

TOWN OF POMONA PARK RESIDENTIAL ZONING LETTER

Amount Paid \$

Date:

Payment Method:

Staff initials:

Owner of Property	<hr/> <hr/>
Location of Property	
Parcel Number	
Size of Lot – acres	
Directions to property	<hr/> <hr/> <hr/> <hr/>
Name and address of Contractor – attach list if needed.	<hr/> <hr/>
Description of all planned improvements – attach list if needed.	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

Submitted by: _____ / _____
Print full name Signature

Zoning district	Permit number

Site Plan attached with clear description. Circle one: Y/N
Town staff has verified % impervious surface if applicable, density, use, lot and yard plans are in compliance with zoning codes, attached. Circle one: Y/N
Is driveway permit needed? Circle one: Y/N
Total # of pages including attachments: _____
Town of Pomona Park Zoning Approved by: _____

TOWN SEAL:

Description of zoning districts: Residential. Parcels of land designated as residential land are intended to be used predominantly for housing and should be protected from intrusion of land uses that are incompatible with residential density or intensity of use. The impervious surface coverage of residential land use shall not exceed 60 percent of the site. The maximum height of construction shall not exceed 60 feet.

Mobile homes will be permitted in accordance with F.S. § 320.8285(5), manufactured homes will be permitted in accordance with F.S. § 553.38(2), and community group residential homes shall be permitted in accordance with F.S. § 419.001(2), (3).

LDR—Low-density residential district. Up to two units per acre. The low-density residential district provides for a variety of land uses and densities up to a maximum of two units per net acre.

Unrestricted uses:

Open space parks and recreational areas.

Essential public services and facilities.

Low-density residential dwellings including:

Single-family.

Two-family.

Townhouse dwellings.

Multifamily dwellings.

Unrestricted uses accessory:

Home occupations.

Private garages.

Private swimming pools and cabanas.

Customary accessory uses and structures clearly incidental to one or more permitted uses and structures.

Special exception uses. Same as those permitted in the MDR district.

Minimum lot requirements:

Single-family and two-family dwellings:

Minimum lot width: 75 feet.

Minimum lot area: 10,890 square feet.

Townhouses (not to exceed a net density of two units per acre):

Minimum interior lot width: 20 feet.

Minimum exterior lot width: 30 feet.

Minimum interior lot area: 2,500 square feet.

Minimum exterior lot area: 3,500 square feet.

Multifamily dwellings: (not to exceed a net density of two units per acre):

Minimum lot width: 100 feet.

Minimum lot area: 8,712 square feet.

Minimum yard requirements:

Single-family and two-family dwellings:

Front yard: 20 feet.

Side yard: 10 feet or 15 percent, whichever is smaller.

Rear yard: 10 feet.

Townhouses:

Front yard: 20 feet.

Side yard interior unit: 0 feet.

Side yard exterior unit: 15 feet.

Rear yard: 20 feet.

Multifamily dwellings:

Front yard: 20 feet.

Side yard: 20 feet.

Rear yard: 20 feet.

MDR—Medium-density residential district (two to five units per acre). The purpose of the medium-density residential district is to provide a variety of housing types within a single-family setting, including single-family, duplex, attached single-family and zero lot line development, at a density of at least two units and up to five units per net acre. A density over two units per acre may require either central water or central sanitary sewer as permitted by the county health department.

Unrestricted uses:

Single-family.
Two-family dwellings.
Townhouse dwellings.
Multifamily dwellings.
Park and recreational facilities.

Unrestricted uses accessory:

Home occupations.
Private garages.
Private swimming pools and cabanas.
Customary accessory uses and structures incidental to one or more permitted uses and structures.

Special exception uses:

Churches, synagogues, or other houses of worship.
Private, social, recreational, or fraternal clubs or organizations.
Public or private schools.

Minimum lot requirements:

Single-family and two-family dwellings:

Minimum lot width: 50 feet.
Minimum lot area: 8,712 square feet.

Townhouses (not to exceed a net density of five units per acre):

Minimum interior lot width: 20 feet.
Minimum exterior lot width: 30 feet.
Minimum interior lot area: 2,500 square feet.
Minimum exterior lot area: 3,500 square feet.

Multifamily dwellings (not to exceed a net density of five units per acre):

Minimum lot width: 100 feet.
Minimum lot area: 8,712 square feet plus 5,500 square feet for each dwelling unit in excess of two.

Minimum yard requirements:

Single-family and two-family dwellings:

Front yard: 20 feet.
Side yard: 10 feet or 15 percent, whichever is smaller.
Rear yard: 10 feet.

