

# TABLE OF ZONING DISTRICT REGULATIONS

ZONING DISTRICT		MINIMUM LOT SIZE	WIDTH AT BUILDING LINE	MINIMUM HOUSE SIZE	SETBACKS				INFORMATIONAL NOTE: This table is subject to amendment from time to time. Please contact the Planning and Development Division Office at 407-665-7371 for further information.
					F	Side St*	S	R	
<b>Agriculture</b> Rural Zoning Classification/Rural Subdivision Standards	<b>A-1</b>	1 acre	150 ft.	N/A	50	50	10	30	<b>STRUCTURES ACCESSORY TO THE RESIDENCE:</b> 10 ft. rear setback; side setback equal to requirement for main residence; 50 ft. minimum front yard setback and shall not project beyond the front residence unless a min. 100 ft. setback can be maintained. <b>Accessory dwelling units limited to 35% of the gross floor area of the main residence.</b> <b>BARN &amp; STRUCTURES FOR LIVESTOCK, STRUCTURES FOR AGRICULTURAL USE:</b> 50 ft. front, side and rear setback. 100 ft. from any residential structure on an adjacent lot or parcel.
	<b>A-3</b>	3 acres	150 ft.	N/A	50	50	10	30	
	<b>A-5</b>	5 acres	150 ft.	N/A	50	50	10	30	
	<b>A-10</b>	10 acres	150 ft.	N/A	50	50	10	30	
<b>Country Homes</b> Single-Family Dwelling	<b>RC-1</b>	1 acre	120 ft.	1200 sq. ft.	35	35	20	35	<b>DETACHED ACCESSORY BUILDING SETBACKS (not including RC-1 zoning):</b> Accessory buildings exceeding 200 sq. ft. in size and/or 12 feet in height shall meet all of the district setbacks and other requirements applicable to the main residential structure located on the same parcel. Accessory structures under 200 sq. ft. in size and under 12 feet in height shall maintain the same side yard district requirement applicable to the main residence and a minimum 10 ft. rear yard setback. See General Requirements below for side street setbacks applicable to corner lots. RC-1 accessory setbacks to maintain 20 ft. side and rear setbacks unless abutting one or more streets, and shall not project forward of the front building line of the principal structure. <b>POOLS AND POOL SCREEN ENCLOSURES:</b> A pool shall maintain a minimum 10 ft. side and rear yard setback and a pool screen enclosure shall maintain the same side yard district requirement applicable to the main residence and a minimum 5 ft. rear yard setback except when abutting a natural water body. When abutting a natural water body a pool shall maintain 30 ft. and a pool screen enclosure shall maintain a 25 ft. setback from the mean high water line. <b>GENERAL REQUIREMENTS:</b> Accessory structures shall not project beyond the established front building line of the main residence. Corner lots are considered to have two front yards. See Land Development Code for accessory building setbacks for structures to house horses, livestock or fowl.
	<b>R-1BB</b>	5,000 sq. ft.	50 ft.	700 sq. ft.	20	20	5	20	
	<b>R-1B</b>	6,700 sq. ft.	60 ft.	700 sq. ft.	20	20	7.5	25	
	<b>R-1</b>	8,400 sq. ft.	70 ft.	700 sq. ft.	25	25(15**)	7.5	30	
	<b>R-1A</b>	9,000 sq. ft.	75 ft.	1100 sq. ft.	25	25(15**)	7.5	30	
	<b>R-1AA</b>	11,700 sq. ft.	90 ft.	1300 sq. ft.	25	25	10	30	
	<b>R-1AAA</b>	13,500 sq. ft.	100 ft.	1600 sq. ft.	25	25	10	30	
<b>One and Two-Family Dwelling</b> (Duplex lot may be platted to facilitate separate ownership: min.lot size shall be 4,500 sq. ft. and 37.5 min. width at building line.)	<b>R-2</b>	9,000 sq. ft. for single or duplex dwelling unit.	75 ft.	1400 sq. ft. for Duplex, and 700 sq. ft. single-family	25	25	10	30	
	<b>R-3</b>	Max. Density 13 du/ac with BCC approval			1-Story Building: 25' F, S & R 2-3 Story Building: 35' F, S & R				Where buffers required under Chapter 30 Part 67 exceed the setback requirements stated herein, setbacks shall equal the width of the buffers.  In the R-4 District, increase the setback by 10 ft. for each story over one.
<b>R-3A</b>	Max. Density 10 du/ac with BCC approval								
<b>R-4</b>	Max. density varies with BCC approval.			25	25	25	25		
<b>Single-Family Mobile Home</b>	<b>RM-1</b>	7,000 sq. ft.	70 ft.	N/A	20	20	10	20	See the Code for the buffer and setback requirements around the perimeter of the RM-1 or RM-2 Zoned property. Minimum development size in RM-2 is 10 acres.
<b>Single-Family Mobile Home Park</b>	<b>RM-2</b>	5,000 sq. ft.	50 ft.	N/A	20	20	10	15	
<b>Travel Trailer Park &amp; Campsites</b>	<b>RM-3</b>	See Land Development Code		N/A					No setbacks for the individual spaces. A 25 ft. setback is required around the perimeter of the entire park. See Land Development Code for details.
<b>Planned Development</b>	<b>PD</b>	Master Development Plan Required			Determined by Master Development Plan				Development criteria determined by BCC based on future land use designation, neighborhood compatibility, traffic safety, etc. Final development plan approved administratively by Economic & Community Development Services Director.
<b>Public Lands and Institutions</b>	<b>PLI</b>				25	25	25	25	See Chapter 30, Part 32 for development criteria.
<b>Residential Professional</b>	<b>RP</b>	See Chapter 30, Part 34 for minimum requirements			25	25	10	30	Development of vacant property for office use shall comply with the requirements of the OP, Office Professional Zoning District. Where buffers required under Chapter 30 Part 67 exceed the setback requirements stated herein, setbacks shall equal the width of the buffers.
<b>Office</b>	<b>OP</b>	15,000 sq. ft.	100 ft.	N/A	25	25	0	10	Where buffers required under Chapter 30 Part 67 exceed the setback requirements stated herein, setbacks shall equal the width of the buffers.  NOTE: In the M-1A, M-1 and M-2 zoning districts, the front yard setback for lots internal to an industrial park may be 25 ft. minimum.
<b>Retail Commercial</b>	<b>C-1</b>			N/A	25	25	0	10	
	<b>C-2</b>			N/A	25	25	0	10	
<b>General Commercial &amp; Wholesale</b>	<b>C-3</b>			N/A	25	25	0	10	
<b>Convenience Commercial</b>	<b>CS</b>			N/A	50	50	0	10	
<b>Restricted Neighborhood Commercial</b>	<b>CN</b>			N/A	50	50	0	10	
<b>Very Light Industrial</b>	<b>M-1A</b>			N/A	50	50	10	10	
<b>Industrial</b>	<b>M-1</b>			N/A	50	50	10	10	
<b>Impact-General Industrial</b>	<b>M-2</b>			N/A	50	50	10	10	
<b>University Community</b>	<b>UC</b>			N/A	25	25	25	25	
<b>Affordable Housing Dwelling Subdivision Standards</b>	<b>R-AH</b>	SF-3600 sq. ft. Duplex-7,200 sq. ft.	40 ft. 80 ft.	700 sq. ft. for each unit.	LDC	LDC	LDC	LDC	See the Land Development Code (LDC) for detailed setback requirements.

