



Land Development Regulation – Section 404

Accessory Structures

Purpose:

The purpose of this Standard Operating Procedure (SOP) is to establish a consistent process for identifying, reviewing, and permitting non-habitable structures, Sheds, Accessory buildings and Structures on undeveloped and developed land. **Accessory structures shall conform to the Florida Building code and permitting is required for any size structure unless otherwise stated below.**

SECTION 404. R-1 Single-Family Zones:

1. Allowable Uses. The following uses are allowed in R-1 Zones, all other uses are conditional or prohibited.

h. **One non-habitable structure per undeveloped parcel subject to the following:**

i. The maximum size shall not exceed one-percent (1%) Floor Area Ratio.

ii. **A building permit issued by Building Safety is required for any structure measuring one hundred twenty (120) square feet or greater of gross floor area.**

SECTION 404. R-1 Single-Family Zones:

3. Accessory Uses and Structures. Accessory uses and structures allowed in R-1 zones are as follows. All others are conditional uses or prohibited uses. Accessory uses and structures are allowed only when a principal use or structure exists and can be located only in side or rear yards except in the case of residential docks, piers, and boathouses. Accessory uses may be placed in front of primary uses or structures when the lot is abutting a body of water. Except for fences all accessory uses must be located at least five (5) feet from side and rear property lines. **Accessory uses shall conform to the Florida Building Code where applicable.** (Amended, Ord. No. 22-65, 12-20-22)

a. Unattached garage.

b. Unattached carport.

c. Garage apartment, guesthouse, or domestic quarters.

d. Swimming pool and pool house.

e. **Storage shed/Greenhouse.**

f. Satellite dishes. Unattached satellite dishes or those larger than three (3) feet in diameter are allowed only in rear yards.

g. Amateur radio antennae.

h. Covered or uncovered unattached deck, patio, and athletic court.

i. Residential docks, piers and boat houses will be allowed on undeveloped property without a primary use provided the dock is either exempt from or eligible for and the owner obtains a Noticed General Permit from the Florida Department of Environmental Protection.