

City of Titusville

"Gateway to Nature and Space"

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PLANNING & GROWTH
MANAGEMENT DEPARTMENT
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September 18, 2023

Frank Castro
28224 SW 168 Ct.
Homestead, Florida 33030
frankcastroscs@yahoo.com

RE: Zoning Confirmation for Tax ID No. 2217828

Dear Frank Castro,

1. The property is located within the City of Titusville.
2. The property is zoned Multifamily High Density (R-3) and Open Space and Recreation (OR).
3. The development standards for the R-3 and OR zoning district are described in Section 28-307 and Sec.28-322 of the Land Development Regulations. Enclosed for your information are the zoning district standards.
4. The maximum density permitted in the R-3 zoning district is 15 dwelling units per acre according to Section 38-307. Multifamily High Density Residential (R-3).
5. A zoning map is included which identifies the zoning districts on adjacent properties.

If you have any further questions, you can contact me at (321) 567-3782

Sincerely,

Eddy Galindo, AICP
Principal Planner

Sec. 28-307. Multifamily High Density Residential (R-3).

Multifamily High Density Residential (R-3)		
(a) Purpose		
The Multifamily High Density Residential (R-3) district is intended to allow the development of a variety of housing types at a maximum density of fifteen (15) units per acre. This district is further intended to satisfy the need for a high concentration of population, is located adjacent to arterial or collector streets and is well served by public services and facilities. When adjacent to R-1 zoning districts, the development within the district shall be designed carefully to provide maximum compatibility with adjacent development by proper architectural design, landscaping, screening, and parking.		
(b) Use Standards		Typical Lot Pattern
See Chapter 28 Article IV and Article V		
(c) Intensity and Dimensional Standards		
Lot area, minimum (sq. ft.)	Townhomes: 2,000 Multifamily: 2,500 per DU	
Lot width, minimum (ft.)	Townhomes: 20 Multifamily: None	
Density, maximum (du/ac)	15	
Floor area per dwelling unit, minimum (sq. ft.)	Townhomes: 800 Multifamily: Efficiency - 600 1 Bedroom - 700 2 Bedroom - 800 3 Bedroom - 900	
Building coverage, maximum (% of lot area)	50	
Lot Coverage, maximum (% of lot area)	NA	
Height, maximum (ft.)	35	
Front yard setback, minimum (ft.)	25 ^{1, 2}	
Side corner yard setback, minimum (ft.)	20 ²	
Interior side yard setback, minimum (ft.)	10 ²	
Rear yard setback, minimum (ft.)	25 ^{1, 2}	

Accessory Use Development
Standards

See Chapter
28 Article VII

NOTES:

- Townhouse and Multifamily developments shall have a minimum distance between structures of 20 feet.
 - A maximum of six (6) dwelling units shall be allowed in a building group of townhouse units.
 - Staggered setbacks are encourage to lessen the straight row effect.
 - Multifamily units shall contain a private storage area of thirty-two (32) square feet per unit.
- ² For townhome developments, see Section 30-151, Projections.

Typical Development Configuration (For illustrative purposes only)

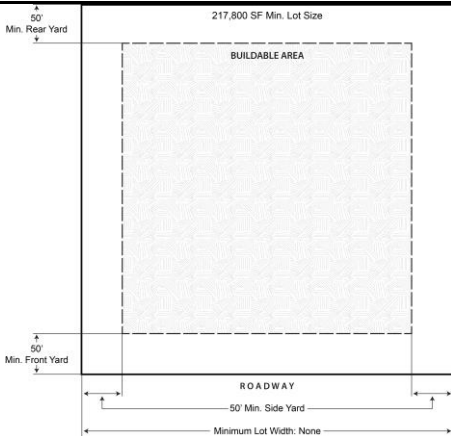
Multifamily Medium Density (R-3)
Minimum Lot Area = 2,000 sq ft for
Townhomes
Minimum Floor Area = 800 sq ft for
Townhomes
Maximum Lot Coverage
By All Buildings = 50 percent
Maximum Building Height = 35 ft
Minimum Distance Between
Structures = 20 ft
Maximum Dwelling Units per
Townhome Building = 6 Units



