

EXISTING ZONING CODE



If your property is currently zoned...

Then it may become...

A-1/A-2

The agricultural districts are those areas, the present or prospective use of which is primarily agricultural, or the future development of which is uncertain, and for which a more restricted zoning would be premature. The A-1 district is composed largely of land used for citrus production, nurseries, greenhouses, and vegetable farms, whereas, the A-2 district is composed largely of land used for livestock and poultry production.

A-R

The purpose of the A-R agricultural-residential district is to provide for residential subdivision in a rural or farm atmosphere. The growing of supplemental food supplies for families is encouraged. It permits a reasonable use of the property while protecting rural/agricultural areas from urban encroachment, preventing rapid expansion of public services and facilities such as schools, roads, water and sewer lines.

T2.1

Rural Reserve: T2 is primarily a rural zone, focused on agriculture, silviculture, and related processing and logistics located outside the Urban Service Area. Large Scale.

T2.2

Rural Reserve: T2 is primarily a rural zone, focused on agriculture, silviculture, and related processing and logistics located outside the Urban Service Area. Medium Scale.

CORRELATING PLACE TYPES AND DENSITIES

Rural/Agricultural
(1 du/10 ac)

Rural Settlements
RS 1/5 (1 du/5 ac)
RS 1/2 (1 du/2 ac)
RS 1/1 (1 du/ac)

Rural Residential Enclave
(1-2 du/ac)

Low Density Residential
(4 du/ac)

Rural/Agricultural
(1 du/10 ac)

Rural Settlement 1/2
(1 du/2 ac)

Rural Residential Enclave
(1-2 du/ac)

Rural
(max. 1 du/10 ac)

Rural Settlements
RS 1/5 (max. 1 du/5 ac)
RS 1/2 (max. 1 du/2 ac)
RS 1/1 (max. 1 du/ac)

Rural Residential Enclaves
(max. 1 du/1-2 ac)

(not an exhaustive list)

Rural Settlements

RS 1/5 (max. 1 du/5 ac)
RS 1/2 (max. 1 du/2 ac)
RS 1/1 (max. 1 du/ac)

Rural Residential Enclaves
(max. 1 du/1-2 ac)

(not an exhaustive list)

LOT REQUIREMENTS

Width = 100 ft.
Area = 1/2 acre (SFR),
2 acres (mobile home)

Width = 270 ft.
Area = 2.5 acres

Width = 200 ft. min.
Area = 5 acres min.
Coverage = 10% max.
Impervious surface = 20% max.
Frontage Occupation =
No minimum required

Width = 150 ft. min.
Area = 2 acres min.
Coverage = 20% max.
Impervious surface = 30% max.
Frontage Occupation =
No minimum required

BUILDING HEIGHTS

35 ft.

35 ft.

Principal building = 3 stories
Accessory structures = 2 stories
and 40 ft. max.

Principal building = 3 stories
Accessory structures = 2 stories
and 40 ft. max.

SETBACKS

Front = 35 ft.
Side = 10 ft.
Rear = 50 ft.

Front = 35 ft.
Side = 25 ft.
Rear = 50 ft.

Front = 35 ft. min.
Side = 20 ft. min.
Rear = 50 ft. min.
(other standards for parking
and accessory units)

Front = 35 ft. min.
Side = 20 ft. min.
Rear = 50 ft. min.
(other standards for parking
and accessory units)

TRANSECTS T2.1 AND T2.2 PERMITTED USES

Residential

- Dwelling, Single
- Accessory Dwelling Unit*
- Community Residential Home (6 or less Residents)*
- Family Day Care Home*
- Mobile Home*
- Home Based Business*

Commercial

- Rural Retail*
- Seasonal Sales*

Industrial

- Firewood sale or storage*
- Medical Marijuana Cultivation Facility*
- Wood chipping, wood mulching, and compost
- Borrow Pits and Excavation and Fill
- Fuel Terminal*

Agriculture

- Agriculture Storage and Distribution*
 - Outdoor Display of Agricultural Equipment*
- Arable & Crop Farming
- Forestry
- Fruit & Vegetable Garden
- Livestock Farming & Husbandry
 - Raising and keeping of poultry*
 - Raising of cattle
 - Raising and keeping of horses, ponies, donkeys, and mules (* for 2.2)
 - Raising and keeping of goats, sheep, lambs and pigs (* for 2.2)
- Commercial Nurseries and Greenhouses*
- Veterinary Services for Livestock

Transportation & Infrastructure

- Communication Tower*
- Transit Facility*
- Large scale installations
- Utilities*

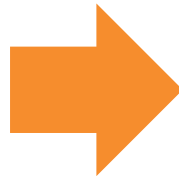
*Additional standards apply



LEARN MORE



EXISTING ZONING CODE



If your property is currently zoned...

Then it may become...

