

Indian River County Land Development Regulations

TABLE OF USES 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	-
Bed and breakfast	-	-	S	S

Uses	District			
	RS-2	RS-3	RS-6	RT-6
<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
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>				

Uses	District			
	RS-2	RS-3	RS-6	RT-6
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 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)	-	-	-	-

Uses	District			
	RS-2	RS-3	RS-6	RT-6
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. +