

Sec. 24-10X. - Residential, Selva Marina District (R-SM).

- (a) *Intent.* The R-SM zoning district is intended for development of single-family residential areas that were originally developed as Selva Marina and Selva Tierra Planned Unit Developments (PUDs) during the 1970s and 1980s. All development of land and parcels within the R-SM zoning district shall comply with the residential density limitations as set forth within the adopted comprehensive plan for the City of Atlantic Beach, as may be amended. The R-SM district is unique because it replaces 11 separate PUDs with varying design requirements. Standard R-SM zoning district design requirements shall apply to each lot unless otherwise specified.
- (b) *Permitted uses.* The uses permitted within the R-SM zoning district shall be:
- (1) Single-family dwellings.
 - (2) Accessory uses subject to the provisions of [section 24-151](#).
- (c) *Accessory structures.* Accessory structures subject to the provisions of [section 24-151](#) except:
- (1) Detached garages, guest house or guest quarters, sheds, gazebos, pergolas, and other similar detached structures shall comply with the following:
 - a. Maximum height: Fifteen (15) feet;
 - b. Maximum size: One hundred and fifty (150) square feet; and
 - c. Setbacks: Five (5) feet from any rear or side property line.
 - (2) Screen enclosures, defined as those structures with screen walls and roofs, shall comply with the following:
 - a. Maximum height: Fifteen (15) feet; and
 - b. Setbacks: Five (5) feet from any rear or side property line.
- (d) *Uses-by-exception.* Within the R-SM zoning district, the following uses-by-exception may be permitted:
- (1) Home occupations, subject to the provisions of [section 24-159](#).
- (e) *Minimum lot area.* Legally established lots of record may exist, which do not meet the requirements of this Section. These lots may be developed subject to all applicable land development regulations; however, all lots created after [\[effective date of adoption\]](#) must comply with the following minimum lot size requirements in order to obtain building permits authorizing development.

The minimum size for lots within the R-SM zoning district, which are created after [\[effective date of adoption\]](#), shall be:

- (1) Lot area: Nine thousand (9,000) square feet.
 - (2) Lot width: Ninety (90) feet.
 - (3) Lot depth: One hundred (100) feet.
- (f) *Minimum yard requirements.* The R-SM zoning district has minimum standard yard requirements and alternative requirements for lots with frontage on Selva Grande Drive, Tierra Verde Drive, Sea Oats Drive, Seminole Road, Saturiba Drive, and 19th Street except for accessory structures as provided in paragraph C above. The minimum yard requirements in the R-SM zoning district are shown in Figure 1 below and shall be:
- (1) Standard Front yard: Twenty (20) feet except as follows:
 - a. Lots fronting on Selva Grande Drive: Twenty five (25) feet.
 - b. Lots fronting on Tierra Verde Drive: Twenty five (25) feet.
 - c. Lots fronting on Sea Oats Drive and south of 19th Street:
 - i. Platted building restriction line of thirty (30) feet along Sea Oats Drive.
 - ii. Platted building restriction line of twenty five (25) feet along Saturiba Drive.
 - iii. Platted building restriction line of twenty five (25) feet along 19th Street.

- d. Lots fronting Seminole Road and south of 19th Street:
 - i. Platted building restriction line of twenty five (25) feet along Seminole Road.
 - ii. Platted building restriction line of twenty five (25) feet along Saturiba Drive.
 - iii. Platted building restriction line of twenty five (25) feet along 19th Street.
- (2) Standard Rear yard: Twenty (20) feet except as follows:
 - a. Lots fronting Sea Oats Drive and south of 19th Street: Thirty (30) feet.
 - b. Lots fronting Seminole Road and south of 19th Street: Thirty (30) feet.
- (3) Standard Side yard: Ten (10) feet except as follows:
 - a. Lots fronting Sea Oats Drive and south of 19th Street: Fifteen (15) feet.
 - b. Lots fronting Seminole Road and south of 19th Street: Fifteen (15) feet.
- (4) If any ambiguity or inconsistencies for R-SM setbacks arise, Figure 1 below shall control.

