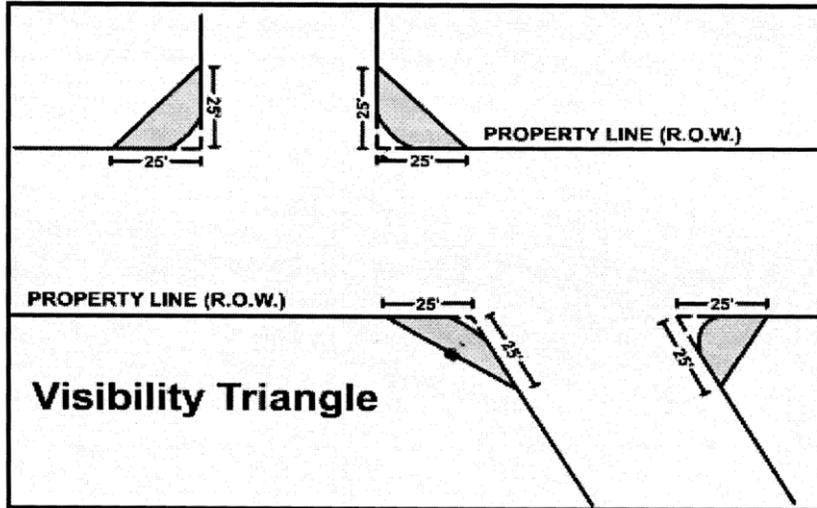
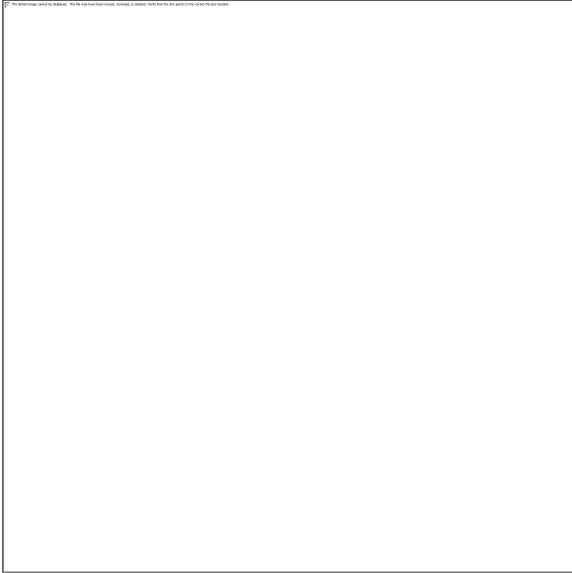
1. The purpose of cluster development is to provide an optional land development procedure which results in the preservation of open space; protection of valuable resources and environmentally sensitive lands, floodplain areas and significant existing tree cover; promotion of more efficient subdivision street and infrastructure networks; and encouragement of a variety of styles or types of residential dwellings while allowing for development where appropriate. Structures are to be concentrated on a portion of the site with the remaining open space reserved as a conservation easement.
2. In order to provide variation in lot size, shape, width, depth and in the building setbacks, cluster development is permitted in the R-districts for single-family dwellings, duplexes and townhouses when developed in accordance with the following standards:
 - i. Area requirements: No minimum area shall be required for a cluster development; however, a minimum of twelve (12) dwelling units shall be required to utilize this option unless approved by the development review committee for fewer units while still meeting the intent of this chapter.
 - ii. Density: The dwelling units within a cluster development shall not exceed the density for the district where located.
 - iii. Minimum yard requirements:

Housing	Front	Side	Rear
Detached single-family	20	7.5	20
Other units	20	5	20
Cluster groups	20	0	25

