

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY IN THE FOLLOWING MANNER: CHAPTER 2 (DEFINITIONS) TO ADD DEFINITION FOR NOMINAL ROOF OVERHANG; CHAPTER 30 (ZONING REGULATIONS) TO REMOVE UC DESIGNATION FROM SECTION 30.2.1 (ESTABLISHMENT OF DISTRICTS), TO CORRECT REFERENCES IN SECTION 30.2.2 (GROUPINGS AND DEFINITIONS OF GROUPINGS), TO CORRECT TERMINOLOGY IN SECTIONS 30.2.3 (DISTRICTS SHOWN ON MAPS), 30.2.4 (OFFICIAL ZONING MAP), AND 30.2.5 (INTERPRETATION OF DISTRICT BOUNDARIES), TO INCLUDE A PROCESS FOR UN-COMBINING PLATTING LOTS IN SECTION 30.2.6 (APPLICATION OF ZONING CLASSIFICATION REGULATIONS), TO REVISE TABLE 5.2 IN SECTION 30.5.2 (PERMITTED USE TABLE & FOOTNOTES), TO REVISE THE USE CONSOLIDATION TABLE IN SECTION 30.5.3 (USE CONSOLIDATION), TO INCLUDE A PROCESS FOR SPECIAL EVENTS, OUTDOOR SALES AND TEMPORARY PACKAGE STORAGE AND UPDATING TERMINOLOGY IN SECTION 30.6.4 (TEMPORARY USES), TO REVISE SECTION 30.7.3 (DIMENSIONAL STANDARDS TABLE), TO CORRECT TYPOGRAPHICAL ERRORS AND RENUMBERING IN SECTION 30.8.3 (MM MISSING MIDDLE DISTRICT AND ALTERNATIVE STANDARDS), TO CLARIFY COMMON USABLE OPEN SPACE REQUIREMENTS AND CORRECT TYPOGRAPHICAL ERRORS IN SECTION 30.8.5 (PD PLANNED DEVELOPMENT), TO INCLUDE A STANDARD FOR AIRPORT INCOMPATIBLE USES AND NOISE LEVEL NOTICE IN SECTION 30.10.8 (AIRPORTS), TO INCLUDE A PROVISION REGARDING SETBACKS AND CLEARANCE OF RESIDENTIAL GARAGES IN SECTION 30.11.7 (MISCELLANEOUS DESIGN STANDARDS), TO CORRECT TYPOGRAPHICAL ERRORS IN SECTION 30.13.3 (SIGN STANDARDS); CHAPTER 35 (SUBDIVISION STANDARDS) TO UPDATE TERMINOLOGY IN SECTION 35.44 (REQUIRED SUBMITTALS FOR FINAL PLAT); CHAPTER 60 (ARBOR REGULATIONS) TO CORRECT TYPOGRAPHICAL ERRORS AND UPDATE TERMINOLOGY IN SECTIONS 60.3 (THE BOARD OF COUNTY COMMISSIONERS DESIGNATED AS THE SEMINOLE COUNTY TREE COMMITTEE), 60.4 (PERMITS REQUIRED), 60.5 (EXEMPTIONS), 60.7 (VARIANCE, APPEAL, AND PENALTY), 60.8 (TREE PROTECTION AND MAINTENANCE DURING AND AFTER DEVELOPMENT AND CONSTRUCTION), AND 60.9 (RECOMMENDED, REPLACEMENT, RESTRICTED, AND SPECIMEN TREES), TO UPDATE TERMINOLOGY AND INCLUDE A STANDARD FOR IDENTIFICATION OF NUISANCE EXOTIC TREES IN SECTION 60.10 (PERMIT APPLICATION AND PROCEDURES), TO UPDATE TERMINOLOGY IN SECTION 60.11 (LOGGING), TO ESTABLISH AUTHORITY TO IMPOSE



**FINES AND ESTABLISH THE COUNTY ARBOR TRUST FUND IN SECTION 60.12 (AUTHORITY TO IMPOSE FINES AND COUNTY ARBOR TRUST FUND); CHAPTER 90 (UNIFORM BUILDING NUMBERING SYSTEM) TO UPDATE TERMINOLOGY IN SECTIONS 90.10 (SUBDIVISION, PLAZA AND BUILDING NAMES) AND 90.12 (VARIANCE PROCEDURES TO THE UNIFORM ADDRESSING SYSTEM); PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION IN THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 163, Part II, Florida Statutes, entitled the Local Government Comprehensive Planning and Land Development Regulations Act (“Act”), empowers and requires the Board of County Commissioner of Seminole County (“Board”) to plan for the County’s future development and growth and to adopt and amend the Seminole County Land Development Code (“Land Development Code”), or elements or portions thereof, to guide the future growth and development of the County; and

**WHEREAS**, Ordinance 2024-2 was adopted by the Seminole County Board of County Commissioners on January 9, 2024 and implemented a comprehensive update to the entire Land Development Code including repealing and replacing Chapters 2 and 30 and amending Chapters 1, 5, 35, 40, 60, and 80; and

**WHEREAS**, due to the comprehensive nature of Ordinance 2024-2 and the Land Development Code update, some provisions were not properly included, have typographical errors or necessitate updated terminology; and

**WHEREAS**, the purpose of this Ordinance is correct these errors and omissions and to provide clarity and consistency within the Land Development Code; and

**WHEREAS**, the Seminole County Local Planning Agency held a public hearing, with all required public notice on June 5, 2024, for the purpose of providing recommendations to the Board



of County Commissioners with regard to this Ordinance and recommended that the Board of County Commissioners adopt this Ordinance amending the Land Development Code; and

**WHEREAS**, the Board finds that this Ordinance to amend the Land Development Code is in the best interest of the health, safety and welfare of the public and will provide clarity and consistency within the Land Development Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:**

**Section 1. Incorporation of Recitals.** The above recitals are incorporated herein by reference and form an integral part of the Ordinance.