\*Side street setbacks shall be the same as the front yard setbacks unless otherwise noted. \*\*Side street setback for the main residence may be reduced to 15 feet with approval by the Seminole County Traffic Engineer.  
 NOTE: If a parcel or lot is located within an Overlay District such as the Lake Mary Corridor, SR-46 Corridor, Markham Rd., Longwood Markham Rd., Lake Markham Rd. Corridor or Scenic Corridor District, the setback requirements may be more restrictive.  
**MEASUREMENT OF SINGLE-FAMILY AND DUPLEX DWELLING SETBACKS:** *Front and Side Yard:* measured perpendicular to the property line to the first vertical plane which intersects any portion of the structure other than a nominal roof overhang. An open, unroofed porch or paved terrace may project into a required front yard for a distance not to exceed 10 feet. For double frontage through lots, see the Land Development Code for the rear yard setback. *Rear Yard:* measured parallel with the side of the dwelling unit such that wherever the line strikes the closest property line shall be the point at which the rear yard setback is measured. Whenever a lot abuts an alley, one-half of the alley width may be considered as a portion of the required rear yard.  
*Water front Yard:* a waterfront yard is a yard required on waterfront property with depth measured from mean-high-water line. *Irregularly Shaped Lots:* the lot width for irregularly shaped lots, such as at the end of a cul-de-sac, may be reduced to 75% of the District requirement, providing all required building setbacks are met. *Fences:* Closed fences or walls in excess of 3 ft. in height shall maintain the same front or side street setback district requirement applicable to the main dwelling structure.



