

City of Tavares

Zoning Development Standards

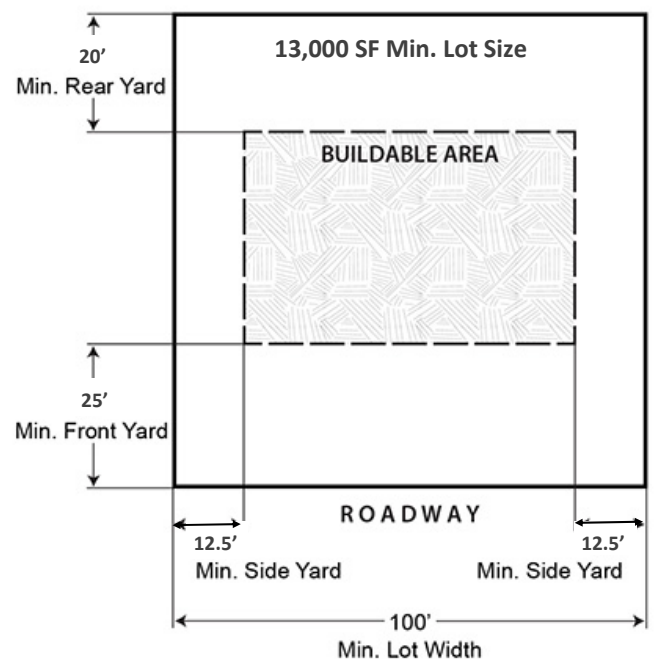
District	Lot Width	Minimum Lot Area (Sq. Ft.)	ISR/Front ISR	Front Yard ISR	Rear Setback	Side Setback	MHWL Setback	Wetland Setback	Maximum Height
RSF-A	100'	13,000 sq. ft.	60%/30%	25'	20'	12.5'	50'	25'	35'
RSF-1	75'	7,500 sq. ft.	60%/30%	25'	20'	10'	50'	25'	35'
RSF-2	60'	6,500 sq. ft.	60%/35%	25'	20'	7.5'	50'	25'	35'
RMF-2	60'	6,500 sq. ft.	60%/35%	25'	20'	7.5'	50'	25'	35'
* Townhouses:			*70%						
RMF-3	No minimum Width—Except on Waterfront lots 75'	-	70%	25'	20'	10'	50'	25'	45'
RMH-S	60'	6,000 sq. ft.	50%/35%	25'	15'	7.5'	50'	25'	35'
RMH-P	45'	6,000 sq. ft.	50%/35%	25'	15'	5	50'	25'	35'
PD	Per PD Ordinance	Per PD Ordinance	Per PD Ordinance	Per PD Ordinance	Per PD Ordinance	Per PD Ordinance	Per PD Ordinance	Per PD Ordinance	Per PD Ordinance
MU	60'	6,500 sq. ft.	60%/35% Commer- cial/70%	25' Commercial/ Office— 25'	20' Commercial/ Office— 10'	7.5' Commercial/ Office— 10'	50'	25'	35'
				Alfred Street - 10'	10'	10'			
C-1	No minimum Width—Except on Waterfront	any	70%	25'	10'	10'	50'	25'	45'
C-2	any	any	75%	25'	10'	10'	50'	25'	60'
CD	any	any	90%	25' Hwy 10' Local 0' Main St.*	10'	7.5'/0' *	50'	25'	84'
I	any	any	75%	25	10	10	50'	25'	50'
PFD	any	any	75%	25	10	10	50'	25'	None **

any— A lot may be of any size, both area or width, subject to the lot meeting minimum standards for setbacks, buffer requirements, off-street parking and loading, stormwater and other requirements.

\* For properties located within this District please check the LDR, Table 8-3 for a complete list of setbacks requirements based on downtown streets and alternative Design Standards in Chapter 9 for building faces greater than 30 feet in height.

\*\* None, If adjacent residential zone — same as residential zone, If adjacent to Mixed Use zone — 60 feet

**RESIDENTIAL SINGLE-FAMILY "RSF-A"**  
 Minimum Lot Area = 13,000 sq. ft.  
 Max. Impervious Surface Area = 60%  
 Max. Building Height = 35 ft.

