



SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

WHAT IS FUTURE LAND USE?



WHAT IS ZONING?



Zoning & Future Land Use

- Every parcel in Seminole County has a Zoning and Future Land Use designation.

- **Future Land Use:**

- Establishes the general land use and density/intensity
- Is governed by the Comprehensive Plan
- Contains designations such as “Commercial”, “High Intensity-Planned Development” and “Low Density Residential”
- Regulates number of houses per acre, maximum square footage of commercial, and units of multi-family per acre.

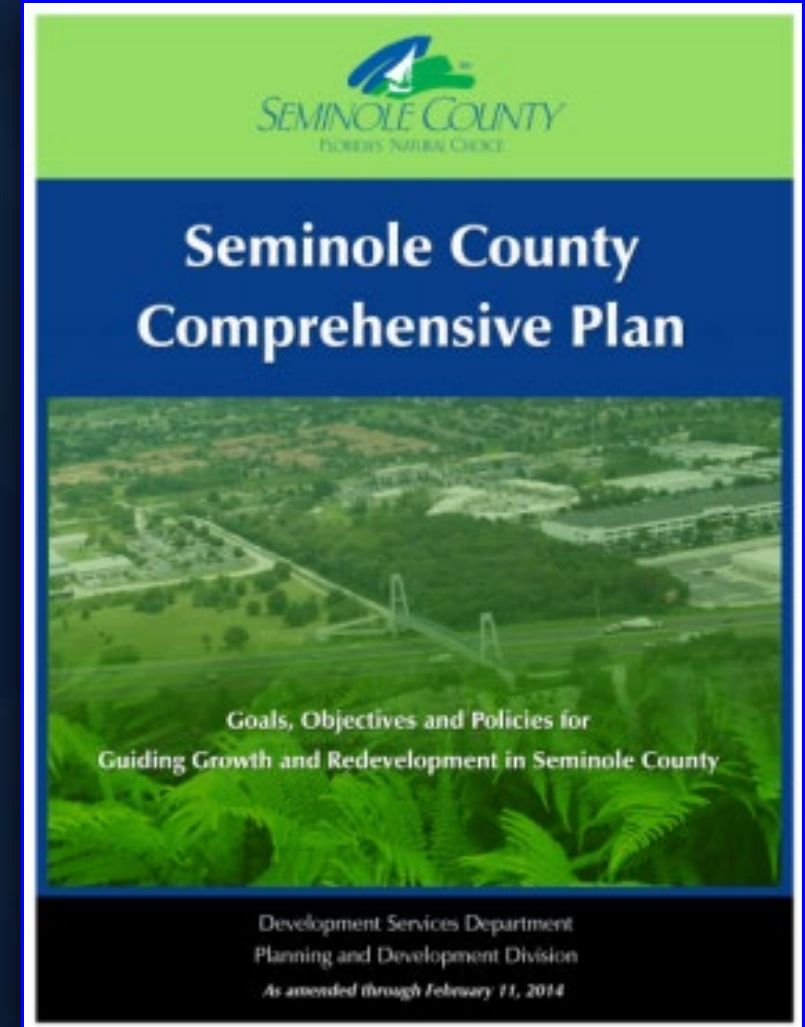
- **Zoning:**

- Implements the land use and establishes regulations
- Is governed by the Land Development Code
- Contains classifications such as “C-1 Retail Commercial”, “Planned Development”, and “R-1A Single Family Dwelling”
- Regulates lot sizes, building heights, setbacks, and limits uses.
- Planned Developments are negotiated districts to establish uses, maximum densities, and other regulations. Zoned to a Master Development Plan and Development Order