R-1

The areas included in an R-1 single-family dwelling district are of the same general character as R-1-AA and R-1-A, but with smaller minimum lots and yards, and a corresponding increase in population density.

R-1A/R-1AA

The areas included within R-1-AA and R-1-A single-family dwelling districts are intended to be single-family residential areas with large lots and low population densities. Certain structures and uses required to serve educational, religious, utilities and noncommercial recreational needs of such areas are permitted within the districts as special exceptions.

T3.2

A low intensity residential zone including medium and large houses with some accessory dwelling units. T3.2 is intended for limited use at the edge of Place Types within the Urban Service Area and broadly within Rural Place Types.

T3.3

A low intensity residential zone including a mix of small, medium, large houses, and accessory dwelling units. T3.3 is intended for broad use within the Urban Service Area, and within Rural Place Types.

CORRELATING PLACE TYPES AND DENSITIES

Low Density Residential
(4 du/ac)

Low-Medium Density Residential
(10 du/ac)

Low Density Residential
(4 du/ac)

Low-Medium Density Residential
(10 du/ac)

Suburban Neighborhood
(max. 6 du/ac)

Suburban Mixed Neighborhood
(6 du/ac - 12 du/ac)

Suburban Corridor
(10 du/ac - 20 du/ac)

Suburban Neighborhood
(max. 6 du/ac)

Suburban Mixed Neighborhood
(6 du/ac - 12 du/ac)

Suburban Corridor
(10 du/ac - 20 du/ac)

LOT REQUIREMENTS

Width = 50 ft.
Area = 5,000 sq. ft.

Width = 75 ft. (R-1A),
85 ft. (R-1AA)
Area = 7,500 sq. ft. (R-1A),
10,000 sq. ft. (R-1AA)

Width = 75 ft. min.
Area = No acre min.
Coverage = 40% max.
Impervious surface = 60% max.
Frontage Occupation =
No minimum required

Width = 45 ft. min.
Area = No acre min.
Coverage = 50% max.
Impervious surface = 65% max.
Frontage Occupation =
No minimum required

BUILDING HEIGHTS

35 ft.

35 ft.

Principal building = 2.5 stories
Accessory structures = 2 stories

Principal building = 2.5 stories
Accessory structures = 2 stories

SETBACKS

Front = 20/25 ft.
Side = 5/6 ft.
Rear = 20/25 ft.

Front = 20/25 ft. (R-1A),
25/30 ft. (R-1AA)
Side = 7.5 ft.
Rear = 25/30 ft. (R-1A),
30/35 ft. (R-1AA)

Front = 30 ft. min.
Side = 10 ft. min.
Rear = 25 ft. min.

Front = 20 ft. min.
Side = 5 ft. min.
Rear = 20 ft. min.

(other standards for parking and accessory units)

(other standards for parking and accessory units)

TRANSECTS T3.2 AND T3.3 PERMITTED USES

Residential

- Dwelling, Single
- Duplex* (T3.3 only)
- Accessory Dwelling Unit*
- Community Residential Home <6 or less Residents*
- Family Day Care Home*
- Mobile Home*
- Home Based Business*



Commercial

- Temporary Retail*
 - Portable Food Vendors & Vending Carts*
 - Seasonal Sales*



Industrial

- Fuel Terminal*

Government Services and Facilities

- Government Civil Support

Institutional

- Religious Institution
- School, Public K-12*

Agriculture

- Fruit & Vegetable Garden*
- Livestock Farming & Husbandry
- Raising and keeping of poultry*



Transportation

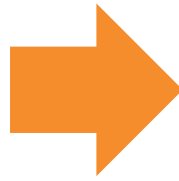
- Communication Tower*
- Transit Facility*
- Utilities*

*Additional standards apply

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EXISTING ZONING CODE



If your property is currently zoned...

Then it may become...

R-2

R-2 residential district are to encourage the development of attached dwelling units in a manner compatible with the detached dwellings permitted in single-family residential districts when and where adequate access and public service are available.

R-3

The areas included in R-3 multiple-family dwelling districts are primarily residential in character. Residential uses are permitted at high population densities.

T4.1

A principally residential zone including townhouses, semi-detached houses, and small single family houses within a broader rural context. T4.1 is generally intended for use near the centers of Rural Place Types.

T4.2

A principally residential zone including a mix of residential intensities including small multi-unit buildings, townhouses, and small single family houses. T4.2 is intended for broad use within the Urban Service Area.

