

ARTICLE 31

SEC. 21-31 REGULATIONS FOR THE SPECIAL FLOOR AREA OR ‘F’ COMBINING DISTRICT.

31.1 Purpose: To provide minimum floor area standards for residential uses. Within the “F” combining district, all uses of land shall comply with the regulations of the base zoning district and with the additional regulations of the “F” combining district. **(Ord. No. 1749, 7/7/1988)**

31.2 Applicability: This district may be combined with all residential base zoning districts. It is intended to be utilized when requested by a homeowner’s association or subdivision developer. **(Ord. No. 1749, 7/7/1988)**

31.3 Procedure:

(a) Floor area occupied by living space within the main building, on the lot shall not be less than that specified herein.

Area Symbol	Minimum Square Feet Feet of Floor Area
“F1”	1000
“F2”	1600
“F3”	As specified on the sectional district map, but in no case less than seven hundred twenty (720) square feet.

(b) Garages (attached or detached), carports, breezeways, open porches, guest houses, pools and similar accessory buildings and uses shall not be included in computing the square footage of the living area required.