

PART 16. - R-AH AFFORDABLE HOUSING DWELLING DISTRICT/SUBDIVISION
STANDARDS/ADMINISTRATION

Sec. 30.281. - Description of district.

This district is composed of certain lands, water and structures permitting a variety of housing types and densities with modified subdivision standards to promote the development of affordable housing. These districts are situated where they are well serviced by public and commercial services and have convenient access to thoroughfares or collector streets and to employment centers.

(Part XXXIV, § 1, Ord. No. 92-5, 3-30-92).

Sec. 30.282. - Uses permitted.

- (a) Single-family detached, duplex, triplex, or zero lot line dwelling structures including customary accessory uses.
- (b) Day nurseries, kindergartens and group homes.
- (c) Home offices.

(Part XXXIV, § 2, Ord. No. 92-5, 3-30-92; Ord. No. 98-13, § 30, 3-10-98).

Sec. 30.283. - Minimum district size.

The minimum size parcel to be assigned the R-AH zoning classification shall not be less than five (5) acres. If the R-AH District is to include a combination of non-residential uses and residential uses, the parcel shall contain a minimum of ten (10) acres and the nonresidential portion shall not exceed five (5) percent of the net developable acreage of the district.

(Part XXXIV, § 3, Ord. No. 92-5, 3-30-92).

Sec. 30.284. - Building height.

In the R-AH District no building or structure may exceed thirty-five (35) feet in height.

(Part XXXIV, § 4, Ord. No. 92-5, 3-30-92).

Sec. 30.285. - Building site area requirements.

- (a) Each single-family detached or zero lot line dwelling structure in the R-AH District shall be located on a lot or parcel of land having a buildable area of not less than three thousand six hundred (3,600) square feet and a width of not less than forty (40) feet, measured at the building line.
- (b) Each two (2) family dwelling structure shall be located on a lot or parcel having a buildable area of not less than seven thousand two hundred (7,200) square feet and a width of not less than eighty (80) feet, measured at the building line.

(Part XXXIV, § 5, Ord. No. 92-5, 3-30-92).

Sec. 30.286. - Subdivision of duplex and triplex lots.

Lots proposed for duplex, triplex and zero lot line structures may be platted to facilitate separate and distinct ownership provided that:

- (a) Each unit of an attached dwelling unit shall be constructed at the same time and each unit shall be located on a buildable parcel of land having a minimum land area of three thousand six hundred (3,600) square feet.

- (b) The common party wall adjoining units shall be constructed, at a minimum, in accordance with the County's building code.

(Part XXXIV, § 6, Ord. No. 92-5, 3-30-92).

Sec. 30.287. - Yard regulations.

The following minimum yards shall be observed unless otherwise approved by the Board of County Commissioners:

- (a) *Front.* Twenty (20) feet;
- (b) *Side.* Side yard setbacks for single-family units shall be five (5) feet on each side, or may be reduced to zero (0) feet on one side and ten (10) feet on the opposite side, and shall be no less than fifteen (15) feet on a street side, with no fence or any other structure encroaching into the side yard setback. Duplexes must maintain setbacks of ten (10) feet on each side. Triplexes must maintain setbacks of twenty-five (25) feet on each side (one (1) story structures) and thirty-five (35) feet on each side (two (2) story structures). Side setbacks for accessory structures shall be the same as for the primary structure.
- (c) *Rear.* Fifteen (15) feet;
- (d) *District boundary yard setbacks.* Yard setbacks for lots located at the boundary of the R-AH district shall be no less than twenty (20) feet for structures or buildings of one (1) story in height and no less than thirty-five (35) feet for structures or buildings over one (1) story.

(Part XXXIV, § 7, Ord. No. 92-5, 3-30-92; § 1, Ord. No. 94-15, 12-13-94; Ord. No. 97-18, § 29, 5-13-97).

Sec. 30.288. - Minimum dwelling size.

Each dwelling unit in the R-AH District shall have a minimum of seven hundred (700) square feet of living area not including garages, carports, open or screened porches or breezeways.

(Part XXXIV, § 8, Ord. No. 92-5, 3-30-92).

Sec. 30.289. - Affordability of dwelling units.