**SEMINOLE COUNTY**  
FLORIDA'S NATURAL CHOICE

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2013  
This table is subject to amendment from time-to-time.

LAND USE AND ZONING TABLE

# SEMINOLE COUNTY FUTURE LAND USE DESIGNATIONS AND ALLOWABLE ZONING CLASSIFICATIONS

## **Notes and Comments Integral to and Part of the Future Land Use Designations and Allowable Zoning Classifications Table**

<sup>1</sup> See Policy FLU 1.9 and Objective FLU 12 for all parcels located within the Wekiva River Protection Area and Objective 13 for all parcels within the Wekiva Study Area. See Policy FLU 1.10 for all parcels located within the Econlockhatchee River Protection Area.

<sup>2</sup> See Future Land Use Element Policies, future land use definitions and Land Development Code provisions for more specific land use definitions and requirements.

<sup>3</sup> Net residential density is the number of dwelling units per net buildable acre. Net buildable acreage is the number of acres within the boundary of a development excluding areas devoted to road rights-of-way, transmission power line easements, lakes and wetland or flood prone areas. Floor Area Ratio is determined by dividing the gross floor area of all buildings on a lot by the area of that lot.

<sup>4</sup> Existing sites (as of Sept. 11, 1991) are permitted per Policy FLU 10.4. No new sites within Suburban Estates are permitted.

<sup>5</sup> The Comprehensive Plan sets forth the range of potential uses of property in the context of a specific planning horizon and provides for a wide array of potential zoning classifications within each future land use designation. The zoning classifications indicated in the table for each land use designation may be considered for approval, but are not guaranteed. The appropriateness of a requested zoning classification on a particular parcel of property is determined based on availability of public facilities and services, impacts on natural resources, compatibility with surrounding zoning and uses, and requirements of the Land Development Code. See Policy FLU 17.4, Relationship of Land Use to Zoning Classification.

<sup>6</sup> The following zoning classifications require a site development plan in conjunction with a rezoning application: PD, RP, OP, R-3, R-3A, R-4, RM-2, RM-3. See Land Development Code for specific submittal requirements.

**Commercial:** Commercial land use designations may be developed as mixed commercial/residential planned developments per Policy FLU 5.2.

**Environmentally Sensitive Lands Overlay:** The exact boundary of Environmentally Sensitive Land Overlay areas is determined at time of development order or permit approval. All development must comply with applicable Land Development Code requirements addressing natural resource characteristics of the specific site, which take precedence over the underlying future land use designation. (See Definitions of Future Land Use Designations in FLU Element regarding allowed uses and special provisions of development).

**Higher Intensity Planned Development:** Policies FLU 5.6 through FLU 5.14 and the definitions of HIP future land use in this Plan establish the allowable uses and special provisions for development within this future land use designation. Limitations relating to height and noise contours may restrict maximum densities within the HIP-Airport area.

**Low Density Residential:** See Policy FLU 10.1 Affordable and Workforce Housing Density Bonuses, and Policy HSG 3.3 Affordable Housing Density Bonus.

**Mixed Development:** Policy FLU 5.15 and the definition of MXD future land use in this Plan establish the uses and special provisions for development within this future land use designation.

**Office:** Architectural standards may be required for compatibility with adjacent residential development. See Office future land use definition.

**Planned Development:** Planned Development (PD) land use designations are made through applicant-requested amendments to the Future Land Use Map. Plan amendments to PD must be accompanied by a PD rezoning application including master development plan per Section 30.445 of the Land Development Code. See Definitions of Future Land Use Designations section of Future Land Use Element for details on architectural compatibility.

**Preservation/Managed Lands:** The PML land use designation consists of natural lands owned by Seminole County or other governmental agencies. See Definitions of Future Land Use Designations for purposes and allowable uses. Properties within the PML designation may retain their existing zoning classifications as of the PML adoption date.

**Recreation:** Properties in PD, A-3, A-5, and A-10 may be amended to the Recreation future land use designation without the need to undergo rezoning. The purpose of permitting these zoning classifications in Recreation is to recognize existing zoning while precluding development on publicly owned property within the Recreation land use designation.

**Rural-3, Rural-5 and Rural-10:** PD zoning is permitted within the Econlockhatchee River Basin only where a transfer of density is to be used in accordance with the provisions of the Econlockhatchee River Protection Overlay Standards Classification.

