**TABLE OF ZONING DISTRICT REGULATIONS**

<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>MINIMUM LOT SIZE</th>
<th>WIDTH AT BUILDING LINE</th>
<th>MINIMUM HOUSE SIZE</th>
<th>SETBACKS</th>
<th>INFORMATIONAL NOTE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>This table is subject to amendment from time to time.</td>
</tr>
<tr>
<td>Rural Zoning Classification/Rural Subdivision Standards</td>
<td>A-1</td>
<td>1 acre</td>
<td>150 ft.</td>
<td>N/A</td>
<td>50 50 10 30</td>
</tr>
<tr>
<td></td>
<td>A-2</td>
<td>5 acres</td>
<td>150 ft.</td>
<td>N/A</td>
<td>50 50 10 30</td>
</tr>
<tr>
<td>Country Homes</td>
<td>RC-1</td>
<td>1 acre</td>
<td>120 ft.</td>
<td>1200 sq. ft.</td>
<td>N/A 35 35 20 35</td>
</tr>
<tr>
<td>Single-Family Dwelling</td>
<td>R-1B</td>
<td>5,000 sq. ft.</td>
<td>50 ft.</td>
<td>700 sq. ft.</td>
<td>N/A 20 20 5 20</td>
</tr>
<tr>
<td></td>
<td>R-1C</td>
<td>5,000 sq. ft.</td>
<td>50 ft.</td>
<td>700 sq. ft.</td>
<td>N/A 20 20 5 20</td>
</tr>
<tr>
<td></td>
<td>R-1D</td>
<td>5,000 sq. ft.</td>
<td>50 ft.</td>
<td>700 sq. ft.</td>
<td>N/A 20 20 5 20</td>
</tr>
<tr>
<td></td>
<td>R-1A</td>
<td>9,000 sq. ft.</td>
<td>75 ft.</td>
<td>1100 sq. ft.</td>
<td>N/A 25 25 10 7.5</td>
</tr>
<tr>
<td></td>
<td>R-1AA</td>
<td>11,700 sq. ft.</td>
<td>85 ft.</td>
<td>1300 sq. ft.</td>
<td>N/A 25 25 10 7.5</td>
</tr>
<tr>
<td></td>
<td>R-1AAA</td>
<td>13,500 sq. ft.</td>
<td>100 ft.</td>
<td>1600 sq. ft.</td>
<td>N/A 25 25 10 7.5</td>
</tr>
<tr>
<td></td>
<td>R-1AAB</td>
<td>21,780 sq. ft.</td>
<td>100 ft.</td>
<td>1600 sq. ft.</td>
<td>N/A 25 25 10 7.5</td>
</tr>
<tr>
<td>Lyceum and Two-Family Dwelling</td>
<td>N-2</td>
<td>9,000 sq. ft.</td>
<td>75 ft.</td>
<td>1400 sq. ft.</td>
<td>N/A 25 25 10 7.5</td>
</tr>
<tr>
<td>Multiple-Family Dwelling</td>
<td>R-3</td>
<td>Max. Density 13 du/ac with BCC approval</td>
<td>1-Story Building: 25' F, S &amp; R</td>
<td>2-3 Story Building: 35' F, S &amp; R</td>
<td>See the Code for the buffer and setback requirements around the perimeter of the RM-1 or RM-2 Zoned single-family dwelling unit.</td>
</tr>
<tr>
<td></td>
<td>R-3A</td>
<td>Max. Density 10 du/ac with BCC approval</td>
<td>25' F, S &amp; R</td>
<td>See Chapter 30, Part 34 for minimum requirements.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>R-4</td>
<td>Max. density varies with BCC approval</td>
<td>25 25 25 25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-Family Mobile Home</td>
<td>RM-1</td>
<td>7,000 sq. ft.</td>
<td>70 ft.</td>
<td>N/A</td>
<td>20 20 10 20</td>
</tr>
<tr>
<td>Single-Family Mobile Home Park</td>
<td>RM-2</td>
<td>5,000 sq. ft.</td>
<td>50 ft.</td>
<td>N/A</td>
<td>20 20 10 20</td>
</tr>
<tr>
<td>Travel Trailer Park &amp; Campsites</td>
<td>RM-3</td>
<td>See Land Development Code</td>
<td>N/A</td>
<td>25 25 10 30</td>
<td></td>
</tr>
<tr>
<td>Planned Development</td>
<td>PD</td>
<td>Master Development Plan Required</td>
<td>Determined by Master Development Plan</td>
<td>Development criteria determined by BCC based on future land use designation, neighborhood compatibility, traffic safety, etc. Final development plan approved administratively by Economic &amp; Community Development Services Director.</td>
<td></td>
</tr>
<tr>
<td>Public Lands and Institutions</td>
<td>PLI</td>
<td></td>
<td></td>
<td>See Chapter 30, Part 32 for development criteria.</td>
<td></td>
</tr>
<tr>
<td>Residential Professional</td>
<td>RP</td>
<td>See Chapter 30, Part 34 for minimum requirements.</td>
<td>25 25 10 30</td>
<td></td>
<td></td>
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<tr>
<td>Office</td>
<td>OP</td>
<td>15,000 sq. ft.</td>
<td>100 ft.</td>
<td>N/A</td>
<td>25 25 0 10</td>
</tr>
<tr>
<td>Retail Commercial</td>
<td>C-1</td>
<td></td>
<td></td>
<td>25 25 0 10</td>
<td></td>
</tr>
<tr>
<td>Commercial/Wholesale</td>
<td>C-2</td>
<td></td>
<td></td>
<td>25 25 0 10</td>
<td></td>
</tr>
<tr>
<td>Convenience Commercial</td>
<td>C-3</td>
<td></td>
<td></td>
<td>25 25 0 10</td>
<td></td>
</tr>
<tr>
<td>Restricted Neighborhood Commercial</td>
<td>CN</td>
<td></td>
<td></td>
<td>25 25 0 10</td>
<td></td>
</tr>
<tr>
<td>Very Light Industrial</td>
<td>M-1A</td>
<td></td>
<td></td>
<td>50 50 0 10</td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td>M-1</td>
<td></td>
<td></td>
<td>50 50 0 10</td>
<td></td>
</tr>
<tr>
<td>Impact-General Industrial</td>
<td>M-2</td>
<td></td>
<td></td>
<td>50 50 0 10</td>
<td></td>
</tr>
<tr>
<td>University Community</td>
<td>UC</td>
<td></td>
<td></td>
<td>25 25 10 30</td>
<td></td>
</tr>
<tr>
<td>Affordable Housing Dwelling Subdivision Standards</td>
<td>R-AH</td>
<td>SF-3600 sq. ft.</td>
<td>80 ft.</td>
<td>700 sq. ft. for each unit</td>
<td>See the Land Development Code (LDC) for detailed setback requirements.</td>
</tr>
</tbody>
</table>

