



# City of Atlantic Beach

## Land Development Regulations Quick Reference

Zoning District	Minimum Lot Size		Setbacks			Maximum Impervious Surface Area	LDR <sup>5</sup> Section
	Square Feet of Lot Area	Minimum Width <sup>3</sup>	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard		
<b>CON</b> Conservation	Approval of a Use-By-Exception is required for any use or development of privately owned lands zoned Conservation. Most areas of the City zoned Conservation are along the marsh.						24-103
<b>RS-L</b> Residential, Large Lot (single-family)	10,000 Sq Ft.	100 Ft.	20 Ft.	20 Ft.	7.5 Ft for each side.	50 Percent.	24-104
<b>RS-1</b> Residential (single-family)	7,500 Sq Ft.	75 Ft.	20 Ft.	20 Ft.	7.5 Ft for each side.	50 Percent.	24-105
<b>RS-2</b> Residential (single-family)	7,500 Sq Ft.	75 Ft.	20 Ft.	20 Ft.	Combined 15 Ft and minimum of 5 Ft on one side.	50 Percent.	24-106
<b>RG</b> Residential General (single-family and two-family <sup>1</sup> )	Single-family: 7,500 Sq Ft Two-family: see <a href="#">endnote 2</a> .	75 Ft.	20 Ft.	20 Ft.	Combined 15 Ft and minimum of 5 Ft on one side.	50 Percent.	24-107
<b>RG-M</b> Residential General, Multi-family (single-family, two-family and multi-family <sup>1</sup> )	Single-family: 7,500 Sq Ft Two-family: see <a href="#">endnote 2</a> . Multi-family: 7,500 Sq Ft.	75 Ft.	20 Ft.	20 Ft.	Single-family: Combined 15 Ft and minimum of 5 Ft on one side. Two-family: 7.5 Ft for each side Multi-family: 15 Ft for each side.	50 Percent.	24-108
<b>CPO</b> Commercial, Professional and Office	7,500 Sq Ft.	75 Ft.	20 Ft.	20 Ft.	10 Ft.	70 Percent.	24-109
<b>CL</b> Commercial Limited	5,000 Sq Ft.	50 Ft.	20 Ft.	20 Ft.	10 Ft.	70 Percent.	24-110
<b>CG</b> Commercial General	5,000 Sq Ft.	50 Ft.	20 Ft or 10 Ft <sup>4</sup> .	10 Ft.	10 Ft where adjacent to residential, otherwise, combined 15 Ft and minimum of 5 Ft on one side.	70 Percent.	24-111
<b>LIW</b> Light Industrial and Warehousing	5,000 Sq Ft.	50 Ft.	20 Ft.	10 Ft.	10 Ft.	70 Percent.	24-112
<b>SP</b> Special Purpose	The use proposed for any special purpose district shall be consistent with the comprehensive plan. The use and any limitations shall be stated within the ordinance establishing the special purpose district.						24-113
<b>CBD</b> Central Business District	Subject to meeting required Impervious Surface Area limits, storm water requirements, access and parking standards, landscaping and buffering, there are no defined setbacks within the Central Business District.						24-114
<b>SPA</b> Special Planned Area	Uses, Lot Sizes and Building Restrictions within any SPA district will be established within the ordinance creating the SPA, subject to use and density limitations of the Comprehensive Plan, and the provisions of applicable Land Development Regulations.						24-Div6

**Endnotes:**

1. Two-family and multi-family uses are subject to density limitations found in the Comprehensive Plan.
2. For two-family:
  - Lands designated low density by the future land use map: 14,500 sq ft.
  - Lands designated medium density by the future land use map: 6,200 sq ft.
  - Lands designated high density by the future land use map: 5,000 sq ft.
3. Lot width is the mean horizontal distance between the side lot lines measured at right angles to its depth.
4. The minimum front setback can be 10 FT if off-street parking is located at the rear or side of the building site and the primary business entrance is designed to face the street.
5. LDR is the City of Atlantic Beach's Land Development Regulations.

## Applied to All 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 Ft setback.

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

## Accessory Structures (24-151)

### Common Accessory Structures

**Children's Playhouses** Cannot be located within front setbacks.

**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.

**Fences** The max height is 4 feet within front setbacks, except for approved ornamental fences that can be 5 feet. The max height for side and rear yards is 6 feet.

**Gazebos** Cannot exceed 150 square feet and 12 feet in height.

**Sheds** Cannot exceed 150 square feet and 12 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.

**Visual Partitions** Walls or other objects used to create privacy are limited to a max length of 12 feet and height of 8 feet.

### General Rules for Accessory Structures

**Corner Lots** 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 greater than 50 feet, fences can be 6 feet in height but cannot be closer than 15 feet to the edge of the street or sidewalk.

**Exempt Structures** Any structure less than 30 inches does not have to meet setback requirements.

**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. (24-82)

**Other Structures Setbacks** 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.

**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.

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

## Nonconformities (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 single-family homes. Existing structures can be modified or expanded as long as they meet current regulations. No lot can be divided to create a nonconforming lot unless it was previously platted.

**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.

## Variance (24-64)

A variance is a method for a property owner to be either exempt from certain provisions or to be granted a relaxation of the strict, literal interpretation of certain provisions of the Land Development Regulations when specific hardships can be proven. A variance cannot affect; minimum lot dimensions (area, depth or width), maximum height or use.

*\*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 solely on the official Land Development Regulations and not this document.*

Land Development Regulations, permit applications, forms and maps can be found at [www.coab.us](http://www.coab.us).  
For additional information, contact the Building and Zoning Department at (904)247-5826 or [Building-Dept@coab.us](mailto:Building-Dept@coab.us).

City of Atlantic Beach  
Community Development Dept.  
800 Seminole Road  
Atlantic Beach, Florida 32233  
(904)247-5826  
Building-Dept@coab.us  
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