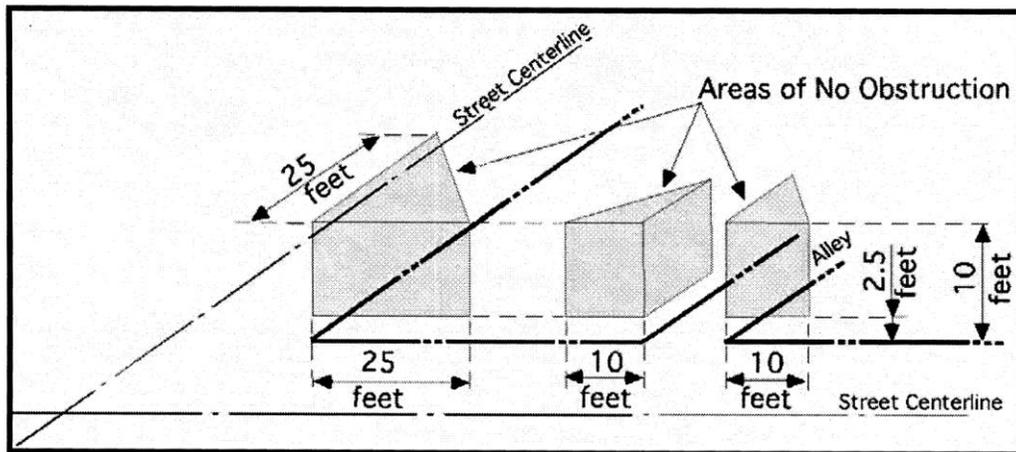
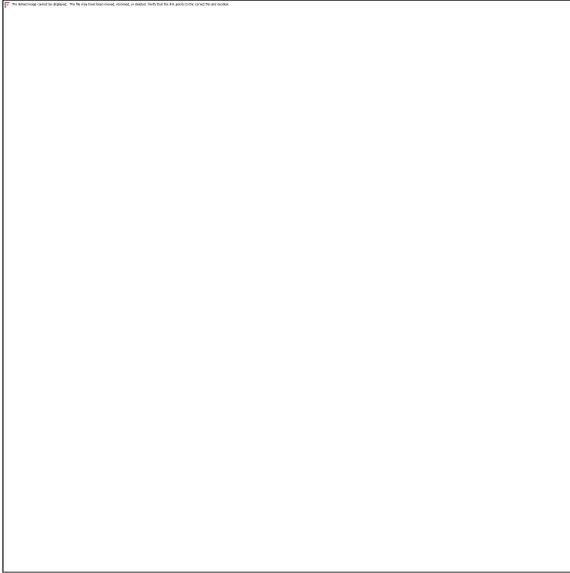
- iv. Off-street parking: Each dwelling unit shall have at least two (2) off-street parking spaces except for elderly restricted communities where a minimum of one and one-half (1½) spaces shall be provided. Parking areas shall be located to the rear of the dwelling unit where possible. The required garage or carport may be used in conjunction with an uncovered parking space to satisfy this requirement.
- v. Side yard setbacks: If a side lot line abuts common open space of at least twenty (20) feet in depth measured across the entire width of the affected lot line, the setback may be reduced to zero feet.

- vi. General requirements.
 - A. No dwelling unit, or any part thereof, shall be located above any other dwelling unit.
 - B. No building shall exceed thirty (30) feet or two and one-half (2½) stories.
 - C. No building shall contain more than six (6) dwelling units.
 - D. No cluster group containing more than two (2) dwelling units shall be within forty (40) feet of any other building.
 - E. All dwelling units within a cluster development shall be connected to municipal sewer and water.
 - F. No building or structure shall be located closer to a perimeter lot line than twice the required side yard of the abutting residential district.
 - G. In order to provide a balance of housing types other than single-family detached dwellings, no one type of housing shall exceed forty (40) percent of the total project.
 - vii. Provision shall be made for ownership, maintenance and control of all open space and/or common areas by a HOA or city approved entity.
 - viii. Open space. Open space in cluster development shall be no less than twenty-five (25) percent of the gross area of the cluster development tract. All open space provided in a cluster development shall meet the following criteria in addition to other requirements of this chapter:
 - A. Open space shall about seventy-five (75) percent of the lots within the subdivision and shall be well distributed throughout the development so as to achieve the requirement herein.
 - B. All open space areas shall be at least forty (40) feet in width, except the open space that is provided around the perimeter of a cluster development. The forty-foot width minimum may be achieved through a combination of common open space and private land disturbing activities.
 - C. All open space shall be linked, either directly or across street rights-of-way with pedestrian crossing designations.
- (4) Supplemental district development standards for nonresidential development.

Visibility triangles are areas which have height restrictions to allow for safe visibility when operating a motor vehicle or bicycle, or for pedestrian movement. At all street intersections, no obstruction to vision shall be within a triangle formed by the point of the intersection and two (2) points, twenty-five (25) feet from the point of intersection along both property lines. No structure or portion of any structure shall be placed or erected; no motor vehicle, trailer or equipment shall be allowed to park, stand, stop or be stored; and no vegetation shall be maintained, planted or allowed to grow in a manner that materially impedes the visibility from a street, alley or driveway of lawfully oncoming traffic from any direction in the intersecting public street, between heights of two and one-half (2½) feet and ten (10) feet, as measured from the pavement edge of the adjacent roadway across triangles. The following diagram shows the required visibility triangles. At a street intersection with an alley, clear vision must be maintained for ten (10) feet across any lot measured from the corner of the property line in both directions.



