

Indian River County Land Development Regulations
TABLE OF USES AND SIZE AND DIMENSION CRITERIA from Section 911.07. -
Single-family residential districts.

(4) Uses. Uses in the single-family districts are classified as permitted uses, administrative permit uses, and special exception uses. Site plan review shall be required for the construction, alteration and use of all structures and buildings except for single-family dwellings.

Uses	District			
	RS-2	RS-3	RS-6	RT-6
<i>Agricultural</i>				
Noncommercial kennel and animal boarding places	A	A	A	-
Noncommercial nursery and greenhouse	A	A	A	A
Noncommercial stable	A	A	A	A
<i>Residential</i>				
Accessory single-family dwelling unit	A	A	A	A
Small lot single-family subdivision	-	-	A	A
Single-family dwelling	P	P	P	P
SF dwelling (attached)	-	-	-	P
Duplex	-	-	-	P
Guest cottage and servant's quarters	A	A	A	A
Single-family docks and private observation/fishing piers on vacant lots	A	A	A	A
Subdivisions with special side yards	-	-	A	-

Uses	District			
	RS-2	RS-3	RS-6	RT-6
Bed and breakfast	-	-	S	S
<i>Institutional</i>				
Child or adult care facilities	S	S	S	S
Foster care facilities	P	P	P	P
Group home (level I)	-	A	A	A
Adult congregate living facility (8 residents max.)	-	A	A	A
Group home (level II & III)	-	-	-	S
Adult congregate living facility (20 residents max.)	-	-	-	S

Uses	District			
	RS-2	RS-3	RS-6	RT-6
Places of worship	A	A	A	A
Cemeteries	S	S	S	S
<i>Community Service</i>				
Emergency services	A	A	A	A
Educational centers including primary and secondary schools	S	S	S	S
Governmental administrative building	S	S	S	S
Community centers	-	-	S	S
Colleges/universities	S	S	S	S
Libraries	-	-	S	S
<i>Recreation</i>				
Country clubs	S	S	S	S
Golf courses	S	S	S	S
Public parks and playgrounds	A	A	A	A
Private/public docks	S	S	S	S
<i>Utility</i>				
Communications towers (wireless facilities including cell towers)	A ¹	A ¹	A ¹	A ¹
Communications towers (non-wireless facilities including				

Uses	District			
	RS-2	RS-3	RS-6	RT-6
TV and radio broadcast towers)				
Amateur radio (accessory use)				
Less than 80 feet	P	P	P	P
80 feet or taller (see 971.44(4) for special criteria)	S	S	S	S
Commercial				
Up to 70 feet:				
Camouflaged	P	P	P	P
Non-camouflaged	-	-	-	-
70 feet to 150 feet:				
Camouflaged	A	A	A	A
Monopole (minimum of 2 users)	-	-	-	-
Not camouflaged and not monopole	-	-	-	-
Over 150 feet:				
All tower types (see 971.44(1) for special criteria)	-	-	-	-
Limited public and private utilities	S	S	S	S
Public and private utilities heavy	S	S	S	S

P - Permitted use

A - Administrative permit use

S - Special Exception Use

¹ For wireless commercial facilities regulations, see subsection 971.44(5), Section 4 use table.

(7) Size and dimension criteria:

Regulation	Unit	RS-2	RS-3 ¹	RS-6	RT-6
Maximum density	d.u./gr.ac.	2	3	6	6
Minimum lot size ²	square feet				
SF		16,000	12,000	7,000	7,000
Duplex					12,000
Minimum lot width	feet	100	80	70	70
Minimum yard	feet				
Front*		25	25	20	20
Side*		15	15	10	10
Rear*		25	25	20	20
Maximum building height	feet	35	35	35	35
Maximum building coverage ³	percent of lot	25	30	30/40*	35/40*
Minimum open space	percent of lot	40	40	40	40

¹ Nonconforming lots of record lawfully created prior to June 18, 1991 shall meet the RS-6 yard requirements.

² In no case shall the density exceed the maximum permitted gross density.

³ Maximum building coverage for single-story detached single-family homes in RS-6 and RT-6 is forty (40) percent. For purposes of this regulation, single-story homes shall not include any habitable floor area situated more than three (3) feet above the main ground floor elevation. Maximum building coverage for all other types of buildings is thirty (30) percent in RS-6, thirty-five (35) percent in RT-6.

**Note:* A one-foot additional setback is required for every one (1) foot in building height over twenty-five (25) feet in building height. For example, a building or portion of a building that has a thirty-five-foot building height, as defined in the land development regulations, must have an additional ten-foot setback from any adjacent front, side, or rear property line to that portion of the building that exceeds twenty-five (25) feet in building height.

Maximum FAR (Floor Area Ratio):

- Retail trade 0.23 FAR
- Office, business/personal services, recreational, schools, institutional 0.35 FAR
- Industrial, storage, wholesale/distribution, utilities, heavy repair 0.50 FAR