No less than one hundred (100) percent of the dwelling units provided in the R-AH District shall be made available to low and moderate income households. No less than forty (40) percent of the dwelling units provided shall be made available for lease or purchase by low income households. The County shall develop procedures and controls to monitor and enforce this provision which may include declarations of covenants in development orders and development permits which run with the land.

(Part XXXIV, § 9, Ord. No. 92-5, 3-30-92; § 6, Ord. No. 94-15, 12-13-94).

Sec. 30.290. - Submittal requirements.

Prior to processing an application for R-AH zoning, the County must receive:

- (a) An executed affordability agreement, in a format acceptable to the County, guaranteeing that all dwelling units will be sold or rented at a price that is affordable to households of low and moderate income and that at least forty (40) percent of all dwelling units will be sold or rented at a price that is affordable to households of low income; and
- (b) A statement of proposed development order conditions including a description of the number, type, and cost (purchase price and/or rent) of all dwelling units; and
- (c) A description of any net buildable acres devoted to any proposed nonresidential structures on

the development site; and

- (d) A description of proposed buffers along the project's periphery; and
- (e) A description of any other special design features in addition to those required in the R-AH District.

(Part XXXIV, § 10, Ord. No. 92-5, 3-30-92; § 7, Ord. No. 94-15, 12-13-94).

Sec. 30.291. - Development time limitations.

If, within eighteen (18) months of being assigned the R-AH zoning classification, a final plat or site plan has not been approved, the assignment of the R-AH zoning classification shall be reviewed by the Planning and Zoning Commission to determine the continuing appropriateness of the R-AH District zoning classification for the subject property. The Board of County Commissioners shall consider the recommendations of the Planning and Zoning Commission and may rezone the property to a more appropriate zoning classification or shall extend the deadline for final plat or site plan approval. These procedures shall also be followed when such extended deadlines are not met.

(Part XXXIV, § 11, Ord. No. 92-5, 3-30-92).

Sec. 30.292. - Reserved.

Sec. 30.293. - Subdivision standards.

The subdivision standards below have been developed to assist in the provision of affordable housing and apply only to the R-AH District.

- (a) *Streets.* The character, width, grade and location of all streets and bridges must conform to the standards of Section 35.62 of this Code and the detailed specifications found in the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code, with the following exceptions permitted for the R-AH single-family dwelling district if consistent with sound engineering practices:
 - (1) *Subgrade:* A compacted subgrade of existing material is permitted on local designated streets. The subgrade must conform to the same standards and inspection requirements as required for stabilized subgrade specified in the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code or a minimum Limerock Bearing Ratio (LBR) rating of 40 must be achieved.
 - (2) *Wearing surface:* The wearing surface for all local and residential streets must have a compacted minimal thickness one and one-fourth (1¼) of an inch. All other wearing surface standards including those for arterials and collectors must meet the requirements of the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code.
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- (3) *Minimum right-of-way (ROW) and pavement widths:*
 - (A) The following minimum rights-of-way and pavement widths may be permitted, provided that the street will not carry more than five hundred (500) daily trips:

Curb and Street Type	Row in Feet		Pavement in Feet (inside of curb to inside of curb)	
	Urban Section	Rural Section	Urban Section	Rural Section
Local	<u>36</u>	50	20	20
Residential	<u>36</u>	50	20	20

(B) Pavement width must be measured from inside of curb to inside of curb, exclusive of curbs. On-street parking is not permitted on streets with reduced right-of-way and pavement widths of twenty (20) feet. The developer shall furnish easements for sidewalks where required and shall erect signs prohibiting on-street parking as required by the County Traffic Engineer.

Curb and Street Type	Row in Feet		Pavement in Feet (inside of curb to inside of curb)	
	Urban Section	Rural Section	Urban Section	Rural Section
Local	60	<u>80</u>	24	24
Residential	50	70	24	24
Cul-de-sac (radius)	<u>44</u>	50	<u>42</u>	<u>42</u>
Low Traffic	<u>46</u>	<u>46</u>	20	20
Service Drive	50	70	24	24

(4) *Dead-end streets:* Permanent dead-end streets less than three hundred (300) feet in length are permitted to have T-turnarounds. T-turnarounds must have a pavement width of no less than twenty-eight (28) feet.

