

- d. Electric power substations, to be evaluated on a case-by-case basis.
 - e. Others as determined by criteria specified in Chapter 12.
3. **Accessory Uses and Structures.** Accessory uses and structures allowed in R-1 zones are as follows. All others are conditional uses or prohibited uses. Accessory uses and structures are allowed only when a principal use or structure exists and can be located only in side or rear yards except in the case of residential docks, piers, and boathouses. Accessory uses may be placed in front of primary uses or structures when the lot is abutting a body of water. **Except for fences all accessory uses must be located at least three (3) feet from side and rear property lines.** Accessory uses shall conform to the Standard Building Code where applicable.
- a. Unattached garage.
 - b. Unattached carport.
 - c. Garage apartment, guesthouse, or domestic quarters.
 - d. Swimming pool and pool house.
 - e. Storage shed/Greenhouse.
 - f. Satellite dishes. Unattached satellite dishes or those larger than three (3) feet in diameter are allowed only in rear yards.
 - g. Amateur radio antennae.
 - h. Unattached deck or patio.
 - i. Residential docks, piers and boat houses will be allowed on undeveloped property without a primary use provided the dock is either exempt from or eligible for and the owner obtains a Noticed General Permit from the Florida Department of Environmental Protection.

SECTION 405. R-2 Single Family and Duplex Dwellings
(Amended Ord.13-49, 12-17-13.)

1. **Allowable Uses.** The following uses are allowed in R-2 zones, all others are conditional or prohibited:
 - a. Manufactured homes and duplexes.

APPENDIX A DEFINITIONS

A

ABANDONMENT: Relinquish the public's interest, claim, or title to a public right-of-way, easement, public way, or other public property.

ABUTTING: Having a common border with, or being separated by such a common border, by an alley or easement.

ACCESS: A way of approaching or entering upon a property.

ACCESSORY BUILDING OR USE: A building or use which: (1) is subordinate to and serves a principal building or principal use; (2) is subordinate in area, extent, or purpose to the principal building or principal use served; (3) contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use; and (4) is located on the same lot or parcel as the principal building or principal use.

ADDITION: Any construction or expansion, which increases the size or capacity of a structure or land use after the completion of the original structure or use.

ADULT CONGREGATE LIVING FACILITY (ACLF): A type of residential care facility as defined in Chapter 400, Part II, F.S.

ADULT USES: (See following list).

(1) ADULT ARCADE: An establishment where, for any form of consideration, one or more motion picture projectors, slide projectors, or similar machines for viewing by five or fewer persons each are used to show films, motion pictures, video cassettes, slides, or other photographic reproductions that are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

(2) ADULT BOOKSTORE: An establishment that has as a substantial portion of its stock-in-trade and offers for sale, for any form of consideration, any one or more of the following: 1) books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, slides, or other visual representations that are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas; or 2) instruments, devices, or paraphernalia that are designed for use in connection with specified sexual activities.

(3) ADULT CABARET: A nightclub, bar, restaurant, or similar establishment that regularly features live performances that are characterized by the exposure of specified anatomical areas or by specified sexual activities, or films, motion pictures, video cassettes, slides, or other photographic reproductions in which a substantial portion of the total presentation time is devoted to the showing of material that is characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

(4) ADULT MOTION PICTURE THEATER: An establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas.

(5) ADULT THEATER: A theater, concert hall, auditorium, or similar establishment characterized by [activities featuring] the exposure of specified anatomical areas or by specified sexual activities.