Visibility at Intersections



(5) *Minor lot splits/lot line deviation.*

- a. *Minor lot splits intent.* The city may approve a minor lot split of a legally created lot that conforms to the requirements of this subsection. A minor lot split shall not be approved within a platted subdivision when such lot split changes the character of the subdivision, or where the lot split increases the density, beyond the general nature of the subdivision. The creation of a flag lot is prohibited.
- b. *Lot line deviation/adjustment intent.*
 1. To reconfigure two (2) or more lots of record or legally created lots each of which currently meet all other sections of these zoning regulations and all requirements of the city comprehensive plan; or
 2. To reconfigure two (2) or more lots of record or legally created lots in order to meet all other sections of the zoning regulations and all requirements of the comprehensive plan or to make each lot more compatible to the zoning regulations and the city comprehensive plan; or
 3. To reconfigure two (2) lots or more of record, either one (1) or all of which are nonconforming lots of records due to setbacks, in order to make them more conforming lots of records.
- c. *Standards.* All minor lot splits shall conform to the following standards:

1. Only two (2) lots may be created per original parcel. The total number of lots created shall include the original parcel.
 2. Each lot shall front on a publicly maintained road and conform to the required minimum lot dimensions for the land use category and zoning district where the lots are located.
 3. If any lot abuts a publicly maintained road that does not conform to the right-of-way specifications provided or adopted by reference in these regulations, the owner shall be encouraged to dedicate the required right-of-way width necessary to meet the minimum design standards.
 4. All other sections of the City Code of Ordinances, and all requirements of the comprehensive plan shall apply.
- d. *Standards.* Lot line deviation/adjustment:
1. A lot line deviation/adjustment may be sought for lots in either platted subdivisions or unrecorded subdivisions where lots are described by metes and bounds or other forms of legal description, provided that each parcel or lot is currently recognized as a lot of record or legally created lot approved by the city.
 2. Access to each lot may not be altered as to the current access for each lot. (i.e. an easement may not be added).
 3. Only abutting lots of records may be reconfigured.
 4. A lot line adjustment shall not be approved within a platted subdivision when such lot line adjustment changes the character of the subdivision, or where the lot line adjustment increases the density, beyond the general nature of the subdivision or the density allowed by the comprehensive plan. The creation of a flag lot is prohibited.
- e. *Initial submittal.* The city shall consider a proposed minor lot split or line deviation upon the submittal of the following materials:
1. An application form provided by the city;
 2. Three (3) signed and sealed surveys of the proposed change;
 3. A statement indicating whether water and/or sanitary sewer service is available to the property;
 4. Required fee;
 5. Soils map;
 6. Aerial photograph;
 7. Property record card; and
 8. Warranty deed for the subject property.
- f. *Review procedure.*
1. The planning and zoning division shall transmit a copy of the application to any other appropriate departments of the city for review and comments.
 2. If the proposed minor change meets the conditions of these regulations and otherwise complies with all applicable laws and ordinances, the planning and zoning division shall approve the change by signing the application form.
- g. *Final submittal.* Prior to final approval, in addition to any other requirements the following shall be required:
1. Legal descriptions and acreage or square footage of the original and proposed lots and a boundary survey showing the intended division prepared by a professional land

surveyor registered in the State of Florida. The survey must show all structures, easements, surface water bodies, flood zones, and wetlands.

- h. *Recordation.* Upon approval of the change, the city shall record the change on the appropriate maps and documents, and shall, at the applicant's expense, record the lot change in the public records.

(6) *Lot regulations.*

- a. *Existing lots of record.* A single-family structure may be constructed on any nonconforming lot in any R-District if lot is less than the minimum area and width and depth required for building lots in the R-District in which it is located, providing the following conditions exist or are met:
 - 1. *Availability of adjacent vacant land.* No structure shall be erected on any nonconforming lot if the owner of said lot owns any adjoining vacant land which would create a conforming lot if said vacant land were combined with the nonconforming lot.
 - 2. *Side yards.* No structure shall be constructed on a nonconforming lot unless it shall have a minimum side yard of five (5) feet to adjacent property or a minimum side yard of fifteen (15) feet where adjacent to any street.
 - 3. *Front and rear yards.* No structure shall be constructed on a nonconforming lot unless it shall have front and rear yards conforming to the minimums required for the R-District in which the lot is located.
- b. *Required area of space cannot be reduced.* The area or dimension of any lot, yard, parking area or other space shall not be reduced to less than the minimum required by this Code except as provided in the LDC; and if already less than the minimum required by this Code, the area or dimension may be continued but shall not be further reduced.

(Ord. No. 04-27, § V(4.14), 5-10-04; Ord. No. 08-62, § I, 7-14-08; Ord. No. 09-48, § I, 9-14-09)