(5) *Sidewalks:* Sidewalks are permitted as follows:

(A)

A minimum of four (4) feet in width is required for concrete sidewalks on one (1) side of all local and residential classified streets, provided that the sidewalk system is a continuous system.

- (B) A minimum of five (5) feet in width is required for concrete sidewalks on one side of collector streets.
 - (C) The County does not require a concrete sidewalk on culs-de-sac, T-turnarounds and dead-end streets less than three hundred (300) feet in length.
 - (D) Easements must be provided for all necessary sidewalks, as determined appropriate by the County, and properly documented on the plat as required by Section 35.65 of this Code.
- (b) *Sewer.* Sanitary sewers, water design standards and multiple meter boxes must all comply with the standards set for the [forth] in the Seminole County, Florida Environmental Services Utilities Engineering Manual described in Section 5.20(b) of this Code.
 - (c) *Drainage systems.* Drainage systems must conform to the standards of Section 35.97 of this Code and the detailed specifications found in the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code except that, if authorized by State law, the use of a positive bleed-down orifice or "V-notch" weir is permitted in lieu of underdrains, provided that the retention or detention facility is a wet bottom (lake-type) design in accordance with the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code.
 - (d) *Innovative subdivision design.* Innovative engineering designs that provide for improved stormwater management, improved structure siting, increased emergency vehicle access or decreased cost of development at the same level of service and quality achievement may be approved on a case-by-case basis. Innovative material composition or size may be approved if it can be shown that adequate quality is maintained.
 - (e) *Owners associations and community associations.* One or more condominium associations, cooperative associations, or homeowners' associations as described respectively in Chapters 718, 719 and 720, Florida Statutes (2013), as these statutes may be amended from time to time, must be established in connection with any subdivision approved under this part. The purposes of any such association include enabling the residents, of the subdivision to achieve the maximum benefit from the subdivision, to facilitate the management of the subdivision in the mutual interests of the residents and to maximize the continuing overall quality of the subdivision.

(Part XXXIV, § 13, Ord. No. 92-5, 3-30-92; Ord. No. 2014-9, § 4, 2-11-14).

