

**ARTICLE 11  
TWO-FAMILY DISTRICTS  
RB-1**

**11.00.00.00 GENERAL INTENT OF TWO-FAMILY DISTRICTS**

It is the intent of the City Commission through the regulations of this Article to provide for two-family residential development at intermediate densities which are consistent with the existing and desirable future pattern of development in the city. Provision is made for two two-family densities. The densities permitted in the RB-1 District are considered to be desirable two-family densities. The densities permitted in the RB-2 District are considered to be greater than desirable; these densities are permitted to accommodate development existing in 1992. It is not anticipated that areas undeveloped as of 1992 will be zoned for RB-2 two-family densities in the future.

The use restrictions in this Article protect two-family residential development from the encroachment of incompatible land uses. At the same time, provision is made for a limited number of appropriate non-residential uses which may be established for the convenience of residents while still preserving the overall residential character of the districts.

Development regulations in the two-family districts provide setback, height and other standards intended to ensure access to light and air and to create a neighborhood character consistent with the density standards of each district. Minimum lot size requirements are small to allow the intermediate densities permitted in the two-family districts to be developed in individual lots rather than larger scale projects.

**11.01.00.00 RB-1 (TWO-FAMILY) DISTRICT INTENT**

Amend.9      The RB-1 District is intended for mapping in areas designated RM and RH by the City of Lakeland Future Land Use Plan.

**11.02.00.00 USE RESTRICTIONS**

**11.02.01.00 PRINCIPAL USES PERMITTED BY RIGHT**

Amend. 2      Single-family detached residential buildings in accordance with RA-4 district development regulations  
Single-family attached residential buildings  
Two-family residential buildings  
Family day care homes  
Public non-commercial principal uses  
Utility and essential service facilities, Level I

**11.02.02.00 PRINCIPAL USES PERMITTED AS CONDITIONAL USES**

Amend.9      Bed and breakfast  
Churches, synagogues and other houses of worship  
Colleges, junior colleges, universities and seminaries  
Communication studios and towers  
Day care centers  
Amend.4      Ground-mounted personal wireless service facilities  
Group homes, Level I, in single-family structures  
Neighborhood convenience centers

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Parking lots as principal uses on the parcel where located, when operated as accessory to a use or uses located on another parcel  
Quasi-public non-commercial principal uses  
Utility and essential service facilities, Level II

**11.02.03.00 ACCESSORY USES, BUILDINGS AND STRUCTURES PERMITTED BY RIGHT**

Any use typically incidental to a principal use permitted by right when conducted as an accessory to such a principal use  
Business mail address and business telephone service accessory to dwelling units as regulated by Section 30.02.01.02  
Buildings and structures accessory to single-family residential principal buildings as listed in Section 30.02.02.00

Buildings and structures accessory to non-residential principal uses permitted by right as listed in Section 30.02.04.00  
Foster care services accessory to single-family dwelling units  
Home occupations accessory to single-family detached dwelling units  
Private concession uses operated on land owned by the City of Lakeland in furtherance of public policy with the contractual approval of the City Commission

Amend.2  
Amend.4  
Amend.4  
Structure-mounted personal wireless service facilities  
Utility pole mounted personal wireless service facilities accessory to electric transmission and distribution facilities, street lights, traffic signals and similar facilities within a public right-of-way or easement

**11.02.04.00 ACCESSORY USES, BUILDINGS AND STRUCTURES PERMITTED AS CONDITIONAL USES**

Any use typically incidental to a principal use permitted as a conditional use when conducted as an accessory to such a principal use  
Buildings and structures accessory to non-residential principal uses permitted as conditional uses as listed in Section 30.02.05.00  
Day care center accessory to churches, synagogues and other houses of worship

**11.02.05.00 PROHIBITED USES**

Any use not listed as permitted shall be prohibited unless it is determined to be essentially the same as a permitted use pursuant to the provisions of Section 11.02.00.00. The storage of flammable liquids in outside, aboveground tanks shall be prohibited except those used in connection with heating appliances. Bulk plants and the bulk storage of liquefied petroleum gas shall be prohibited.