The Comprehensive Plan

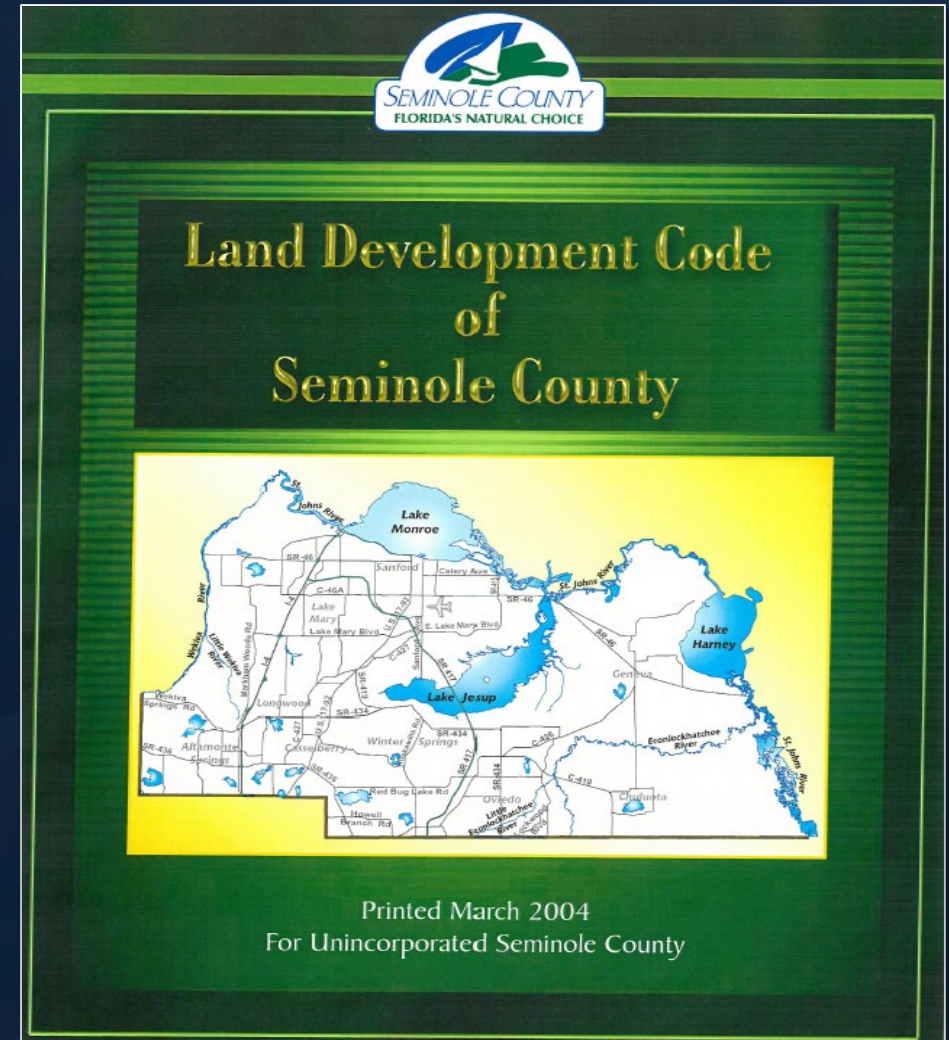
- Governs the Future Land Use of properties with general policies for the location and character
- Intended to promote public health, safety and general welfare through efficiency and economy in the process of growth.
- Addresses a wide range of subjects, including: Future Land Use, Conservation, Housing, Potable Water, Sanitary Sewer, and Transportation.
- Describes what the community wants its future to be.





The Land Development Code (LDC)

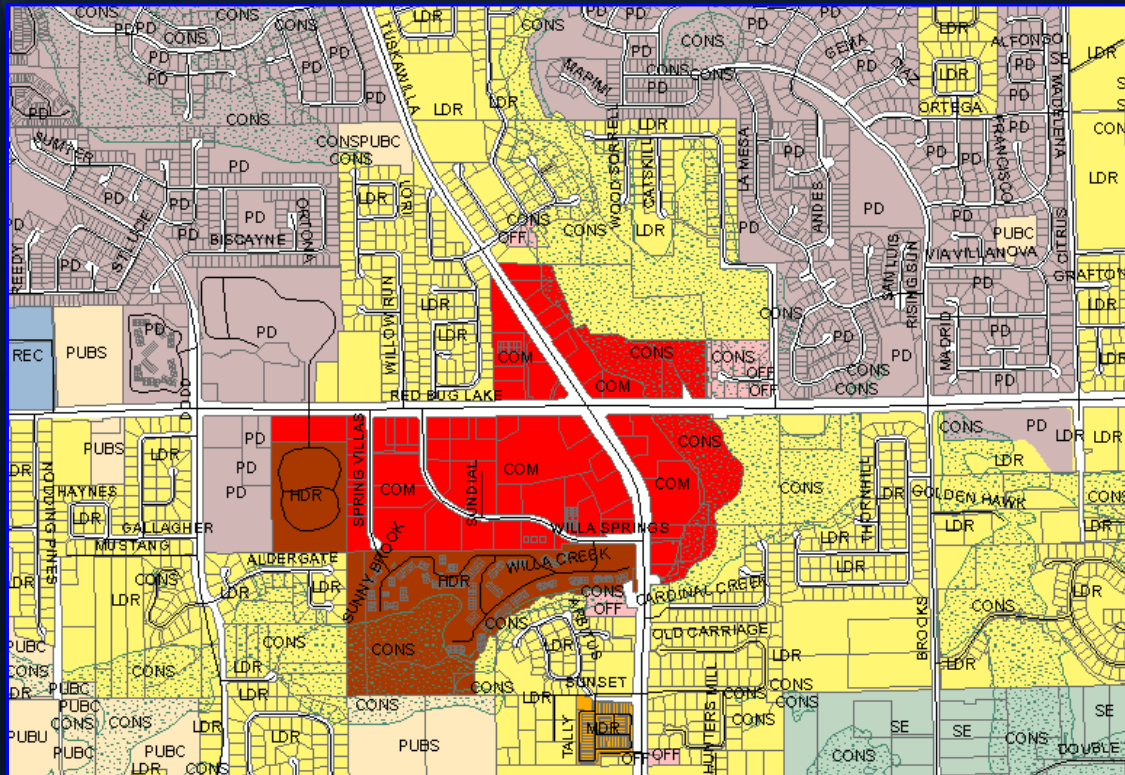
- Governs zoning and implements the Comprehensive Plan through specific regulations
- Has lists of permitted uses for the zoning classifications
- Provides standards for lot size, building height, setbacks, etc.
- Regulates subdivision of land
- Establishes requirements for floodplain, wetlands, and tree protection
- Lists site plan standards including required parking