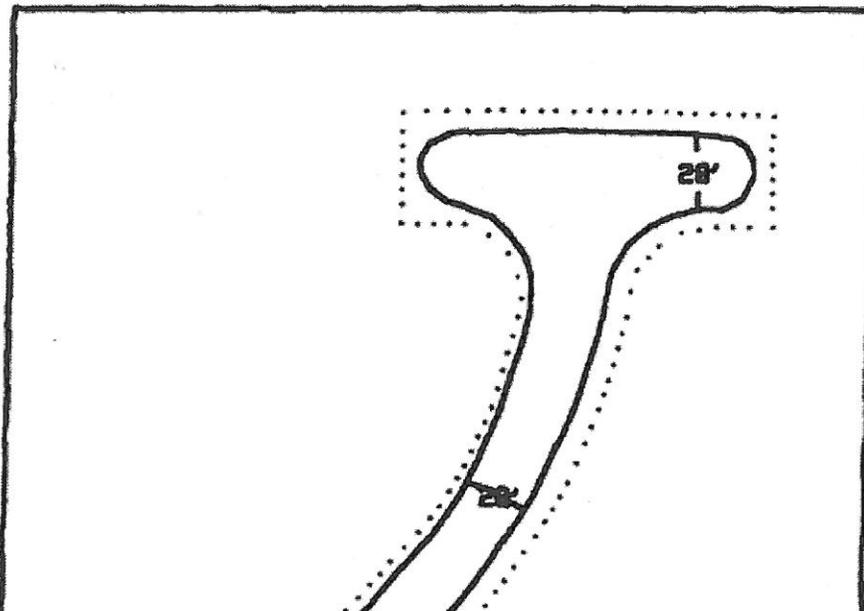
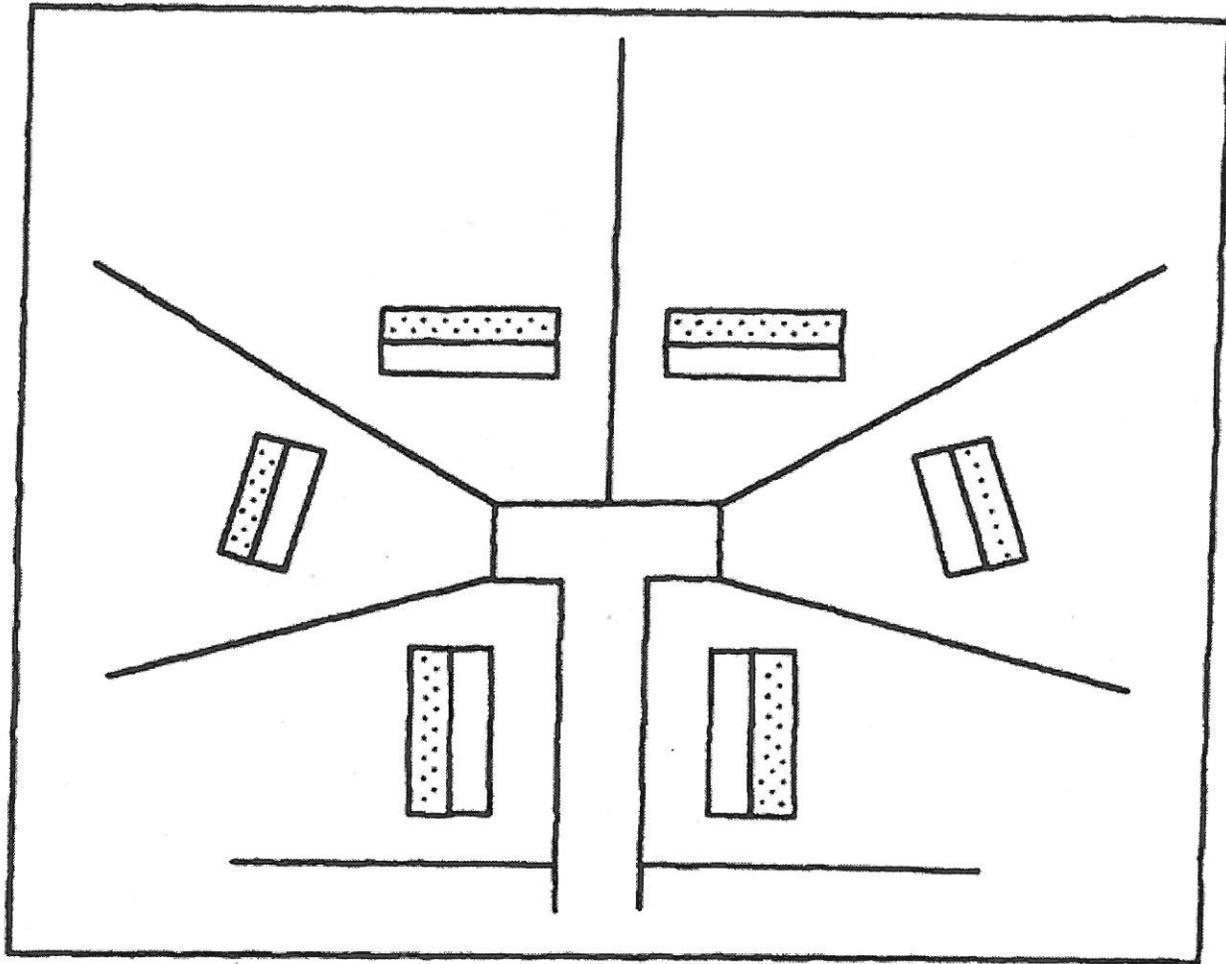
Sec. 30.294. - Administration.