**11.03.00.00 DEVELOPMENT REGULATIONS**

**11.03.01.00 MINIMUM LOT SIZE REGULATIONS**

Minimum lot area for two-family building ..... 7,500 square feet  
Minimum lot width, interior lot ..... 60 feet  
Minimum lot width, corner lot ..... 75 feet

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11.03.02.00 BUILDING BULK REGULATIONS

|  |                   |
|--|-------------------|
| Minimum front setback .....  | 25 feet           |
| Minimum street side setback for first 12 feet or<br>portion thereof of building height .....                                   | 20 feet           |
| Minimum interior side setback for first 12 feet or<br>portion thereof of building height .....                                 | 9 feet            |
| Minimum additional street side and interior setback for each<br>additional 12 feet or portion thereof of building height ..... | 2.5 feet          |
| Minimum rear setback .....   | 20 feet           |
| Maximum building height .....  | 35 feet           |
| Maximum lot coverage .....   | 35 percent        |
| Minimum gross living area per unit .....   | 480 square feet   |
| Minimum gross living area .....  | 1,200 square feet |

11.03.03.00 REGULATIONS APPLICABLE TO RESIDENTIAL ACCESSORY BUILDINGS AND CERTAIN STRUCTURES

Accessory buildings and structures listed in Section 30.02.02.01 are permitted in any area in which a principal building is permitted. Accessory buildings and certain accessory structures listed in Section 30.02.02.02 are permitted in a required rear yard subject to the following:

|         |  |           |
|---------|--|-----------|
|         | Minimum street side setback .....                    | 20 feet   |
|         | Minimum interior side or rear setback .....          | 5 feet    |
| Amend.4 | Maximum height of detached garages .....             | 12.5 feet |
| Amend.4 | Maximum height of all other accessory buildings..... | 10 feet   |

11.03.04.00 REGULATIONS APPLICABLE TO CERTAIN RESIDENTIAL ACCESSORY STRUCTURES OTHER THAN BUILDINGS

Accessory structures listed in Section 30.02.02.01 are permitted in any area in which a principal building is permitted. Accessory structures listed in Section 30.02.02.03 are permitted in all required yards subject to the provisions referenced therein. Accessory structures listed in Section 30.02.02.02 are permitted in required rear yards subject to the provisions referenced therein, in Section 11.03.06.00 and the following:

|   |         |
|---|---------|
| Minimum setback from water's edge of family swimming pool<br>to side and rear lot lines ..... | 12 feet |
|---|---------|

11.03.05.00 REGULATIONS APPLICABLE TO NON-RESIDENTIAL USES WITH NON-RESIDENTIAL PRINCIPAL OR ACCESSORY BUILDINGS OR STRUCTURES

Non-residential uses with non-residential principal or accessory buildings or structures shall conform to the development regulations applicable to residential uses except as follows:

|   |                    |
|---|--------------------|
| Minimum lot area:   |                    |
| Churches, synagogues and other houses of worship,<br>total seating capacity in sanctuary over 150 ..... | 40,000 square feet |

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|   |                    |
|---|--------------------|
| Communication studios and/or towers .....   | 2 acres            |
| All other non-residential .....   | 20,000 square feet |
| Maximum height for all non- residential buildings .....   | 40 feet            |
| Maximum floor area ratio for all non-residential buildings .....                                  | 0.25 F.A.R.        |
| Minimum setback of communication tower from any lot line<br>per one (1) foot of tower height..... | 1 foot             |

11.03.06.00    **MAXIMUM PERMITTED PROJECTIONS INTO REQUIRED SETBACKS**

Unroofed decks, patios, terraces, walkways or pool aprons with a height greater than 12 inches above grade, but not greater than four (4) feet above grade:\*

|  |         |
|--|---------|
| Maximum projection into required front<br>and street side setbacks ..... | 10 feet |
| Maximum projection into required interior side setback.....              | 0 feet  |
| Minimum setback from any lot line .....                                  | 10 feet |