*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, 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 line shall be the point at which the rear yard setback is measured.  When 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 level.  **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.
### Environmental Sensitivity Lands Overlay
- "Overlay informational land designation indicating protected wetland and flood prone areas.
- NA

### Low Density Residential (LDR)
- Maximum 4.0 DU/AC
- R-1, R-1A, R-1X, R-TAA, R-TAAA, A-1, A-1C, R-1, PLI, PD
- Maximum 7 DU/AC, with affordable housing (See Policy HSG 3.3)
- PD, R-AH

### Medium Density Residential (MDR)
- Maximum residential density - 20 DU/AC; Maximum 12 DU/AC, with affordable housing (as per Policy HSG 3.3)
- RM-1, RM-2, R-2, R-2X, R-1B, R-1BB, RP, all LDR zonings, PD

### Mixed Development
- Maximum density/intensity: See Policy FLU 5.16; link to Table on Comprehensive Plan webpage
- PD

### Planned Development
- Maximum residential density – 20 DU/AC
- Maximum residential density – 50 DU/AC
- Maximum FAR – 0.35
- PD, PLI

### Default
- Maximum residential density – 10 DU/AC
- Maximum FAR – 0.60 (Commercial and Industrial)
- Maximum FAR allowable per Policy FLU 5.15
- PD, R-AH

### Higher Intensity Planned Development – Core
- Maximum residential density – 20 DU/AC
- Maximum residential density – 50 DU/AC
- Maximum FAR – 0.5
- PD, PLI

### Higher Intensity Planned Development – Transitional
- Maximum residential density – 20 DU/AC
- Maximum FAR – 0.35
- PD, PLI

### Higher Intensity Planned Development – Target Industry
- Maximum residential density – 20 DU/AC
- Maximum FAR – 0.35
- PD, PLI

### Higher Intensity Planned Development – Airport
- Maximum residential density – 30 DU/AC
- Maximum FAR – 1.0
- PD, PLI

### Office
- Maximum FAR – 0.35
- OP, RP, A-1, PD, PLI

### Commercial
- Maximum FAR – 0.35
- CN, C-3, C-1, C-2, A-1, PD, PLI, OP, RP

### Commercial (see Policy FLU 5.2)
- Range 10 - 20 DU/AC
- C-3, C-2, E-1, M-1A, M-1, M-2, A-1, OP, PD, PI

### Industrial
- Maximum FAR – 0.65
- PD, PLI

### Public, Quasi-Public
- Maximum FAR – 0.65
- PLI, A-1

### Preservation / Managed Lands
- Maximum - 0.10
- PLI

### Recreation
- Maximum FAR – 0.50

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**Notes:**
- 3 and 6

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**Policy Notes Integral to and Part of the Table Entitled "Future Land Use Designations and Allowable Zoning Districts"**

1. 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 Econfina Riverhatche River Protection Area.
2. See Future Land Use Element Policies, future land use definitions and Land Development Code provisions for more specific land use definitions and requirements.
3. Net Buildable Acres is defined as: within the Urban Service Area of Seminole County - the total number of acres within the boundary of a development excluding natural lakes and wetlands or flood prone areas; or within the Rural Area as identified by Exhibit FLU: Special Area Boundaries - the total number of acres within the boundary of a development excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas. For purposes of this definition, a development is defined as: for properties with PD (Planned Development) zoning – all property included within the legal description of the approved PD zoning ordinance and/or Development Order; or for properties in all zoning districts other than PD (Planned Development) – all property included within the final subdivision plat or site plan. The square feet of building divided by the net buildable acres within a development site, is used as a measure of the intensity of nonresidential development.
4. Existing sites (as of Sept. 11, 1991) are permitted per Policy FLU 10.4. No new sites within Suburban Estates are permitted.
5. The Comprehensive Plan sets forth the range of potential uses of property in the context of a specific planning horizon and provides 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.
6. 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.
7. Architectural standards may be required for compatibility with adjacent residential or commercial uses. See Definitions of Future Land Use Designations in FLU Element regarding allowed uses and special requirements addressing natural re...

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**Source:** Seminole County Comprehensive Plan

Revised Ordinance Number 2018-48, Effective December 11, 2018

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* Dwelling Units Per Net Buildable Acre (DU/AC) and Floor Area Ratios (FAR) are the measurements of density or intensity of land use

* Residential uses permitted per Policy FLU 5.8