**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>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
<td>A-1</td>
<td>1 acre</td>
<td>150 ft.</td>
<td>N/A</td>
</tr>
<tr>
<td>Rural Zoning Classification/Rural Subdivision Standards</td>
<td>A-3</td>
<td>3 acres</td>
<td>150 ft.</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>A-5</td>
<td>2 acres</td>
<td>150 ft.</td>
<td>N/A</td>
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<tr>
<td></td>
<td>A-10</td>
<td>10 acres</td>
<td>150 ft.</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Country Homes**
- RC-1
- RC-1B
- RC-1BB
- RC-1A
- RC-1A AA
- R-1
- R-1A
- R-1AAA
- R-1AAA A
- R-2

**Single-Family Dwelling**
- R-3
- R-3A
- R-4

**One and Two-Family Dwelling**
- R-5

**Multiple-Family Dwelling**
- R-6

**Multi-Family Mobile Home**
- RM-1
- RM-2

**Travel Trailer Park & Campsites**
- RM-2

**Planned Development**
- PD

**Public Lands and Institutions**
- PLU

**Residential Professional**
- RF

**Office**
- OF

**Retail Commercial**
- C-1

**General Commercial & Wholesale**
- C-3

**Convenience Commercial**
- C-5

**Restricted Neighborhood Commercial**
- C-6

**Very Light Industrial**
- M-1A

**Industrial**
- M-1

**Impact-General Industrial**
- M-2

**University Community**
- UC

**Affordable Housing Dwelling Subdivision Standards**
- R-AH

**INFORMATIONAL NOTE:**
This table is subject to amendment from time to time. Please contact the Planning and Development Division Office at 407-665-7237 for further information.

**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. For a detached structure, the setback requirements for the rear or side yard setback are met by extension of the building setback requirements for the front yard setback. For a structure not meeting setback requirements at the edge of the lot, the setback requirements are met as if the structure were offset a distance of 10 feet from the setback line. For lots zoned for residential or R-1 (or R-1A) uses, the setback from the property line of an individual space shall be the same as the front yard setbacks unless otherwise noted.

**Setback Requirements:**
- F: front
- S: side
- R: rear

**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 those shaped like an L or a U, shall be measured from the exterior lot line of the lot to the setback line of the principal structure located on the same parcel.

**Note:** This table is subject to amendment from time to time. Please contact the Planning and Development Division Office at 407-665-7237 for further information.

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*Street setbacks shall be based on the front yard setbacks unless otherwise noted.** Street setbacks for the main residence may be reduced to 15 feet with approval by the Seminole County Traffic Engineer.*

**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.

**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.

**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.

**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 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

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 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 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 roads right-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.

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 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.

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

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

### Agricultural and Developmental Land Use Designations

<table>
<thead>
<tr>
<th>Designation</th>
<th>Notes: 1, 2</th>
<th>Notes: 3 and 4</th>
<th>Notes: 5, 6</th>
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<tbody>
<tr>
<td>Environmentally Sensitive</td>
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<tr>
<td>Lands Location</td>
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<tr>
<td>Rural-1</td>
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<tr>
<td>Rural-3</td>
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<td>Rural-5</td>
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<tr>
<td>Rural-10</td>
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<tr>
<td>Suburban Estates</td>
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<tr>
<td>Low Density Residential</td>
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<tr>
<td>Medium Density Residential</td>
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<tr>
<td>High Density Residential</td>
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<tr>
<td>Planned Development</td>
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<td>Higher Intensity Planned</td>
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<td>Development - Core</td>
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<tr>
<td>Development - Transitional</td>
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<td>Development - Target Industry</td>
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<tr>
<td>Office</td>
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<tr>
<td>Planned Development - Airport</td>
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<tr>
<td>Commercial</td>
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<tr>
<td>Commercial (see Policy FLU 5.2)</td>
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<td>Industrial</td>
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<tr>
<td>Public, Gub-Public</td>
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<td>Preservation / Managed Lands</td>
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</tr>
<tr>
<td>Recreation</td>
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</tr>
</tbody>
</table>

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

9. **Dwelling Units Per Net Buildable Acres (DU/AC) and Floor Area Ratios (FAR)