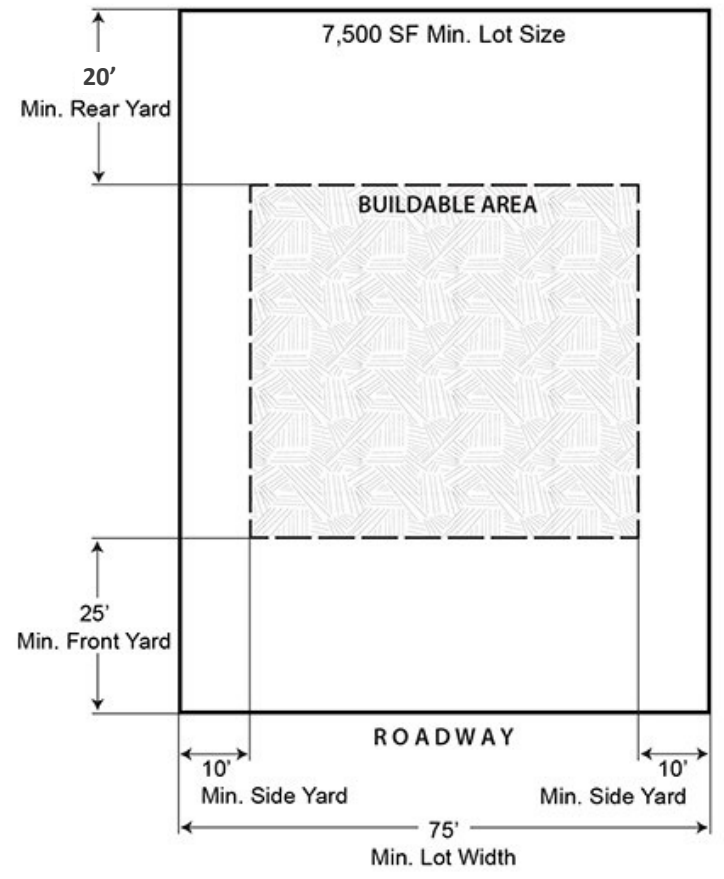
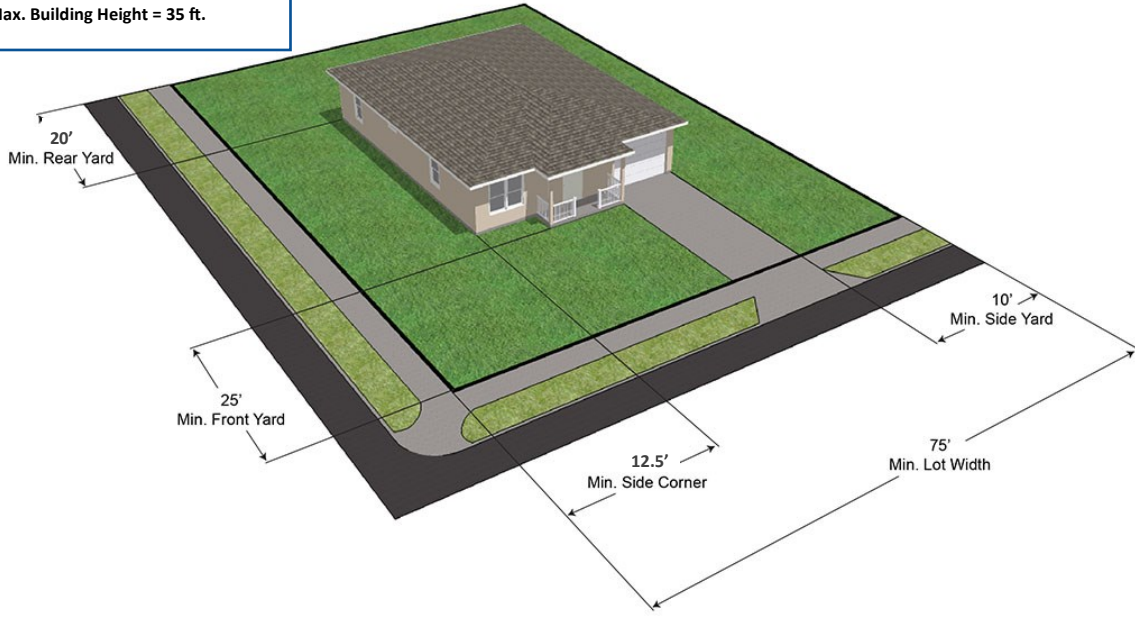


**RESIDENTIAL SINGLE-FAMILY "RSF-1"**

Minimum Lot Area = 7,500 sq. ft.

Max. Impervious Surface Area = 60%

Max. Building Height = 35 ft.