Awnings cornices, eaves, lintels, planter boxes, roof overhangs, gutters, belt courses and other ornamental features that are completely supported by a building:

|   |        |
|---|--------|
| Maximum projection into any required setback..... | 3 feet |
|---|--------|

Heating, ventilating and air conditioning equipment; pumps; swimming pool filters:

|  |        |
|--|--------|
| Maximum projection into required side setback..... | 5 feet |
|--|--------|

\* Decks, patios, terraces and pool aprons higher than four (4) feet above grade may be located in conformance with the regulations applicable to principal residential buildings as set forth in Section 11.03.02.00, or in conformance with the regulations applicable to residential accessory buildings as set forth in Section 11.03.03.00.

**ARTICLE 11  
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RB-2**

**11.04.00.00 RB-2 (TWO-FAMILY) DISTRICT INTENT**

Amend.9 The RB-2 District is intended for mapping in areas designated RM and RH by the City of Lakeland Future Land Use Plan.

**11.05.00.00 USE RESTRICTIONS**

**11.05.01.00 PRINCIPAL USES PERMITTED BY RIGHT**

Amend. 2 Single-family detached residential buildings in accordance with RA-4 district development regulations  
Single-family attached residential buildings  
Two-family residential buildings  
Family day care homes  
Public non-commercial principal uses  
Utility and essential service facilities, Level I

**11.05.02.00 PRINCIPAL USES PERMITTED AS CONDITIONAL USES**

Amend.9 Bed and breakfast  
Churches, synagogues and other houses of worship  
Colleges, junior colleges, universities and seminaries  
Communication studios and towers  
Day care centers

Amend.4 Ground-mounted personal wireless service facilities  
Group homes, Level I, in single-family structures  
Neighborhood convenience centers  
Parking lots as principal uses on the parcel where located, when operated as accessory to a use or uses located on another parcel  
Quasi-public non-commercial principal uses  
Utility and essential service facilities, Level II

**11.05.03.00 ACCESSORY USES, BUILDINGS AND STRUCTURES PERMITTED BY RIGHT**

Any use typically incidental to a principal use permitted by right when conducted as an accessory to such a principal use  
Business mail address and business telephone service accessory to dwelling units as regulated by Section 30.02.01.02  
Buildings and structures accessory to single-family residential principal buildings as listed in Section 30.02.02.00  
Buildings and structures accessory to non-residential principal uses permitted by right as listed in Section 30.02.04.00  
Foster care services accessory to single-family dwelling units

Amend.2 Home occupations accessory to single-family detached dwelling units  
Private concession uses operated on land owned by the City of Lakeland in furtherance of public policy with the contractual approval of the City Commission

Amend.4 Structure-mounted personal wireless service facilities

Amend.4 Utility pole mounted personal wireless service facilities accessory to electric transmission and distribution facilities, street lights, traffic signals and similar facilities within a public right-of-way or easement

**ARTICLE 11  
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RB-2**

11.05.04.00      **ACCESSORY USES, BUILDINGS AND STRUCTURES PERMITTED AS  
CONDITIONAL USES**

Any use typically incidental to a principal use permitted as a conditional use when conducted as an accessory to such a principal use  
Buildings and structures accessory to non-residential principal uses permitted as conditional uses as listed in Section 30.02.05.00  
Day care center accessory to churches, synagogues and other houses of worship

11.05.05.00      **PROHIBITED USES**

Any use not listed as permitted shall be prohibited unless it is determined to be essentially the same as a permitted use pursuant to the provisions of Section 11.05.00.00. The storage of flammable liquids in outside, aboveground tanks shall be prohibited except those used in connection with heating appliances. Bulk plants and the bulk storage of liquefied petroleum gas shall be prohibited.

