Illustration 1. Clear Sight Triangle

b. For all other intersecting rights-of-way and connections to public roadways, sight distance requirements shall adhere to FDOT Roadway and Traffic Design Standards, Index No. 546, sight distance at intersections. Deviations from this standard may be made on a case-by-case basis, as approved by the city engineer.

c. No structures, fencing, berms or shrubs taller than three feet (3') and no trees with branches lower than ten feet (10') above grade shall be permitted in the area and is to remain free and clear of obstructions. This prohibition is also applicable to the location of vehicle parking spaces and signs. Generally, to avoid obstructing the sight triangle, signs and other possible obstructions should be placed a minimum of twenty feet (20') away from the front edge of curb.

(o) Garages. All single-family residences are required to have a garage or carport structure. No garage may be enclosed for additional living area, unless an additional garage or carport is constructed or presently exists on the subject property.

(1) Attached garages. The following are the standards for attached garages:

a. The attached garage may not exceed fifty percent (50%) of the total square footage of the principal structure.

b. The building setbacks of the attached garage shall conform to the principal building setbacks of the zoning district.

c. The attached garage is required to have similar architectural features, construction type and color, similar to the principal house structure.
(2) **Detached garages.** Detached garages are permitted in residential zoning districts under the following conditions:

a. The detached garage may not exceed fifty percent (50%) of the total square footage of the principal structure.

b. The building setbacks of the detached garage shall conform to the principal building setbacks of the zoning district.

c. Garages that provide an accessory apartment shall be required to meet all the requirements contained in subsection (b) of this section.

d. Architectural standards. Detached garages shall comply with the following architectural standards:

1. For properties over one (1) acre the following standards shall apply:
   a. Within the R-1 (Residential Estate) and R-2 (Single-Family Low Density) zoning district:
      b. The detached garage is required to have architectural features, construction type and color similar to the principal house structure.
   c. All other zoning districts:
      1. The detached garage shall have colors similar to the principal house structure.
      2. The detached garage shall have a roof pitch that is consistent with the principal house structure. The pitch of the detached garage roof is not required to be the same slope. Flat roofed principal structures are allowed to have pitched roof slopes on the detached garage.

2. For properties under one (1) acre where the detached garage is located to the side or rear of the principal house structure the following standards shall apply:
   a. The detached garage shall have colors similar to the principal house structure.
   b. The detached garage shall have a roof pitch that is consistent with the principal house structure. The pitch of the detached garage roof is not required to be the same slope. Flat roofed principal structures are allowed to have pitched roof slopes on the detached garage.

3. For properties under one (1) acre where the detached garage is located in front of the principal house structure the following standards shall apply:
   a. The detached garage is required to have architectural features, construction type and color similar to the principal house structure.

(p) **Garage sales.** Garage sales may be conducted on any residential property subject to the following conditions:

1. No such sale may be conducted unless a permit has been obtained from the city.