R-SM Required Setbacks

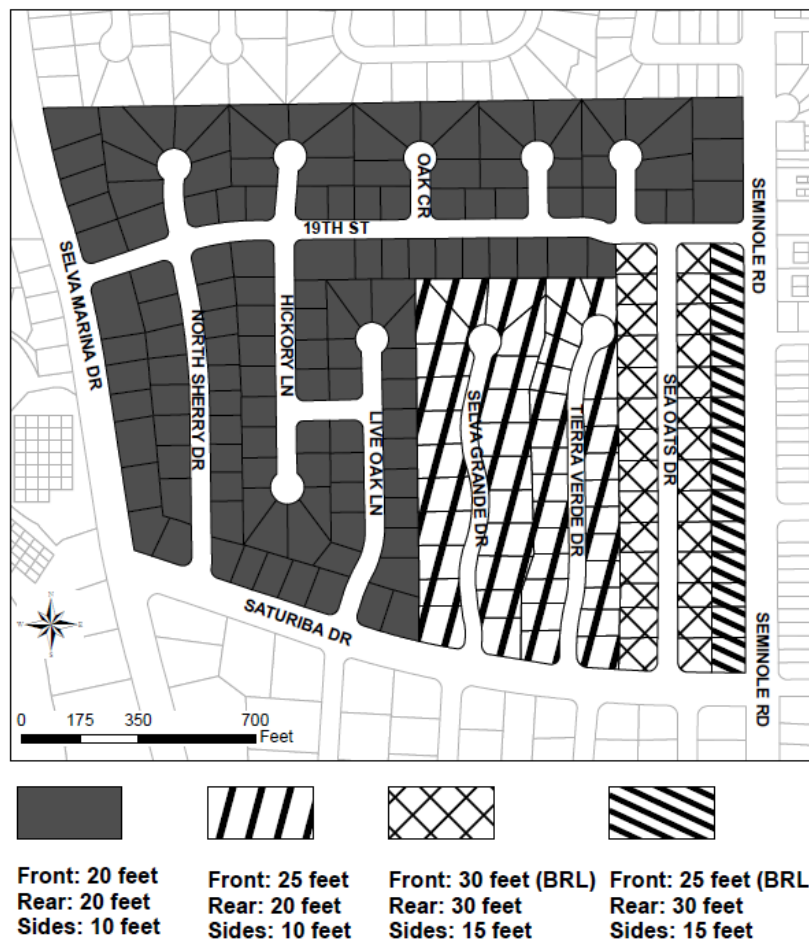


Figure 1: R-SM Zoning District Yard Requirements

- (g) *Building restrictions.* The following building restrictions shall apply within the R-SM zoning district:
 - (1) Maximum impervious surface: Fifty (50) percent.
 - (2) Maximum building height: Thirty-five (35) feet.
- (h) *Minimum living area:* Minimum living areas for the R-SM zoning district shall be:
 - (1) One story: Fourteen hundred and fifty (1,450) square feet.

(2) Two story: Sixteen hundred (1,600) square feet.

- (i) *Fences, walls, and similar structures*: Fences, walls, and similar structures in the R-SM zoning district shall be subject to the provisions of [section 24-157](#) except they:
- (1) Shall not be permitted closer to the front lot line than the main residence.
 - (2) Shall not be permitted closer to any side lot line that abuts a street than the main residence.
 - (3) Shall not be constructed of chain link or similar materials.
- (j) *Effect on Existing Structures and Lots*: Any structure or lot in existence and in compliance with all applicable City Code requirements in effect prior to the adoption of this Section on **[insert date of the adoption of this Section]**, or lawfully under construction, that would become non-conforming by virtue of the adoption of this Section shall be regulated pursuant to [Section 24-85](#), provided that 24-85(c)(6) "This provision shall apply only to reconstruction following damage that has occurred from an unintended act, including fire and weather related events, and not from an intentional act of the property owner or occupant, in which case the required building setbacks of the particular zoning district shall be required" is not applicable. If the City has issued any development permit authorizing uses and or structures prior to the public notice of this Section on October 19, 2018, compliance with the provisions of the City's ordinances, including this chapter without limitation, in effect at the time of approval shall apply to such development permit.

DRAFT