CORRELATING PLACE TYPES AND DENSITIES

Low-Medium Density Residential (10 du/ac)
Medium Density Residential (20 du/ac)
Medium-High Density Residential (35 du/ac)
High Density Residential (50 du/ac)

Medium Density Residential (20 du/ac)
Medium-High Density Residential (35 du/ac)
High Density Residential (50 du/ac)

Suburban Neighborhood (max. 6 du/ac)
Suburban Mixed Neighborhood (6 du/ac - 12 du/ac)
Traditional Neighborhood (10 du/ac - 30 du/ac)

Suburban Neighborhood (max. 6 du/ac)
Suburban Mixed Neighborhood (6 - 12 du/ac)
Suburban Corridor (10 - 20 du/ac)
Traditional Neighborhood (10 - 30 du/ac)
Main Street Corridor (10 - 40 du/ac)
Neighborhood Center (Low) (max. 20 du/ac)
Neighborhood Center (high) (10 - 40 du/ac)
Urban Corridor (10 - 40 du/ac)
Tourist Activity Center (12 - 50 du/ac)
UCF - Regional Center (20 - 50 du/ac)

LOT REQUIREMENTS

Width = 45 ft. (one du), 80/90 ft. (two du), 85 ft. (three+ du)
Area = 4,500 sq. ft. (one du), 8,000/9,000 (two du), 11,250 (three du), 15,000 (four+ du)

Width = 45 ft. (one du), 80/90 ft. (two du), 85 ft. (three+ du)
Area = 4,500 sq. ft. (one du), 8,000/9,000 (two du), 11,250 (three du), 15,000 (four+ du)

Width = 30 ft. min. or 18 ft. for townhomes
Area = No acre min.
Coverage = 60% max.
Impervious surface = 70% max.
Frontage Occupation = No minimum required

Width = 18 ft. min.
Area = No acre min.
Coverage = 70% max.
Impervious surface = 70% max. or 80% for townhomes
Frontage Occupation = No minimum required

BUILDING HEIGHTS

35 ft.

35 ft.

Principal building = 2.5 stories
Accessory structures = 2 stories

Principal building = 3 stories
Accessory structures = 2 stories

SETBACKS

Front = 20/25 ft.
Side = 5/6 ft. (one and two du), 10 ft. (three and four du)
Rear = 20/25 ft. (one du), 25 ft. (two du), 30 ft (three du)

Front = 20/25 ft.
Side = 5/6 ft. (one and two du), 10 ft. (three and four du)
Rear = 20/25 ft. (one du), 25/20 ft. (two du), 30 ft (three du)

Front = 12 ft. min.
Side = 0 or 5 ft. min.
Rear = 20 ft. min.

Front = 8 ft. min.
Side = 0 or 5 ft. min.
Rear = 20 ft. min.

(other standards for parking and accessory units)

(other standards for parking and accessory units)

TRANSECTS T4.1 AND T4.2 PERMITTED USES

Residential

- Dwelling, Single
- Dwelling, Duplex*
- Dwelling, Townhome*
- Dwelling, Triplex*
- Multi-Dwelling, 6 or less (4.2 only)
- Accessory Dwelling Unit*
- Assisted Living (4.2 only)
- Community Residential Home 6> Residents*
- Community Residential Home 7-14 Residents* (4.2 only)
- Family Day Care Home*
- Home Based Business*



Commercial

- Temporary Retail*
 - Portable Food Vendors & Vending Carts*
 - Seasonal Sales*



Government Services and Facilities

- Government Civil Support

Agriculture

- Fruit & Vegetable Garden*
- Raising and keeping of poultry*

Transportation

- Communication Tower*
- Transit Facility*
- Utilities*

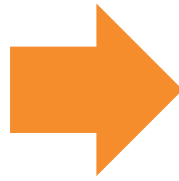


*Additional standards apply

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C-1

The C-1 retail commercial district is primarily for the furnishing of selected commodities and services at retail. It is encouraged:

- (1) At intersections of collectors and/or arterials;
- (2) Where it will not direct commercial traffic through residential districts;
- (3) Where adequate public facilities and services are available, as defined in the comprehensive plan;
- (4) Where compatible with adjacent areas or where buffers can be provided to ensure compatibility; and
- (5) To a limited extent in rural settlements throughout the county to meet the needs of an identified community, or in growth centers as defined in the comprehensive plan.

C-2

The C-2 general commercial district is used to provide for the retailing of commodities and the furnishing of several major services, selected trade shops and automotive repairs. This district is encouraged at locations along minor arterial and major arterial roads where general commercial uses are compatible with the surrounding neighborhood. Typically, it occupies an area larger than C-1, serves a larger population, and offers a wider range of services. It is promoted within the urban service area or in rural settlements where uses of this intensity are already established. This district should not be adjacent to single-family residential zoning districts.

T5.1

A very low intensity urban zone permitting commercial, mixed-use, and residential buildings in a rural context. T5.1 is generally intended for use in the Rural Service Area within the centers of Rural Place Types.

T5.2

A low intensity urban zone permitting commercial, mixed-use, and moderate intensity residential buildings that occupy the majority of their sites. T5.2 is generally intended for use in main streets, neighborhood centers, and at the edge of urban centers and TODs transitioning to T4.