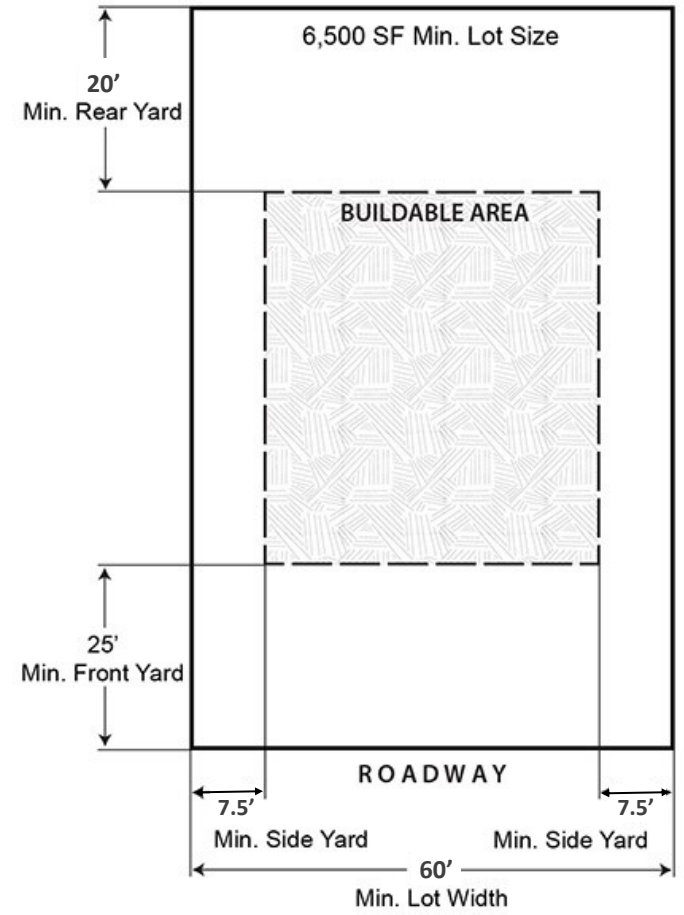
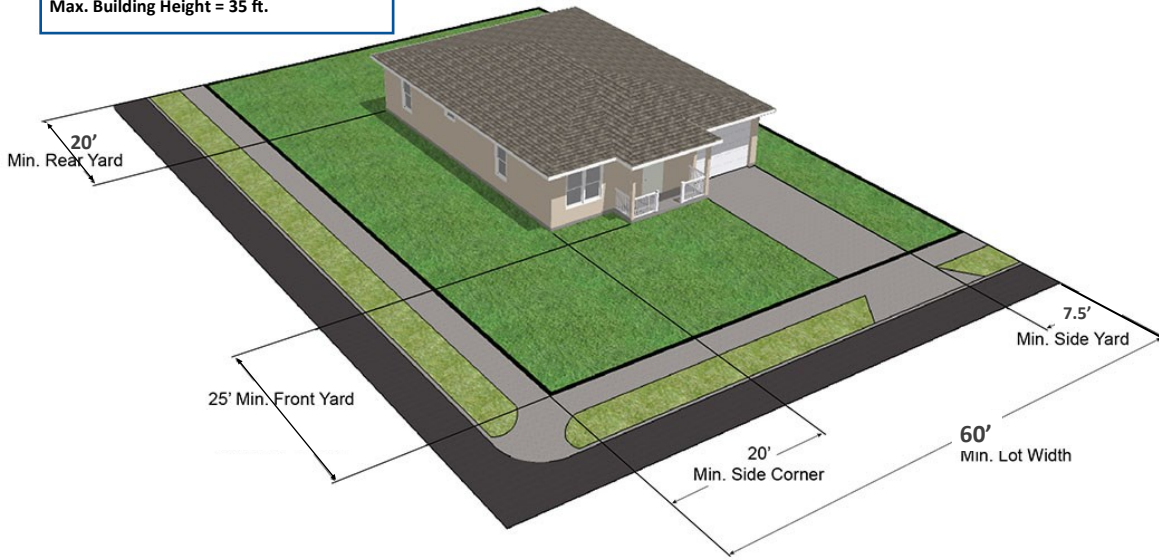
**RESIDENTIAL SINGLE-FAMILY "RSF-2" /**

**RESIDENTIAL MULTI-FAMILY "RMF-2"**

Minimum Lot Area = 6,500 sq. ft.

Max. Impervious Surface Area = 60%

Max. Building Height = 35 ft.



**RESIDENTIAL MULTI-FAMILY "RMF-3"**

No Minimum Lot Area

Max. Impervious Surface Area = 70%

Max. Building Height = 45 ft.