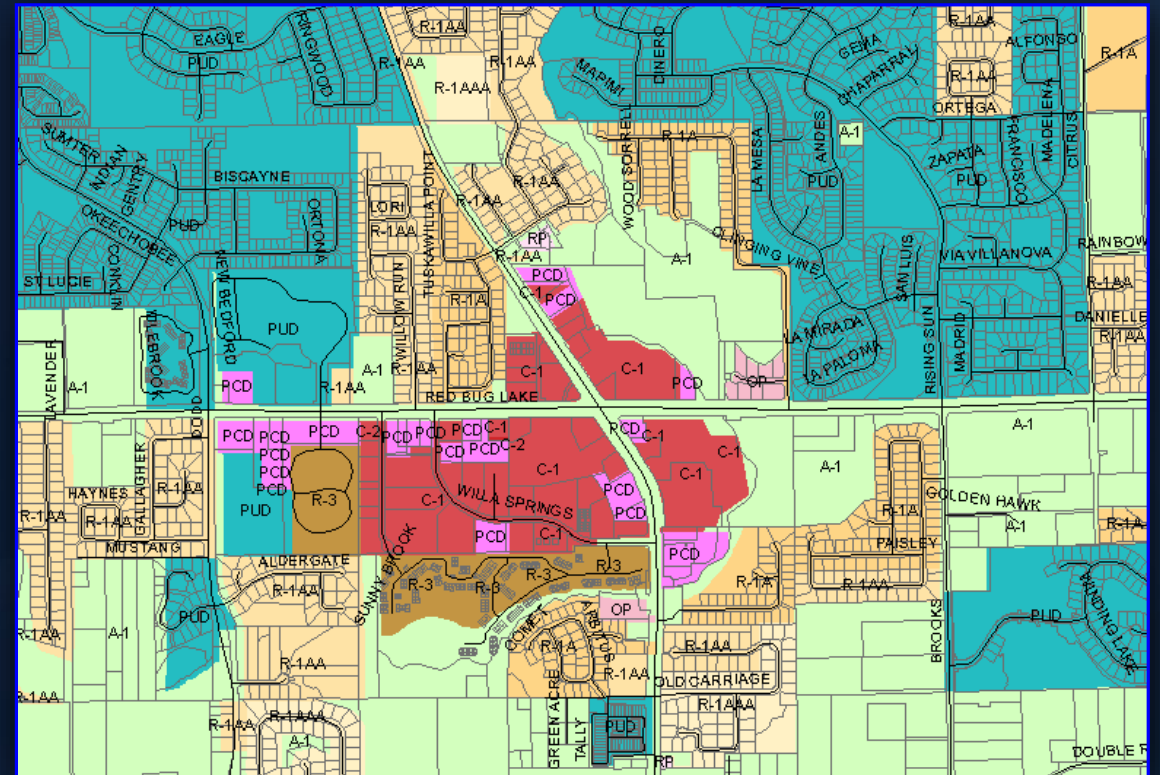


Two Different Maps

FUTURE LAND USE



ZONING





Example

Future Land Use	Commercial
Zoning Designations that May Be Allowed	Restricted Neighborhood Commercial (CN)
	Convenience Commercial (CS)
	Retail Commercial (C-1)
	Retail Commercial (C-2)
	Agriculture (A-1)
	Planned Development (PD)
	Public Lands and Institutional (PLI)
	Office (OP)
	Residential Professional (RP)



Summary

- The future land use map explains **what types of development** the policies of the comprehensive plan can allow to be built in particular areas.
- The land development regulations (such as zoning) explain **how those developments can be built**. Zoning provides guidance about such factors as:
 - Maximum height
 - Minimum and maximum lot size
 - Setbacks
 - Required landscaping and buffers
 - Amount of parking spaces required