CORRELATING PLACE TYPES AND DENSITIES

Neighborhood Center (Low) (max. 20 du/ac)	Neighborhood Center (Low) (max. 20 du/ac)
Suburban Corridor (10 - 20 du/ac)	Suburban Corridor (10 - 20 du/ac)
Traditional Neighborhood (10 - 30 du/ac)	Traditional Neighborhood (10 - 30 du/ac)
Main Street Corridor (10 - 40 du/ac)	Main Street Corridor (10 - 40 du/ac)
Neighborhood Center (High) (10 - 40 du/ac)	Neighborhood Center (High) (10 - 40 du/ac)
Urban Corridor (10 - 50 du/ac)	Urban Corridor (10 - 50 du/ac)
Tourist Activity Center (12 - 50 du/ac)	Tourist Activity Center (12 - 50 du/ac)
UCF - Regional Center (20 - 50 du/ac)	UCF - Regional Center (20 - 50 du/ac)
Urban Center (20 - 50 du/ac)	Urban Center (20 - 50 du/ac)
Urban Core (35 - 70 du/ac)	Urban Core (35 - 70 du/ac)

CORRELATING PLACE TYPES AND DENSITIES

Commercial (1.5 Floor Area Ratio max.) I-Drive District Overlay	Commercial (1.5 Floor Area Ratio max.) I-Drive District Overlay
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LOT REQUIREMENTS

Width = None
Area = 6,000 sq. ft.

Width = None
Area = 8,000 sq. ft.

Width = 16 ft. min.
Area = No acre min.
Coverage = 70% max.
Impervious surface = 70% max. or
80% for townhomes
Frontage occupation = 70% min.
on primary; No min. secondary

Width = 16 ft. min.
Area = No acre min.
Coverage = 80% max.
Impervious surface = 100% max.
Frontage occupation = 70% min.
on primary; No min. secondary

BUILDING HEIGHTS

50 ft.; or 35 ft. within 100 ft. of any residential use or district

50 ft.; or 35 ft. within 100 ft. of any residential use or district

Principal building = 3 stories
Accessory structures = 2 stories

Principal building = 4 stories
Accessory structures = 2.5 stories

SETBACKS

Front = 25 ft.
Side = 0 ft.; or 15 ft. when abutting residential district
Rear = 20 ft.

Front = 25 ft.
Side = 5 ft.; or 25 ft. when abutting residential district
Rear = 15 ft.; or 25 ft. when abutting residential district

Front = 20 ft. max.
Side = 0 or 5 ft. min.
Rear = 5 ft. min.
(other standards for parking and accessory units)

Front = 20 ft. max.
Side = 0 or 5 ft. min.
Rear = 5 ft. min.
(other standards for parking and accessory units)

TRANSECTS T5.1 AND T5.2 PERMITTED USES

Residential

- Dwelling, Duplex*
- Dwelling, Townhome*
- Dwelling, Triplex*
- Multi-Dwelling
- Adult & Child Day Care Home*
- Adult & Child Day Care Center*
- Assisted Living
- Community Residential Home
- Family Day Care Home*
- Home Based Business*
- Live-Work*
- Student Housing*
- Boarding House* (5.2 only)
- Single Room Occupancy (5.2 only)

Lodging

- Bed & Breakfast*
- Short-Term Rental (Hotels and Timeshares)
(5.2 only)

Industrial

- Firewood sale or storage*
- Craft & Light Industrial* (5.2 only)
- Fuel Terminal*
- Storage & Distribution (5.2 only)
 - Building Material Storage & Sales* (5.2 only)
 - Self-Storage* (5.2 only)
 - Warehouse (5.2 only)

Government Services and Facilities

- Government Civil Support

Transportation and Infrastructure

- Communication Tower*
- Public Parking*
- Transit Facility
- Utilities*

Commercial

- Animal Service
- Auto-Related Commercial*
 - Automobile Repair*
 - Automobile Sales*
 - Free-Standing Car Wash*
 - Gas Station*
- Big Box Retail*
- Clubs (Fraternal/Civic Organizations)
- Food & Beverage*
- Health and Medical Office / Clinic
- Office
- Place of Assembly*
- Recreational/Athletic*
- Retail and Services, General
- Retail and Services, Specialized
 - Funeral Services*
 - Medical Marijuana Dispensing Facility*
 - Package Sale Vendors*
 - Pawn Shops*
- Temporary Retail*
 - Portable Food Vendors & Vending Carts*
 - Seasonal Sales*
- Vocational School (5.2 only)

Institutional

- College / University (5.2 only)
- School, Public K-12*
- School, Charter*
- School, Private K-12

Agriculture

- Fruit & Vegetable Garden*
- Raising and keeping of poultry*

LEARN MORE