**11.06.00.00      DEVELOPMENT REGULATIONS**

11.06.01.00      **MINIMUM LOT SIZE REGULATIONS**

Minimum lot area for two-family building ..... 6,000 square feet  
Minimum lot width, interior lot ..... 50 feet  
Minimum lot width, corner lot ..... 60 feet

11.06.02.00      **BUILDING BULK REGULATIONS**

Minimum front setback ..... 20 feet  
Minimum street side setback for first 12 feet or  
portion thereof of building height ..... 15 feet  
Minimum interior side setback for first 12 feet  
or portion thereof of building height ..... 7 feet  
Minimum additional street side and interior setback for each  
additional 12 feet or portion thereof of building height ..... 2.5 feet  
Minimum rear setback ..... 20 feet  
Maximum building height ..... 35 feet  
Maximum lot coverage ..... 35 percent  
Minimum gross living area per unit ..... 480 square feet  
Minimum gross living area ..... 960 square feet

11.06.03.00      **REGULATIONS APPLICABLE TO RESIDENTIAL ACCESSORY BUILDINGS AND  
CERTAIN STRUCTURES**

Accessory buildings and structures listed in Section 30.02.02.01 are permitted in any area in which a principal building is permitted. Accessory buildings and certain accessory structures listed in Section 30.02.02.02 are permitted in a required rear yard subject to the following:

Minimum street side setback ..... 20 feet  
Minimum interior side and rear setback ..... 5 feet  
Maximum height of detached garages ..... 12.5 feet  
Maximum height of accessory buildings ..... 10 feet

Amend.4  
Amend.4

**ARTICLE 11  
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11.06.04.00 REGULATIONS APPLICABLE TO CERTAIN RESIDENTIAL ACCESSORY STRUCTURES OTHER THAN BUILDINGS

Accessory structures listed in Section 30.02.02.01 are permitted in any area in which a principal building is permitted. Accessory structures listed in Section 30.02.02.03 are permitted in all required yards subject to the provisions referenced therein. Accessory structures listed in Section 30.02.02.02 are permitted in required rear yards subject to the provisions referenced therein, in Section 11.06.06.00 and the following:

Minimum setback from water's edge of family swimming pool to side and rear lot lines ..... 12 feet

11.06.05.00 REGULATIONS APPLICABLE TO NON-RESIDENTIAL USES WITH NON-RESIDENTIAL PRINCIPAL OR ACCESSORY BUILDINGS OR STRUCTURES

Non-residential uses with non-residential principal or accessory buildings or structures shall conform to the development regulations applicable to residential uses except as follows:

Minimum lot area:  
Churches, synagogues and other houses of worship,  
total seating capacity in sanctuary over 150 ..... 40,000 square feet  
Communication studios and/or towers ..... 2 acres  
All other non-residential ..... 20,000 square feet  
Maximum height for all non-residential buildings ..... 40 feet  
Maximum floor area ratio for all non-residential buildings ..... 0.25 F.A.R.  
Minimum setback of communication tower from any lot  
line per one (1) foot of tower height ..... 1 foot

11.06.06.00 MAXIMUM PERMITTED PROJECTIONS INTO REQUIRED SETBACKS

Unroofed decks, patios, terraces, walkways or pool aprons with a height greater than 12 inches above grade, but not greater than four (4) feet above grade:\*

Maximum projection into required front and street side setbacks ..... 10 feet  
Maximum projection into required interior side setback ..... 0 feet  
Minimum setback from any lot line ..... 10 feet

Awnings, cornices, eaves, lintels, planter boxes, roof overhangs, gutters, belt courses and other ornamental features that are completely supported by a building:

Maximum projection into any required setback ..... 3 feet

Heating, ventilating and air conditioning equipment; pumps; swimming pool filters:

Maximum projection into required side setback ..... 5 feet

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- \* Decks, patios, terraces and pool aprons higher than four (4) feet above grade may be located in conformance with the regulations applicable to principal residential buildings as set forth in Section 11.06.02.00, or in conformance with the regulations applicable to residential accessory buildings as set forth in Section 11.06.03.00.