Multifamily High Density (R-3)
Minimum Lot Area = 2,500 sq ft per
Dwelling Unit
Minimum Floor Area = 600 sq ft for
Efficiency plus 100 sf per Bedroom
Maximum Lot Coverage
By All Buildings = 50 percent
Maximum Building Height = 35 ft
Minimum Distance Between
Structures = 20 ft

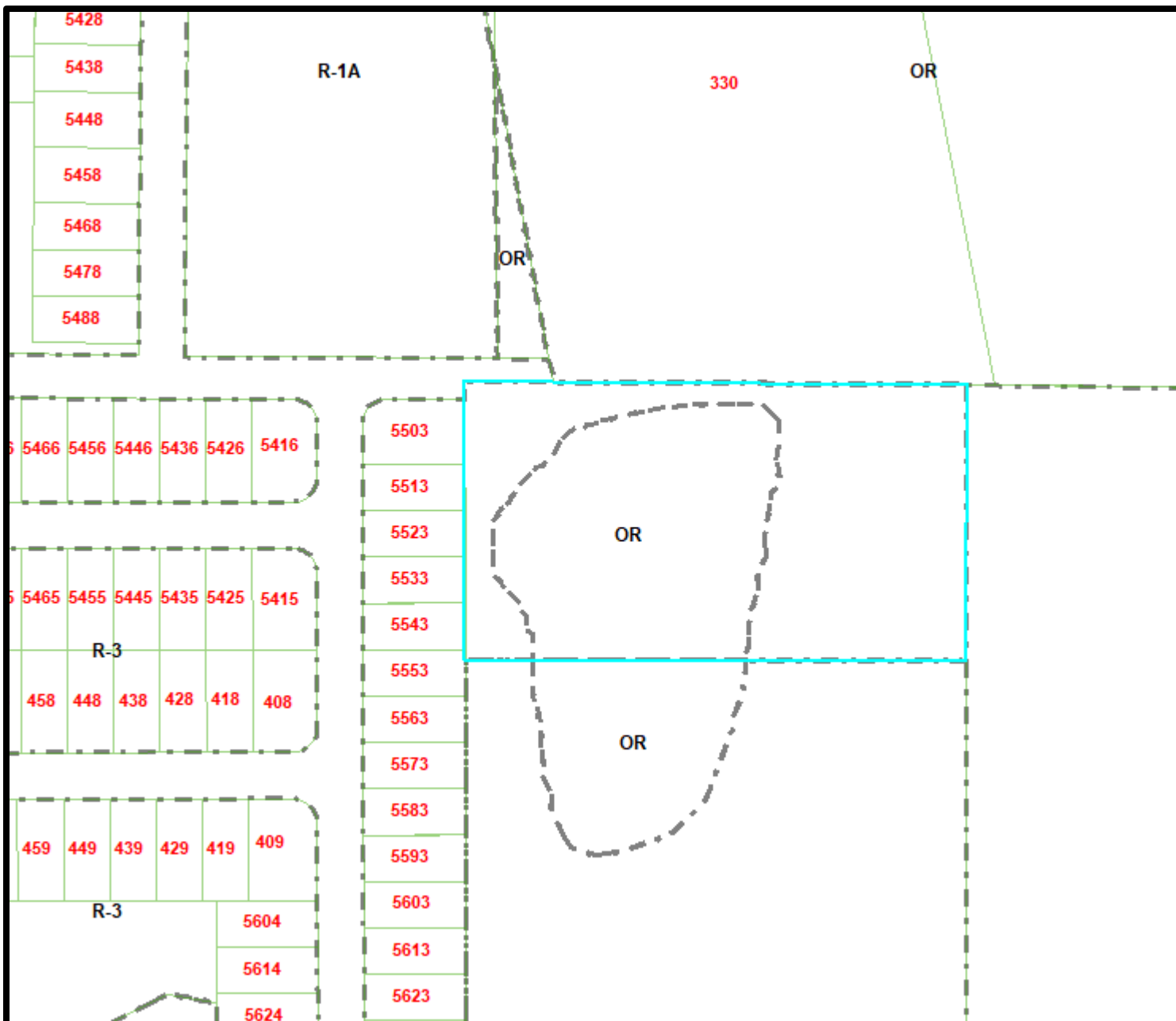


Sec. 28-322. Open Space and Recreation (OR).

