
Sec. 30-84. Conditional uses.

The following uses are permissible as conditional uses in all the residential single-family residential districts (RSF), subject to the standards and procedures established in the LDC:

- (1) Churches and houses of worship.
- (2) Schools, public and private.
- (3) Guesthouses.
 - a. Underlying lot(s) must total one acre (43,560 square feet) or more. The living area of a guesthouse shall not be larger than 40 percent of the air-conditioned, enclosed living area (excluding garages, carports, patios, porches, utility areas and the like) of the principal dwelling.
 - b. A guesthouse shall not be used for commercial purposes, including leasing or renting. Similarly, if a main residence is leased rented, a guesthouse may not be occupied by the property owner.
- (4) Childcare centers and adult day care centers.
- (5) Group care facilities (category I and II) as defined in the land development code.
- (6) Nautical garages which meets the following requirements:
 - a. The nautical garage shall consist of a single cut-in boat slip;
 - b. The nautical garage and cut-in boat slip does not extend into the side yard and front yard setbacks established for residential single-family waterfront homes pursuant to section 30-85(a) of this Code. Seawalls constructed within the above referenced side yard setback will not have any structure, including deadmen and tiebacks below grade or within six foot platted utility easements;
 - c. The nautical garage is located beneath the primary structure of the principal residence. Notwithstanding anything contained in this Code to the contrary, no portion of the nautical garage structure shall be within the residential single-family principal structure rear yard setback dimensional standard set forth in section 30-85(a), however the cut-in boat slip may be within the rear yard setback;
 - d. The nautical garage and cut-in boat slip complies with all federal and state requirements and permits, including, but not limited to the requirements and permits of the state department of environmental protection and the U.S. Army Corps of Engineers; provided, that required federal and state permits need not be obtained prior to issuance of the conditional use but must be obtained before commencement of development of the nautical garage and boat slip cut-in, as required by state law;
 - e. A flushing analysis, utilizing generally accepted hydrodynamic models, of the potential impact of the nautical garage and cut-in boat slip has been performed pursuant to the guidelines of the state department of environmental protection (FDEP), requirements of the state statutes, and a water quality certification under the Clean Water Act, 33 U.S.C. 1341, has been obtained. The flushing analysis shall demonstrate that flushing of the boat slip cut-in or boat basin meets FDEP standards and, requirements of Florida Statutes and the Clean Water Act;
 - f. The nautical garage and cut-in boat slip meets the requirements of section 30-64(3) of this Code, with section 30-64(3)b., to also include navigable ingress and egress from the adjacent waterway(s) and section 30-64(3)d. to include the number of, proximity to and location of the proposed nautical garage and cut-in boat slip to other docking facilities, including other nautical garages and their net impact on the adjacent canals and waterways. All other attributes of the

property, relating to compatibility with adjacent properties and waterways, shall be considered including but not limited to the size of facility, massing, bulk, engineering of the seawall to assure stability; and

- g. The construction of a nautical garage prohibits the property owner's ability to construct any additional boat lifts, docks, or boat docking facilities with the exception of a marginal dock. In the case of property with a nautical garage and a cut-in boat slip, a lift shall not be permitted as part of a marginal dock. All boats docked in the cut-in slip shall be moored totally within the nautical garage.

~~(7) — Recreational vehicle compatible garage as part of the home structure. At the time of conditional use approval, a concept plan must be submitted by the applicant that depicts the garage door width and height based on the size of the recreational vehicle. The concept plan height and width measurements shall be a condition of the approved conditional use.~~

(Ord. No. 01-15, § 4, 9-17-2001; Ord. No. 17-02, § 3, 8-7-2017; Ord. No. 18-09, § 3, 5-21-2018)

Sec. 30-88. Structural and site design guidelines.

Recommended design guidelines have been established to help owners, architects, landscape architects, and builders to become active participants in the development of the community, by encouraging design quality, and by promoting architectural and site design elements that complement and enhance the surrounding built environment. The city shall review and approve all applicable projects for consistency with the following minimum standards. However, in any event, the city may return building plans for revisions where in the city's judgment, the massing, architectural style, roofline, or other features, or site elements are inconsistent with the intent and purpose of these guidelines.

An appeal may be brought within 30 days from rendition by the department to the city planning board for recommendation to city council for those cases that cannot be resolved at staff level. Staff shall describe the areas of concern, inconsistencies, and/or departure(s) from this article.

Fees for this appeal process are outlined in the city fees schedule for the appeal of administrative decision.