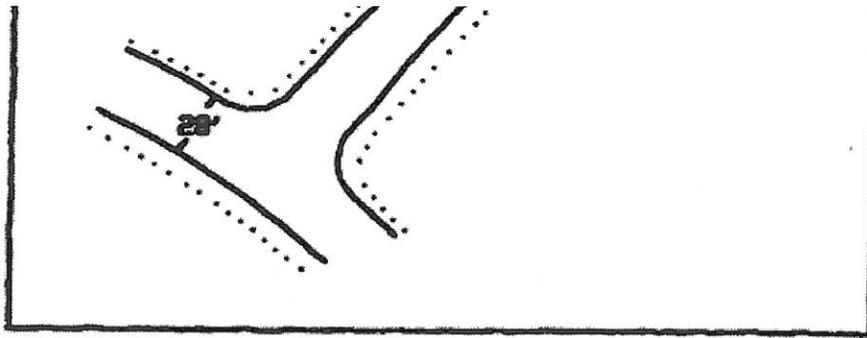
The following administrative procedures and standards will apply to the R-AH District:

- (a) *Effectiveness review:* Standards for the R-AH District will be reviewed annually by the program review committee or its successor entity to determine effectiveness in providing affordable housing, and recommend changes, if any, regarding effectiveness relative to housing cost.
- (b) *Permit and inspection fees:* All development permits and inspection fees may be waived by the Board of County Commissioners for applications meeting the minimum requirements of the R-AH District.

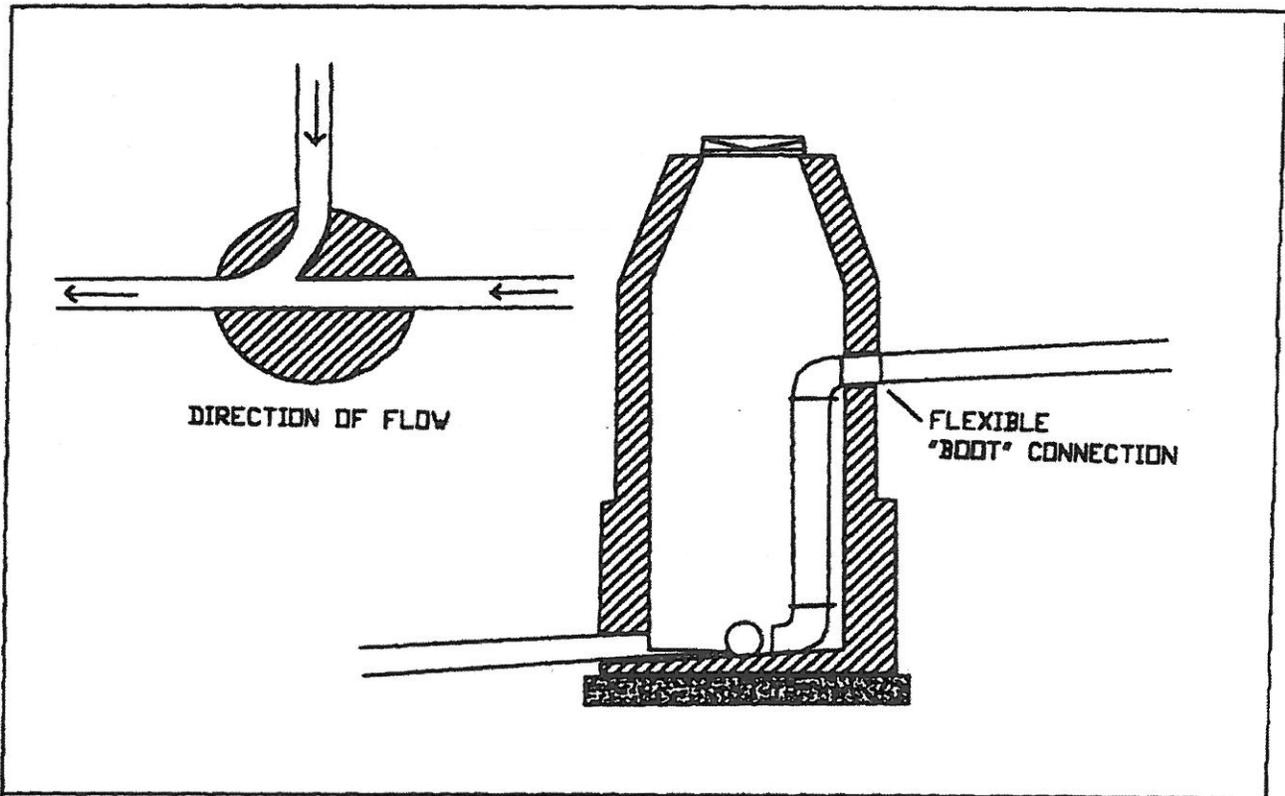
(Part XXXIV, § 14, Ord. No. 92-5, 3-30-92).

