

Sec. 158.073. - Single-Family Residential Zoning District (RS-2).

- (A) **Purpose.** The purpose of the single-family residential zoning district (RS-2) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of low-density residential living of an urban character; to designate those uses and services deemed appropriate and proper for location and development within that zoning district; and to establish development standards and provisions as are appropriate to ensure proper development in a low-density residential environment.
- (B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:
- (1) Park or playground, or other public recreation or cultural facility (subject to site plan review);
  - (2) Single-family dwelling;
  - (3) Community residential home [with] six (6) or fewer residents, provided that such homes shall not be located within a radius of one thousand (1,000) feet of another community residential home as set forth in section 158.224;
  - (4) Family day care home.
- (C) **Special Exception Uses.** The following uses may be permitted only following the review and specific approval thereof by the City Council:
- (1) Commercial parking lot, for a period of two (2) years, provided:
    - a. The property is located in a conversion area as defined in the "City of Port St. Lucie Land Use Conversion Manual," and is associated with an adjacent commercially developed property owned by the same person;
    - b. The parking lot is for the private use of the owners and/or occupants of the adjacent commercially developed property;
    - c. The parking lot is improved pursuant to subsection 158.221(B)(12) (this will allow shellrock, limerock and coquina in lieu of pavement since the parking lot will not be used by the general public pursuant to item (2)(B));
    - d. Commercial vehicles are not permitted to park pursuant to section 72.03 (as amended);
    - e. No overnight parking is allowed;
    - f. Parking is allowed only for licensed motor vehicles; and
    - g. The parking lot is not used for temporary or permanent storage of motor vehicles.
- (D) **Accessory Uses.** As set forth within section 158.217.
- (E) **Minimum Lot Requirements.**
- (1) Single-family dwelling: Ten thousand (10,000) square feet and a minimum width of sixty (60) feet.

- (2) All other permitted or special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.
- (F) **Maximum Building Height.** Thirty-five (35) feet.
- (G) **Minimum Living Area.** Minimum size house of one thousand two hundred (1,200) square feet of living area and one thousand four hundred (1,400) square feet of ground area for a one-story house or one thousand four hundred (1,400) square feet of living area and one thousand three hundred (1,300) square feet of ground area for a two-story house. If a building permit for a house was submitted prior to June 7, 1996, with less than 1,200 square feet of living area, the house can be rebuilt to the square footage of living area approved when the house was built.
- (H) **Yard Requirements and Landscaping.**
- (1) **Front Yard.** Each lot shall have a front yard with a building setback line of twenty-five (25) feet, unless otherwise provided by this chapter.
- (2) **Side Yards.** Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet, unless otherwise provided by this chapter. See section 158.203.
- (3) **Rear Yard.** Each lot shall have a rear yard with a building setback line of twenty-five (25) feet, unless otherwise provided by this chapter.
- (4) **Landscaping Requirements.** Landscaping and buffering requirements are subject to Chapter 154.
- (I) **Off-Street Parking and Service Requirements.** As set forth in section 158.221.
- (J) **Site Plan Review.** All special exception uses and all permitted uses so designated shall be subject to the provisions of sections 158.235 through 158.245.

(Ord. No. 05-139, § 1, 10-10-05; Ord. No. 11-79, § 1(Exh. A), 11-14-11; Ord. No. 15-85, § 1, 12-7-15; Ord. No. 16-43, § 1, 7-25-16)