Open Space and Recreation (OR)			
(a) Purpose			
The Open Space and Recreation (OR) District is established to provide for the conservation and protection of sensitive lands within the City. It is intended that this district will not function as a holding designation for land but rather a permanent classification in order to ensure that present and future residents of the City are able to enjoy the benefits of the natural environment of the City. It is further intended that the district will implement the goals, objectives and policies of the Comprehensive Plan.			
(b) Use Standards	Typical Lot Pattern		
See Chapter 28 Article IV and Article V			
(c) Intensity and Dimensional Standards			
Lot area, minimum (sq. ft.)	None		
Lot width, minimum (ft.)	None		
Density, maximum (du/ac)	1du/5ac ¹		
Floor area per dwelling unit, minimum (sq. ft.)	None		
Building coverage, maximum (% of lot area)	None		
Lot coverage, maximum (% of lot area)	None		
Height, maximum (ft.)	35		
Front yard setback, minimum (ft.)	50		
Side corner yard setback, minimum (ft.)	50		
Interior side yard setback, minimum (ft.)	50		
Rear yard setback, minimum (ft.)	50		
Accessory Use Development Standards	See Chapter 28 Article VII		
NOTES:			
¹ Single-family homes in wetlands must obtain a Conditional Use Permit prior to construction as required in Section 28-80, Single-family dwellings (detached).			
Typical Development Configuration (For illustrative purposes only)			



(Ord. No. 16-2023, § 4, 3-14-23)



ZONING MAP

XX-XXXX

RESIDENTIAL DISTRICTS

RE	RESIDENTIAL ESTATES
RR	RURAL RESIDENTIAL
R-1A	SINGLE FAMILY, LOW DENSITY
R-1B	SINGLE FAMILY, MEDIUM DENSITY
R-1C	SINGLE FAMILY, HIGH DENSITY
R-2	MULTIFAMILY, MEDIUM DENSITY
R-3	MULTIFAMILY, HIGH DENSITY
RMH-1	RESIDENTIAL MANUFACTURED HOUSING SUBDIVISION
RMH-2	RESIDENTIAL MANUFACTURED HOUSING PARK

COMMERCIAL DISTRICTS

HM	HOSPITAL MEDICAL
T	TOURIST
NC	NEIGHBORHOOD COMMERCIAL
CC	COMMUNITY COMMERCIAL
RC	REGIONAL COMMERCIAL
OP	OFFICE PROFESSIONAL

INDUSTRIAL DISTRICTS

M-1	LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
M-2	HEAVY INDUSTRIAL
M-3	HIGHWAY INDUSTRIAL INFILL
PID	PLANNED INDUSTRIAL DEVELOPMENT

OVERLAY DISTRICTS

TSA	TITUSVILLE SHORELINE AREA
AIA	AIRPORT IMPACT AREA
WCA	WETLAND AND CONSERVATION AREA
ACC	AREA OF CRITICAL CONCERN
HPA	HISTORIC PRESERVATION AREA

SPECIAL DISTRICTS

GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
UMU	URBAN MIXED USE
SMU	SHORELINE MIXED USE
RHP	RESIDENTIAL HISTORIC PRESERVATION
RMU	REGIONAL MIXED USE
PD	PLANNED DEVELOPMENT
P	PUBLIC
UV	URBAN VILLAGE
DMU	DOWNTOWN MIXED USE
IRCN-R	INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
IRCN-C	INDIAN RIVER CITY NEIGHBORHOOD COMMERCIAL

DESC 1

DESC 2



Date: __/__/____

Community Development Department