

TABLE OF ZONING DISTRICT REGULATIONS

ZONING DISTRICT		MINIMUM LOT SIZE	WIDTH AT BUILDING LINE	MINIMUM HOUSE SIZE	SETBACKS				INFORMATIONAL NOTE: <i>The Zoning Regulations are being updated to conform to Comprehensive Plan amendments adopted on 12/09/2009 by Ordinance 2008-44. Please contact the Planning Div. Office at 407-665-7371 for further information.</i>
					F	Side St*	S	R	
Agriculture	A-1	1 acre	150 ft.	N/A	50	50	10	30	STRUCTURES ACCESSORY TO THE RESIDENCE: 10 ft. side and rear setback, 50 ft. minimum front yard setback and shall not project beyond the front building line for the main residence unless a min. 100 ft. setback can be maintained. BARN & STRUCTURES FOR LIVESTOCK, STRUCTURES FOR AGRICULTURAL USE: 50 ft. front, side and rear setback. 100 ft. from any residential structure on an adjacent lot or parcel.
Rural Zoning Classification/Rural Subdivision Standards	A-3	3 acres	150 ft.	N/A	50	50	10	30	
	A-5	5 acres	150 ft.	N/A	50	50	10	30	
	A-10	10 acres	150 ft.	N/A	50	50	10	30	
Country Homes	RC-1	1 acre	120 ft.	1200 sq. ft.	35	35	20	35	DETACHED ACCESSORY BUILDING SETBACKS (not including RC-1 zoning): 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. POOLS AND POOL SCREEN ENCLOSURES: 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. GENERAL REQUIREMENTS: 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.
Single-Family Dwelling	R-1BB	5,000 sq. ft.	50 ft.	700 sq. ft.	20	20	5	20	
	R-1B	6,700 sq. ft.	60 ft.	700 sq. ft.	20	20	7.5	25	
	R-1	8,400 sq. ft.	70 ft.	700 sq. ft.	25	25(15**)	7.5	30	
	R-1A	9,000 sq. ft.	75 ft.	1100 sq. ft.	25	25(15**)	7.5	30	
	R-1AA	11,700 sq. ft.	90 ft.	1300 sq. ft.	25	25	10	30	
	R-1AAA	13,500 sq. ft.	100 ft.	1600 sq. ft.	25	25	10	30	
R-1AAAA	21,780 sq. ft.	100 ft.	1600 sq. ft.	25	25	10	30		
One and Two-Family Dwelling <small>(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.)</small>	R-2	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	
Multiple-Family Dwelling	R-3	Max. Density 13 du/ac with BCC approval			1-Story Building: 25' F, S & R 2-3 Story Building: 35' F, S & R				When abutting a residentially zoned district or residential land use designation on the County's Comprehensive Plan, see Section 30.1232, Active/Passive buffer requirements, for the required setbacks. In the R-4 District, increase the setback by 10 ft. for each story over one.
	R-3A	Max. Density 10 du/ac with BCC approval							
	R-4	Max. density varies with BCC approval.			25	25	25	25	
Single-Family Mobile Home	RM-1	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. 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.
Single-Family Mobile Home Park	RM-2	5,000 sq. ft.	50 ft.	N/A	20	20	10	15	
Travel Trailer Park & Campsites	RM-3	See Land Development Code		N/A					
Planned Commercial Development	PCD	Site Plan Required			25	25	0	10	When abutting a residentially zoned district or residential land use designation on the County's Comprehensive Plan, see Section 30.1232, Active/Passive buffer requirements, for the required setbacks. NOTE: The Board of County Commissioners may impose more restrictive standards when necessary. Development criteria are established through the preliminary master plan and final master plan approved by the BCC.
Planned Unit Development	PUD	Master Plan Required							
Public Lands and Institutions	PLI				25	25	25	25	See Chapter 30, Part 32 for development criteria. Development of vacant property for office use shall comply with the requirements of the OP, Office Professional Zoning District. When abutting a Residentially Zoned District or Residential Land Use designation on the County's Comprehensive Plan, see the Land Development Code, Active/Passive buffer requirements, for the required setbacks.
Residential Professional	RP	See Chapter 30, Part 34 for minimum requirements			25	25	10	30	
Office	OP	15,000 sq. ft.	100 ft.	N/A	25	25	0	10	When abutting a Residentially Zoned District or Residential Land Use designation on the County's Comprehensive Plan, see the Land Development Code, Active/Passive buffer requirements, for the required setbacks. 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.
Retail Commercial	C-1			N/A	25	25	0	10	
	C-2			N/A	25	25	0	10	
General Commercial & Wholesale	C-3			N/A	25	25	0	10	
Convenience Commercial	CS			N/A	50	50	0	10	
Restricted Neighborhood Commercial	CN			N/A	50	50	0	10	
Very Light Industrial	M-1A			N/A	50	50	10	10	
Industrial	M-1			N/A	50	50	10	10	
Impact-General Industrial	M-2			N/A	50	50	10	10	
University Community	UC			N/A	25	25	25	25	
Affordable Housing Dwelling Subdivision Standards	R-AH	SF-3600 sq. ft. Duplex-7,200 sq. ft.	40 ft. 80 ft.	700 sq. ft. for each unit.	LDC	LDC	LDC	LDC	See Chapter 30, Part 30 for all building requirements. 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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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

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 Econlockhatchee 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 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.

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 long range potential uses of property in the context of a lawful planning horizon and provides for a wide array of potential zoning classifications within each future land use designation. The Allowable Zoning Classifications indicated for each land use designation may be allowed, but are not guaranteed. The appropriateness of a requested zoning classification within a future land use designation is determined based on availability of public facilities and services, impacts on natural resources, compatibility with surrounding zonings and uses and requirements of the Land Development Code. Other generally acceptable planning issues may also affect the appropriateness of assigning a particular zoning classification or approving a particular future land use with regard to a particular parcel of property. See Policy FLU 16.4 Relationship of Land Use to Zoning Classification.

⁶ Rezoning to PD and RP require an accompanying master/site plan. A mixed use concept plan must be submitted as part of any applicant rezoning to MXD.

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 establishes the uses and special provisions for development with 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. New development shall comply with compatibility standards to minimize adverse impact, per Policy FLU 2.10.

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 with this future land use designation.

Office: See Definitions of Future Land Use Designations section of Future Land Use Element for details on architectural compatibility.

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 preliminary master/site plan. See Definitions of Future Land Use Designations section of Future Land Use Element for details on architectural compatibility.

Preservation/Managed Lands: This 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.

Recreation: The PD, A-3, A-5, and A-10 zoning classifications provide for properties designated for recreation/preservation use to be amended to the Recreation future land use designation without the need to undergo rezoning. The purpose of permitting these zoning classifications on the properties assigned the Recreation land use designation is to recognize existing zoning classification assignments and not to permit development within publicly owned property assigned the Recreation land use designation.

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

** These zoning districts may remain in place where already designated, but no additional properties shall be given these zoning classifications once the Land Development Code has been revised.

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