

TRADITIONAL NEIGHBORHOOD (TN)

Notes:

1. A site plan is required prior to the issuance of a building permit (phasing developments must include a phasing plan).
2. No side or rear yard required when adjacent to a canal or body of water.
3. No side yard required for end units that face a street, plaza, or park.
4. Minimum tract size 50 acres.
5. Roofs may overhang zoning setback lines.
6. All utilities shall be placed underground.
7. Alternative street designs must meet design standards established by Institute of Transportation Engineers.
8. Zero lot line houses may have one wall, a minimum of 1 foot from the side property line, and no other side wall or minimum of 7 feet from the other side property line, such that each house side wall is a minimum of 8 feet from the adjacent house side wall.
9. Utility easements and drainage shall be provided as determined by the City Engineer.
10. Unlimited height from the east property line of Stewart Beach and eastward.
11. Permitted Uses:
 - a. Carriage houses, max 600 square feet
 - b. Mixed-use buildings
 - c. Private streets
12. Zoning setbacks may be inconsistent with Building Code. Refer to Building Division to determine final building and fire code setbacks.
13. Any outdoor storage areas accessory to the main use shall be enclosed by a solid masonry or concrete wall, or a wood fence, and shall not be less than 6 feet nor more than 8 feet in height.



Minimum Lot Standards

Area: 1,500 square feet
Width: 24 feet detached; 18 feet for single-family attached
Depth: 0 feet

Setbacks

Front: 0 feet
Side: 5 feet
Rear: 10 feet; 0 feet for commercial

Building Height

Maximum: 60 feet, measured from base flood elevation
Multi-family: 100 feet, measured from based flood elevation

Parking

Single Family: One per dwelling unit
Non-Residential: One space per 300 square feet of floor area
Lodging: Minimum and maximum 1 per unit
*Required parking may be located off-site

Landscaping

Refer to Article 9, Landscaping of the City Land Development Regulations.