FUTURE LAND USE / OVERLAY	NET RESIDENTIAL DENSITY	ALLOWABLE ZONING CLASSIFICATIONS
Notes: 1,2	Note: 3 and **	Notes: 5,6
<b>Environmentally Sensitive Lands Overlay</b>	Overlay informational land designation indicating protected wetland and flood prone areas.	NA
<b>Rural-10</b>	Maximum 1 DU/10AC or 1 DU/5AC if units are sited specifically on 1 acre lots	PLI, PD, A-10
<b>Rural-5</b>	Maximum 1 DU/5AC	PLI, PD, A-5, A-10
<b>Rural-3</b>	Maximum 1 DU/3AC	PLI, PD, A-3, A-5, A-10
<b>Suburban Estates</b>	Maximum 1 DU/AC	A-1, RC-1, PLI, PD, RM-3 <sup>4</sup>
<b>Low Density Residential (LDR)</b>	Maximum 4 DU/AC	R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, A-1, RC-1, PLI, PD
	Maximum 7 DU/AC (Affordable Housing only)	PD, R-AH
<b>Medium Density Residential (MDR)</b>	Maximum 10 DU/AC, Maximum 12 DU/AC with affordable housing (see Policy HSG 3.3)	RM-1, RM-2, R-2, R3-A, R-1B, R-1BB, RP, all LDR zonings, PD
<b>High Density Residential</b>	Maximum residential density - 20 DU/AC	R-3, R-3A, R-4, all MDR zonings, PD
<b>Mixed Development</b>	<ul style="list-style-type: none"> <li>• Maximum residential density - 30 DU/AC (maximum 40 DU/AC per Policy FLU 5.15)</li> <li>• Maximum FAR - 0.60 (Commercial and Industrial) (additional FAR allowable per Policy FLU 5.15)</li> <li>• Maximum FAR - 1.0 (see Policy FLU 5.15)</li> </ul>	PLI, C-1, C-2, PD, and zoning in place at time Mixed Development designation was assigned.
<b>Planned Development</b>	Determined at time of Plan amendment; noted on FLUM	PD
<b>Higher Intensity Planned Development - Core</b>	<ul style="list-style-type: none"> <li>• Minimum residential density - 20 DU/AC</li> <li>• Maximum residential density - 50 DU/AC</li> <li>• Minimum FAR - 0.5</li> <li>• Maximum FAR - 1.0</li> </ul>	PD, PLI
<b>Higher Intensity Planned Development - Transitional</b>	<ul style="list-style-type: none"> <li>• Maximum residential density - 20 DU/AC</li> <li>• Maximum FAR - 0.35</li> </ul>	PD, PLI
<b>Higher Intensity Planned Development - Target Industry</b>	<ul style="list-style-type: none"> <li>• Abutting residential area - 20 DU/AC*</li> <li>• All other areas - 50 DU/AC*</li> <li>• FAR abutting residential area - 0.35</li> <li>• FAR all other areas - 1.0</li> </ul>	PD, PLI  Also, MDR and Office zoning classifications only where such development buffers existing single family subdivisions from target industry.
<b>Higher Intensity Planned Development - Airport</b>	<ul style="list-style-type: none"> <li>• Maximum residential density - 30 DU/AC</li> <li>• Maximum FAR - 1.0</li> </ul>	PD, PLI
<b>Office</b>	Maximum FAR - 0.35	OP, RP, A-1, PD, PLI
<b>Commercial</b>	Maximum FAR - 0.35	CN, CS, C-1, C-2, A-1, PD, PLI, OP, RP
<b>Commercial (see Policy FLU 5.2)</b>	Medium to high density residential uses	
<b>Industrial</b>	Maximum FAR - 0.65	C-3, C-2, C-1, M-1A, M-1, M-2, A-1 OP, PD, PLI
<b>Public, Quasi-Public</b>	Maximum FAR - 0.65	PLI, A-1
<b>Preservation / Managed Lands</b>	Maximum - 0.10	PLI
<b>Recreation</b>	Maximum FAR - 0.50	PLI, A-1, PD, A-3, A-5, A-10

\* Residential uses permitted where ancillary to a target industry and integrated into a development per Policy FLU 5.8.

\*\* Dwelling Units Per Net Buildable Acre (DU/AC) and Floor Area Ratios (FAR)

**Source: Seminole County Comprehensive Plan**

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