

<i>Regulation</i>	<i>Unit</i>	<i>A-3</i>	<i>A-2</i>	<i>A-1</i>	<i>RFD</i>	<i>RS-1¹</i>
Minimum open space	% of lot	80 ²	80 ²	60 ²	50	50
¹ Nonconforming lots of record lawfully created prior to April 11, 1985 shall meet the RS-6 yard requirements						
Legally created lots of record existing prior to June 18, 1991, in the A-1, A-2, and A-3 districts may be developed for one single-family dwelling each, regardless of density; provided all other regulations and codes are satisfied. These lots must meet requirements of the RS-1 district for the size and dimension criteria.						
² For properties containing manmade bodies of water, the open water area may be excluded entirely from the open space calculation (e.g. excluded from gross area and from open space area credit).						

**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 0.28 FAR
 - Office, business/personal services, recreational, schools, institutional 0.35 FAR
 - Industrial, storage, wholesale/distribution, utilities, heavy repair 0.50 FAR
- (Ord. No. 90-16, § 1, 9-11-90; Ord. No. 91-7, §§ 5, 28, 2-27-91; Ord. No. 91-48, §§ 13, 14, 12-4-91; Ord. No. 92-39, §§ 7, 10, 9-29-92; Ord. No. 93-29, §§ 3C, 11B, 9-7-93; Ord. No. 94-1, §§ 1B, 2B, 1-5-94; Ord. No. 95-10, § 8B, 5-31-95; Ord. No. 96-5, § 1(A), 2-27-96; Ord. No. 97-16, § 3(1), 5-6-97; Ord. No. 97-29, §§ 1, 5(A), 12-16-97; Ord. No. 98-9, § 9, 5-19-98; Ord. No. 2000-004, § 2A, 2-15-00; Ord. No. 2000-026, § 3A, 7-18-00; Ord. No. 2000-038, § 1A, 11-21-00; Ord. No. 2001-033, § 1, 10-23-01; Ord. No. 2002-016, § 1A, 4-2-02; Ord. No. 2002-017, § 1, 4-9-01; Ord. No. 2002-031, § 1A, 11-12-02; Ord. No. 2004-003, § 1, 1-6-04; Ord. No. 2012-016, §§ 4, 7A, 7-10-12)

Section 911.07. Single-family residential districts.

(1) *Purpose and intent.* The single-family districts are established to implement the policies of the Indian River County Comprehensive Plan for managing land designated for residential uses, providing single-family housing opportunities, and ensuring adequate public facilities to meet the needs of residents. These districts are also intended to implement the county's housing policies by providing opportunities for a varied and diverse housing supply.

(2) *Districts established.* The following districts are established to implement the provisions of this code:

- RS-2
- RS-3
- RS-6
- RT-6

(3) *Relationship with land use map.* Single-family districts may be established in the following land use designations:

Regulation	Unit	RS-2	RS-3 ¹	RS-3	RT-6
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-3, 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
- (Ord. No. 90-16, § 1, 9-11-90; Ord. No. 91-48, §§ 15; 16, 12-4-91; Ord. No. 92-39, § 11, 9-29-92; Ord. No. 93-8 § 28, 3-18-93; Ord. No. 93-29, § 5A, 9-7-93; Ord. No. 94-1, §§ 2C, 6B, 9A, 1-5-94; Ord. No. 96-5, § 1(B), 2-27-96; Ord. No. 97-16, § 3(2), 5-6-97; Ord. No. 98-9, §§ 2B, 9, 5-19-98; Ord. No. 2000-004, § 2B, 2-15-00; Ord. No. 2000-026, § 3B, 7-18-00; Ord. No. 2002-016, § 1B, 4-2-02; Ord. No. 2002-031, § 1B, 11-12-02; Ord. No. 2005-030, § 1, 9-6-05; Ord. No. 2010-001, § 1, 1-5-10; Ord. No. 2012-016, §§ 4, 5, 7B, 7-10-12)

Section 911.08. Multiple-family residential districts.

(1) *Purpose and intent.* The multiple-family districts are established to implement the policies of the Indian River County Comprehensive Plan for managing land designated for residential uses, providing opportunities for multifamily residential units and ensuring adequate public facilities to meet the needs of residents. These districts are also intended to implement the county's housing policies by providing opportunities for a varied and diverse housing supply.

(2) *Districts established.* The following districts are established to implement the provisions of this chapter:

- RM-3
- RM-4
- RM-6