

Zoning District	Minimum Lot Size		Setbacks		Maximum Impervious Surface Area	LDR *3 Section
	Square Feet of Lot Area	Minimum Depth*1 / Width*2	Minimum Front Yard / Rear Yard	Minimum Side Yard		
<b>R-SM</b> Residential, Selva Marina (single-family)	9,000 sq ft	Varies by street, see code	Varies by street, see code	10 ft. for each side or 15 ft. fronting Seminole or Sea Oats south of 19 <sup>th</sup> Street	45 Percent	24-109
<b>RS-L</b> Residential, Large Lot (single-family)	10,000 sq ft	100 ft / 100 ft	20 ft / 20 ft	7.5 feet for each side	45 Percent	24-104
<b>RS-1</b> Residential (single-family)	7,500 sq ft	100 ft / 75 ft	20 ft / 20 ft	7.5 feet for each side	45 Percent	24-105
<b>RS-2</b> Residential (single-family)	7,500 sq ft	100 ft / 75 ft	20 ft / 20 ft	Combined 15 feet and minimum of 5 feet on one side	45 Percent	24-106
<b>RG</b> Residential General (single-family and two-family)	Low density: 7,260 sf Medium density: 3,112 sf	100 ft / 50 ft	20 Ft. / 20 ft	<b>Single-family:</b> Combined 15 feet and minimum of 5 feet on one side <b>Two-family:</b> 7.5 feet for each side <b>Townhome:</b> 7.5 feet for each side* *Section 24-107(e)(3)(c)	45 Percent	24-107
<b>RG-M</b> Residential General, Multi-family (single-family, two-family and multi-family)	Low density: 7,260 sf Medium density: 3,112 sf High density: 2,178 sf	100 ft / 40 ft	20 ft / 20 ft	<b>Single-family:</b> Combined 15 feet and minimum of 5 feet on one side <b>Two-family:</b> 7.5 feet for each side <b>Multi-family:</b> 15 feet for each side <b>Townhome:</b> 7.5 feet for each side* *Section 24-108(e)(3)(c)	45 Percent	24-108

**\*\*Some neighborhoods have additional Building Restriction Lines, check your survey.**

**\*\*\*The information provided within is a summary of portions of the Land Development Regulations and is intended only to be a general reference. All plan review, permitting and interpretation will be based on the official Land Development Regulations and not this document.**

## APPLIED TO ZONING DISTRICTS

**Height:** The max height of all structures including architectural elements other than chimneys is 35 feet.

**Setback Measurement:** Setbacks are measured from the lot line to the vertical wall of the structure or building.

**Corner Lots:** The front yard of a corner lot when determining setbacks is the narrowest part of the lot abutting a street. The side yard abutting the other street must have a minimum 10 feet setback.

**Oceanfront Lots:** The front yard is the yard facing the Atlantic Ocean.

## SIDE NOTES

**\*1** Lot depth is distance between the midpoint of the front and rear lot lines.

**\*2** Lot width is the mean horizontal distance between the side lot lines measured at right angles to its depth.

**\*3** LDR is the City of Atlantic Beach's Land Development Regulations.

## DENSITY

-Lands designated low density by the future land use map: 7,260 sq ft of lot area per unit.

-Lands designated medium density by the future land use map: 3,112 sq ft of lot area per unit.

-Lands designated high density by the future land use map: 2,178 sq ft of lot area per unit.

## ACCESSORY STRUCTURES (SEC. 24-151)

Accessory structures are any permanent structures on a property that are secondary to the principle dwelling and are subject to the regulations below. Any structure less than 30 inches does not have to meet setback requirements.

### COMMON ACCESSORY STRUCTURES

**Detached Garages:** Cannot exceed 600 square feet. Detached garages under 15 feet in height must be at least 5 feet from side and rear property lines. Detached garages up to 25 feet in height must be at least 10 feet from the rear property line and 5 feet from side property lines. Only one detached garage is allowed per residential lot. May have living space but limited to a kitchenette with a bar sink, microwave and refrigerator less than 10 cubic feet. The living space cannot be rented.

**Garage Apartments:** Are only allowed on double frontage lots with at least 50 feet of lot width, must be at least 20 feet from the front lot line, 10 feet from the rear lot line, and meet the side yard setback requirements of the principal structure with a maximum height of 25 feet. Cannot exceed 75 percent of the heated and cooled square footage of the principle dwelling. Cannot be rented for a period less than 90 days.

**Gazebos, Pergolas, or similar structures:** Cannot exceed 160 square feet and 15 feet in height.

**Sheds:** Cannot exceed 160 square feet and 15 feet in height. Only one shed is allowed per residential lot.

**Swimming Pools:** Must have a fence at least 48 inches tall with gates at least 54 inches tall or a screen enclosure and cannot be closer to the front property line than the principal structure or closer than 5 feet from rear and side property lines.

### GENERAL RULES FOR ACCESSORY STRUCTURES

**Height:** The max height for accessory structures is 15 feet unless otherwise noted.

**Number of Structures:** No more than 3 structures including the principal structure and other detached structures are allowed on single-family and two-family lots. (Sec. 24-82)

**Setbacks from Other Structures:** All new accessory structures must be at least 5 feet from all other structures on the property or they will be considered attached and subject to those setbacks.

**SPAs or PUDs:** Properties located in SPAs or PUDs may have different restrictions than the City of Atlantic Beach.

**Property Line Setbacks:** Accessory structures must be at least 5 feet from side and rear property lines and 20 feet from the front property line unless otherwise noted.

### FENCES (SEC. 24-157)

**Front Yard:** The maximum height is 4 feet, except for approved ornamental fences which can be 5 feet.

**Side and Rear Yards:** The maximum height is 6 feet.

**Corner Lots:** (side yard) On right-of-ways less than 50 feet, fences cannot exceed 4 feet in height within 10 feet of the property line abutting the street. On right-of-ways 50 feet and greater, fences can be 6 feet in height but cannot be closer than 15 feet to the edge of the street or 5 feet from any sidewalks.

**Visual Partitions:** Walls or other objects used to create privacy are limited to a max length of 12 feet and height of 8 feet. Privacy structures shall be 5 feet from side or rear lot lines.

### NONCONFORMITIES (SEC. 24-85)

All lots, uses and structures existing prior to current regulations are allowed to continue. However, any use or structure made to conform to current regulations cannot be converted back to a nonconforming use or structure.

**Lots:** Nonconforming residential lots can only be used for residential dwellings consistent with applicable zoning districts and density. Existing structures can be modified or expanded as long as they meet current regulations. No lot can be divided to create a nonconforming lot.

**Uses:** Nonconforming uses that were lawfully created prior to current regulations can be continued, but cannot be expanded. If a use is discontinued for 6 months or more or the structure occupied by the use is damaged beyond 50% of its value then the nonconforming use cannot return.

**Structures:** Nonconforming structures that were lawfully created prior to current regulations are grandfathered in and can be maintained and repaired. They can only be expanded or added onto if the new elements meet current regulations.

## City of Atlantic Beach

### Building and Zoning Department

(Revised February 2025)

## City of Atlantic Beach Zoning Highlights



### INFORMATION FOR PROPERTY OWNERS, REALTORS AND CONTRACTORS REGARDING

- **Setbacks**
- **Impervious Surface**
- **Building Height**
- **Accessory Structures**
- **Fences**
- **Nonconformities**