
Sec. 5.2.5. Development density standards.

- A. Urban Areas within the ESOZ, New Projects.
- (1) Within 1,000 feet of a waterbody and when an OSTDS or PBTS is used:
 - (a) Lot size - minimum of one acre; and
 - (b) Density - maximum of one dwelling unit per gross acre.
 - (2) Over 1,000 feet from a waterbody when an OSTDS or PBTS is used:
 - (a) Lot size - minimum of one-half acre; and
 - (b) Density - a maximum of two dwelling units per gross acre.
 - (3) When central sewer systems are available and utilized, density may be that of the underlying land use category.
 - (4) No accessory use guest cottage or apartments are permitted unless central sewer systems are utilized.
- B. In Urban Areas within the Lake Weir ESOZ the following densities shall apply:
- (1) Within the area circumscribed as follows: County Road 25, Sunset Harbor Road, Southeast 105th Avenue, Southeast 100th Avenue, Luffman Road and Southeast 115th Avenue, or 1,000 feet from the water boundary setback line of Lake Weir, whichever is farther from Lake Weir; the allowable density shall be one dwelling unit per two gross acres.
 - (a) When centralized sewer is available and utilized, the allowable density shall be three units per gross acre.
 - (b) No accessory use guest cottage or apartment are permitted unless central sewer systems are utilized.
 - (2) For all areas within the Urban Area within the ESOZ which are beyond the above circumscribed area, or exceed 1,000 feet from the water boundary setback line of Lake Weir, the allowable density shall be one dwelling unit per gross acre.
 - (a) When central sewer is available and utilized, the maximum allowable density for this area shall be four dwelling units per gross acre.
 - (b) When central sewer is not available a family guest cottage/apartment is considered a residential unit for density purposes. A family guest cottage/apartment may be permitted where the resulting residential density will remain in compliance with the permitted ESOZ density. The areas of surface waters, wetlands, and flood plains will not be used in density calculations.
- C. Densities of Rural Areas within the ESOZ shall conform to the densities specified in the underlying land use category and underlying zoning classification. When central sewer is not available a family guest cottage/apartment is considered a residential unit for density purposes. One family guest cottage/apartment may be permitted where the resulting residential density will not exceed one unit per two acres. The areas of surface waters, wetlands, and flood plains will not be used in density calculations.
- D. Reduction of Densities. All allowed densities, or intensities of use, or rate of development may be reduced by the Board on properties where adjoining bodies of water have been determined impaired and listed by FDEP.
- E. Non-contiguous parcels of record created on or before January 1, 1992, and under one ownership as of August 11, 1993, that cannot meet the density requirements set forth in this section, will be allowed to construct one dwelling unit per parcel of record if the lot is of buildable size as set forth in this Code. When central sewer is not available a family guest cottage/apartment is considered a residential unit for density

purposes. One family guest cottage/apartment may be permitted where the resulting residential density will not exceed one unit per two acres. The areas of surface waters, wetlands, and flood plains will not be used in density calculations.

(Ord. No. 13-20, § 2, 7-11-2013)