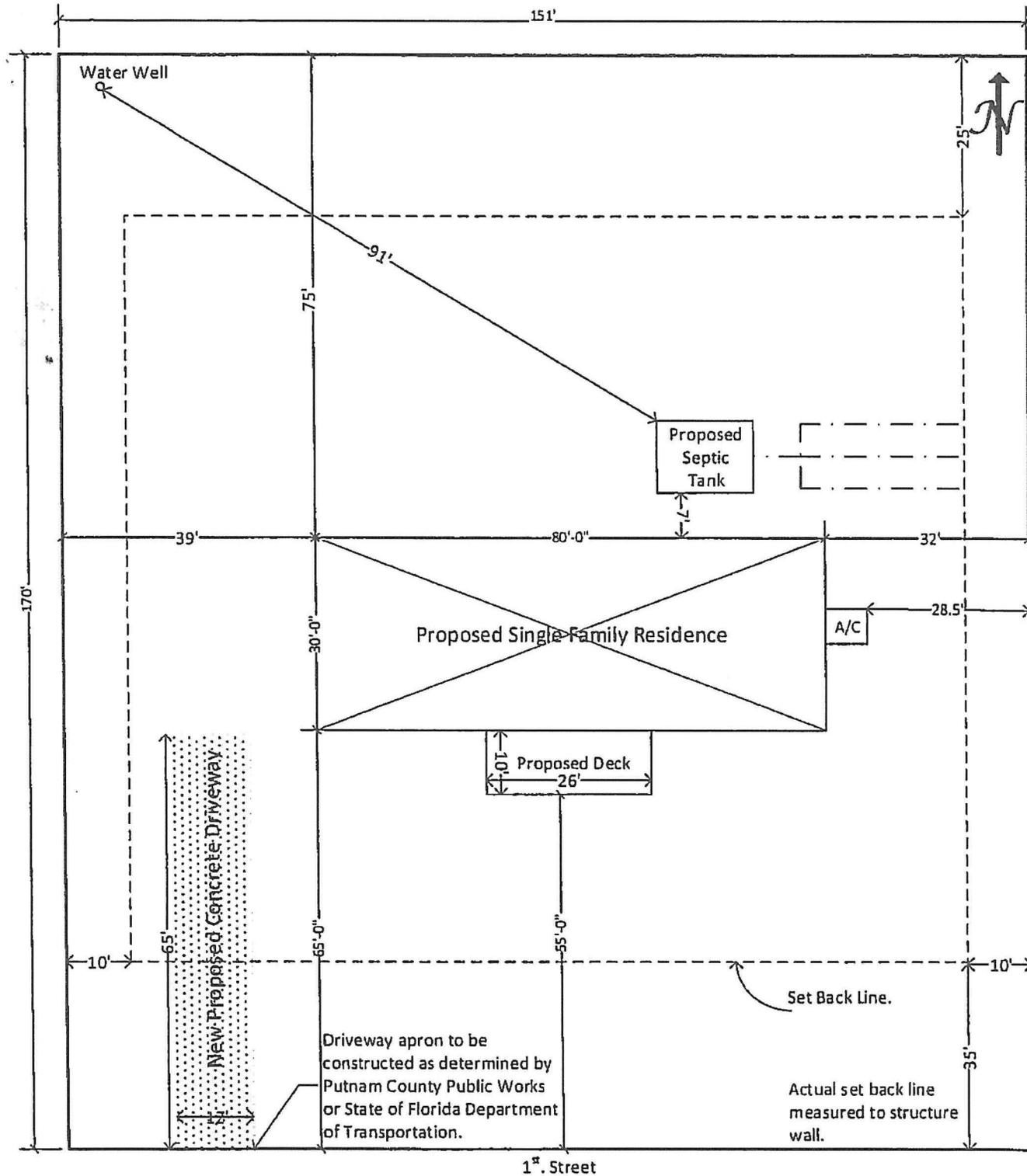
Townhouses:

Front yard: 20 feet.
Side yard interior unit: 0 feet.
Side yard exterior unit: 15 feet.
Rear yard: 20 feet.

Multifamily dwellings:

Front yard: 20 feet.
Side yard: 20 feet.
Rear yard: 20 feet.

EXAMPLE SITE PLAN



Parcel Number: 00 - 00 - 00 - 0000 - 0000 - 0000	Scale: 3/32" = 2'
3,440 / 25,670 = 13.4% Impervious Surface Ratio.	Floor Area Ratio: 10.3%
Property Owner: John Doe	Address: 100 First Street
Name of Preparer: John Doe	Zoning: R-2
I affirm that this plot plan is true and accurate to the best of my knowledge.	
Signature of Applicant or Agent: <i>John Doe</i>	Date: 10/23/2015

