

ARTICLE XII. - DEVELOPMENT STANDARDS FOR DWELLING

1. When permitted in a district, dwellings shall comply with the development standards set forth in the following schedule.

Condition	Lot Area and Lot Width		Minimum Front Yard Setback from Property Line			Minimum Side Yard*	Minimum Rear Yard	Maximum Building Height** ***	Max. Dwelling units permitted per acre of gross land area (dwelling unit density)
	Min. Lot Area Per Dwelling Unit (Sq. Ft.)	Min. Lot Width (Feet)	Major Arterial Street	Secondary Arterial Street	Minor Street				
Dwellings served by public water supply and public sewerage.									
A. One-family dwellings									
1. Detached— Residence	6,000	60	25	25	25	7	25	36	7
B. Two-family dwelling									
1. Attached; semi- detached	3,600	70	25	25	25	0	25	36	6 (2 fam)
2. Detached	3,600	70	25	25	25	7	25	36	6 (2 fam)
C. Multi-family dwellings (NOTE)									
1. Efficiency	1,800	100	25	25	25	10	25	36	12
2. One-bedroom unit	1,800	100	25	25	25	10	25	36	10
3. Two-bedroom unit	1,800	100	25	25	25	10	25	36	9
4. Three (or more) bedroom unit	1,800	100	25	25	25	10	25	36	7

*No structure shall be located closer than 15 feet from any public right-of-way line. "Structure" for setback purposes shall not include fences.

**Height restrictions shall be controlled by section 5-201(2)(B) of the general ordinances of the Town of Thunderbolt.

***For setback requirements if height variance granted setbacks from front, rear, and side property lines shall be increased two feet for every foot above the maximum height allowed.

Thunderbolt street classifications within the Thunderbolt town limits:

- Victory Drive is hereby designated as a major arterial roadway.
- River Drive, Bonaventure Road, Whatley Avenue, Rowland Avenue, Falligant Avenue, Sunset Boulevard, Bannon Drive and Maccio Drive are designated as secondary arterial roadways.
- All other streets are designated as minor streets.

(NOTE) See article III. Definition (#17)

2. *Development standards for dwellings.* When permitted in a district, dwellings shall comply with the development standards set forth in the following schedule.

Condition	Lot Area and Lot Width		Minimum Front Yard Setback from Property Line			Minimum Side Yard*	Minimum Rear Yard	Maximum Building Height** ***	Max. Dwelling units permitted per acre of gross land area (dwelling unit density)
	Min. Lot Area Per Dwelling Unit (Sq. Ft.)	Min. Lot Width (Feet)	Major Arterial Street	Secondary Arterial Street	Minor Street				
2. Dwellings served by public water and by own individual waste disposal system	As approved by county health department, but not less than:								
a. One-family dwelling	10,000	75	85	75	60	7	25	36	4
b. Two-family dwellings	14,000	80	85	75	60	7	25	36	3 (6 fam)
c. Three-family dwellings	20,000	90	85	75	60	10	25	36	2 (6fam)
d. Multi-family dwellings (NOTE)	42,500	120	85	75	60	15	25	36	3 units
3. Dwellings served by own individual water supply and waste disposal system	As approved by county health department, but not less than:								
a. One-family	20,000	100	85	75	60	10	25	36	2

dwelling									
b. Two-family dwellings	35,000	110	85	75	60	10	25	36	1 (2 fam)
c. Three-family dwellings	42,500	120	85	75	60	15	25	36	1 (3 fam)
d. Multi-family dwellings (NOTE)	42,500	160	85	75	60	20	25	36	1 (3 fam)

*No structure shall be located closer than 15 feet from any public right-of-way line. "Structure" for setback purposes shall not include fences.

**Height restrictions shall be controlled by section 5-201(2)(B) of the general ordinances of the Town of Thunderbolt.

***For setback requirements if height variance granted setbacks from front, rear, and side property lines shall be increased two feet for every foot above the maximum height allowed.