Secs. 30.295—30.300. - Reserved.



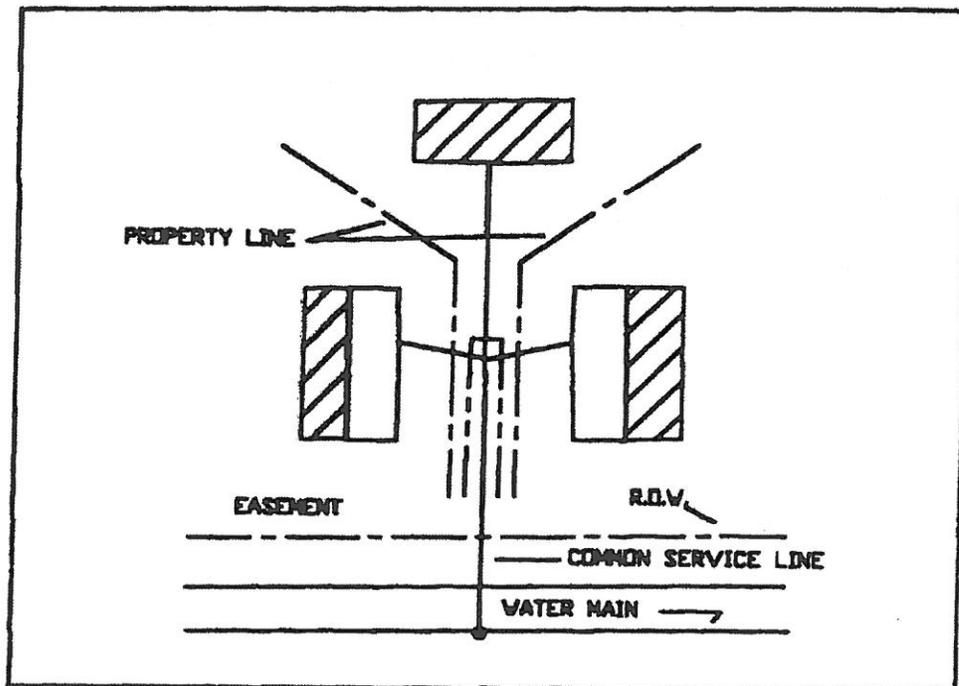
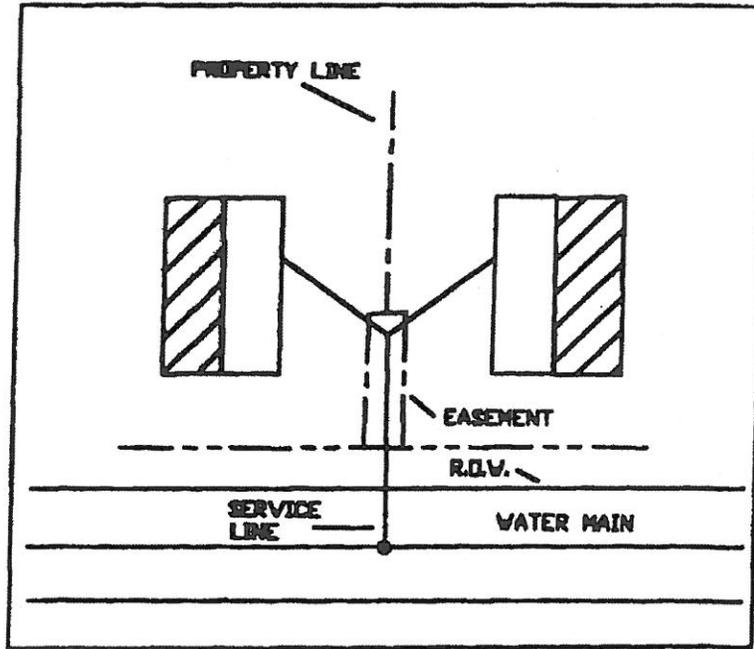


T-Turnaround



Inside Drop Manhole Connection

MULTIPLE WATER SERVICE CONNECTION



Multiple Water Service Connection