(1) *Roofs, general.*

- a. Roof design plays an important role in breaking down the massing of a large residence. By utilizing different roof volumes that correspond with the interior rooms, a larger building is visually broken down into smaller elements.
- b. To avoid massing, roofs shall provide one of the following:
 - 1. Changes in roof pitch or roof plane.
 - 2. Roof pitch of greater than 4:12.
 - 3. A mixture of roof types (i.e., gables and hips).

(2) *Roof composition and detail elements.* The introduction of composition elements such as dormers, cupolas, and other ornamentation is encouraged to customize the mass of individual homes. Generous overhangs, built-up fascia and the use of cornice trim under the soffits adds an additional level of detail to distinguish homes. Building plans shall demonstrate desired roof composition and detail elements, but are not required for building plan approval.

(3) *Walls, general.*

- a. The scale relationship of each building component should relate to the overall massing of the structure.

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- b. Changes in the mass are required on the street side facade of the structure, and encouraged, but not required, on two or more sides of the structure.
- (4) *Windows and doors.*
- a. Windows are one of the major components of the structure and provide definition and the architecture of the residence.
 - 1. New structures shall provide architectural detailing, banding or other trim detail at windows along the front facade.
 - 2. Feature windows, additional banding/trim on other windows, and operable shutters scaled to match the window size are encouraged, but not required for building plan approval.
 - b. The entrance to the home shall be one of the most prominent elements of the facade.
 - 1. Sidelight windows, decorative glass, and transoms add visual interest to the door, and are encouraged, but not required for building plan approval.
- (5) *Garages.*
- a. To further emphasize the subordinate role of the garage area to the total structural mass, one of the following shall be required:
 - 1. The width garage door(s) shall not exceed 45 percent of the front facing facade. The measurement of the 45 percent shall be based on the distance, in linear feet, of the front facing façade;
 - 2. The garage shall be a side-loading garage;
 - 3. The garage shall be setback or set forward a minimum of two feet behind or in front of the plane of the front facade; or
 - 4. ~~No garage door shall exceed ten feet above grade.~~
 - b. To further enhance street appeal, windows on the garage wall facing the street and extra thick (16-inch) walls at the garage opening are encouraged, but not required for building plan approval.
 - c. Garages for recreational vehicles shall be granted by conditional use in the RSF zoning district. Garage door height and width shall be determined as part of the conditional use process.
- (6) *Porches, verandahs, loggias, and balconies.*
- a. These elements are highly encouraged, but not required, and should be designed to take advantage of prevailing breezes, create shade, break down the mass of the structure, and extend indoor living to the outside.
 - b. Elements such as columns with five-inch+ diameters, balconies with decorative support brackets, and porches/loggias/verandahs greater than five feet deep by eight feet in length are encouraged, but not required for building plan approval.
- (7) *Stilt home requirements.*
- a. Additional landscaping shall be provided for stilt home structures that have unenclosed space on any front or side yard.
 - b. The portion of the stilt home not enclosed, excluding the driveway entrance, shall provide vegetative screening at a height of four feet at installation, and shall be maintained at a minimum height of six feet.

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- c. Painted lattice can be utilized to support and enhance the vegetative screening.
- (8) *Driveways.*
- a. Vehicle access facilities shall be constructed as described in section 30-483.
 - b. Vehicle access facilities shall have a minimum setback of 7.5 feet from any property line for front-loading garages or five feet for side-loading garages. The setback is required to facilitate the installation and maintenance of landscape materials.
- (9) *Site drainage.* Site plans shall contain sufficient detail and information to allow for a review of proposed on-site drainage management.
- (10) *Erosion control.*
- a. Site plans shall contain sufficient detail and information to allow for a review of proposed on-site erosion control.
 - b. Appropriate erosion control devices, including property adjacent to seawalls, shall be installed prior to the initiation of construction, and shall be maintained throughout completion of the project.
 - c. Failure to maintain approved erosion control devices shall result in prompt code enforcement action and the suspension of on-site inspections until rectified.
- (11) *Unusual site topography.*
- a. On any lot where the average pre-development grade is greater than 18 inches above or 18 inches below the average crown of the adjacent road, the applicant shall incorporate the abutting right-of-way area into the site plans submitted for review.
 - b. The site plan shall contain sufficient detail of existing and proposed conditions within the abutting right-of-way area to facilitate review of proposed driveways, sidewalks, erosion control, utilities, and other improvements such as stormwater management.

(Ord. No. 01-15, § 8, 9-17-2001; Ord. No. 10-04, § 2.4., 4-19-2010; Ord. No. 16-01, § 2, 1-19-2016; Ord. No. 18-09, § 6, 5-21-2018)