Thunderbolt street classifications within the Thunderbolt town limits:

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(NOTE) See article III. Definition (#17)

3(a). *Development standards.* Unless otherwise provided in this ordinance, a non-dwelling accessory building use when permitted in an (R-1, R-2, R-3) district shall comply with development standards established by this schedule.

Setback from Property Lines in Feet/Height Restrictions in Feet

	Minimum Front Yard			Minimum Side Yard*	Minimum Rear Yard*	Maximum Height** ***
District less than 10' x 12' building	Major Arterial*	Secondary Arterial*	Minor Street*			
R-1	See * below	See * below	See * below	3	3	16
R-2	See * below	See * below	See * below	3	3	16
R-3	See * below	See * below	See * below	3	3	16
District greater than 10' x 12' building						
R-1	See * below	See * below	See * below	5	5	24
R-2	See * below	See * below	See * below	5	5	24

R-3	See * below	See * below	See * below	5	5	24
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*Provided that no structure shall be located closer than 15 feet from any public right-of-way or the front of the dwelling whichever is greater, however metal or other carport structure with outside dimension no larger than 18 feet x 20 feet shall be allowed closer than the front yard setbacks set forth but shall not be closer than 10 feet from the public right-of-way. "Structure" for setback purposes shall not include fences.

**Height restrictions shall be controlled by section 5-201(2)(B) of the general ordinances of the Town of Thunderbolt.

***For setback requirements if height variance granted setbacks from front, rear, and side property lines shall be increased two feet for every foot above the maximum height allowed.

NOTE: Dimensions of buildings to be measured externally.

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*****Article III. Definition (#17) Dwelling, Multi-family. A building either designed, constructed, altered or used for more than two adjoining dwelling units, with each dwelling unit having a party wall or party floor where it joins at least one other dwelling unit in the building. This includes, but is not limited to, apartments, condominiums, townhouses, or any type of multi-family structure.

*****See Article III. Definition (#17)

- 3(b). In an R-M-H District all mobile homes must be 20 feet from the perimeter property line of the mobile home park and if such property line is a public right-of-way all mobile homes shall be set back from such public right-of-way line a minimum of 25 feet.

All mobile homes within the mobile home park shall be set back from internal lot lines by ten feet and have at least a minimum of 20 feet between the mobile home and any accessory building use.

Accessory building uses with dimensions of 10' x 12' (external distances) or less must have a setback from the lot line of the mobile home lot of three feet. Accessory use buildings of greater dimensions must have a setback from the lot line of the mobile home lot of five feet.

4. *Development standards.* Unless otherwise provided in this ordinance, any structure including an accessory building use when permitted in the districts shown below shall comply with development standards established by this schedule.

Setback from Property Lines in Feet Height Restrictions in Feet

	Minimum Front Yard			Minimum Side Yard**	Minimum Rear Yard**	Maximum Height*** ****
District less than 10' x 12' building	Major Arterial	Secondary Arterial	Minor Street			
B, I-P	50	40	40	7 or 10*	30	36
C-M	85	75	60	15	35	36
H/M (Hotel & Motel)	85	85	75	15	30	36
I, L-I	50	40	40	7 or 10*	30	36
W-I	50	40	40	7 or 10*	15	36
District greater than 10' x 12'						

building						
B, I-P	50	40	40	7 or 10*	30	36
C-M	(PER STATE DNR REGULATIONS)					
H/M (Hotel & Motel)	85	85	75	15	30	36
I, L-I	50	40	40	7 or 10*	30	36
W-I	50	40	40	7 or 10*	15	36

*Where abutting is in an R-District 10' is required.

**Provided that no structure shall be located closer than 15 feet from any public right-of-way.

**Height restrictions shall be controlled by section 5-201(2)(B) of the general ordinances of the Town of Thunderbolt.

***For setback requirements if height variance granted setbacks from front, rear, and side property lines shall be increased two feet for every foot above the maximum height allowed.

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