**Section 2. Intent and Purpose.** The intent and purpose of this Ordinance is to amend the Seminole County Land Development Code to correct the errors and omissions resulting from the comprehensive update of the Land Development Code accomplished by Ordinance 2024-02.

**Section 3.** Chapter 2 (Definitions) of the Land Development Code of Seminole County is hereby amended to read as follows:

#### **Chapter 2 - DEFINITIONS**

\* \* \*

**Sec. 2.3. Definitions.** [For the purposes of this chapter, certain terms shall have the meanings ascribed to them in this Section, unless the context clearly indicates otherwise.]

\* \* \*

**Nominal Roof Overhang:** The part of the roof or wall that extends beyond a lower wall. For purposes of applying to property setbacks, the distance of a roof overhang into a property setback shall not exceed eighteen (18) inches.

\* \* \*



**Section 4.** Chapter 30 (Zoning Regulations) of the Land Development Code of Seminole County is hereby amended to read as follows:

**CHAPTER 30 – ZONING REGULATIONS**

\* \* \*

**PART 2. ESTABLISHMENT OF DISTRICTS**

**30.2.1 Establishment of Districts (Abbreviations).**

In order to classify, regulate, and restrict the uses of land, water, buildings, and structures; to regulate and restrict the height and bulk of buildings; to regulate the area of yards, courts, and other open spaces between buildings, and to regulate the intensity of land use, all the unincorporated area of Seminole County, Florida, is classified into one of the following districts:

A-1	Agriculture District
A-3	Rural 3 District
A-5	Rural 5 District
A-10	Rural 10 District
RC-1	Country Homes District
R-1	Single-Family Dwelling District
R-1B	Single-Family Dwelling District
R-1BB	Single-Family Dwelling District
R-1A	Single-Family Dwelling District
R-1AA	Single-Family Dwelling District
R-1AAA	Single-Family Dwelling District
R-1AAAA	Single-Family Dwelling District
R-2	One- and Two-Family Dwelling District
R-3	Multi-Family Dwelling District



R-3A	Multi-Family Dwelling District
R-4	Multi-Family Dwelling District
R-AH	Affordable Housing Dwelling District
RM-1	Single-Family Mobile Home District
RM-2	Single-Family Mobile Home Park District
RM-3	Travel Trailer Park District
PD	Planned Development District
<del>UC</del>	<del>University Community District</del>
PLI	Public Lands and Institutions
RP	Residential Professional District
OP	Office District
CN	Restricted Neighborhood Commercial District
C-1	Retail Commercial District
C-2	General Commercial District
C-3	Heavy Commercial and Very Light Industrial District
CS	Convenience Commercial District
MM	Missing Middle District
MUCD	Mixed Use Corridor District
M-1A	Very Light Industrial District
M-1	Industrial District
M-2	M-2 Heavy Industrial Zoning District

### 30.2.2 Groupings and definition of groupings.

30.2.2.1 Where the phrases "all residential districts," "residential districts," "zoned residentially," or "residentially zoned," or similar phrases, are used in these zoning regulations, the phrases shall be construed to include the following districts\*:



R-1	Single-Family Dwelling District
R-1A	Single-Family Dwelling District
R-1AA	Single-Family Dwelling District
R-1AAA	Single-Family Dwelling District
R-1AAAA	Single-Family Dwelling District
R-2	One- and Two-Family Dwelling District
R-3	Multi-Family Dwelling District
R-3A	Multi-Family Dwelling District
R-4	Multi-Family Dwelling District
R-AH	Affordable Housing Dwelling District
RM-1	Single-Family Mobile Home District
RM-2	Single-Family Mobile Home Park District
RM-3	Travel Trailer Park District
PD	Planned Development District
RP	Residential Professional District
MM	Missing Middle District

- \* The phrases shall also be construed to apply to the RC-1 (Country Homes), A-1 (Agriculture), A-3, A-5, and A-10 (Rural) Districts on issues related to administrative setback variances approved by the Planning Manager under Section ~~3-5~~ 30.3.2.3 and truck parking in residential districts pursuant to Section 30.9.4 on property which is primarily residential, and has not been assigned an Agricultural Tax Classification under section 193.461, Florida Statutes.

\* \* \*

### 30.2.3 Districts shown on maps.

30.2.3.1 The boundaries of the various districts are shown upon an ~~official zoning~~ Official Zoning Map of sectional maps and a chart explaining the symbols which appear on said sectional maps. ~~The official zoning atlas~~ Official Zoning Map is hereby made a part of this



Chapter and all maps, references, and other information shown therein shall be as much a part of this Chapter as if all matter and information set forth by said maps were fully described herein.

**30.2.4 Official Zoning-Atlas Map.**

**30.2.4.1 Boundaries.** The boundaries of each district shall be shown on the Official Zoning-Atlas Map and the district symbol, as set out in Section 30.2.1, of this Code, shall be used to designate each district.

**30.2.4.2 Changes in district boundaries.** If, in accordance with the provisions of these Zoning Regulations and applicable provisions of Florida law, changes are made in district boundaries or other matter portrayed on the Official Zoning-Atlas Map, such changes shall be entered promptly on the appropriate digital zoning map of the Official Zoning-Atlas Map after the amendment has been approved by the Board of County Commissioners. No amendment to these Zoning Regulations which involves matter portrayed in the Official Zoning-Atlas Map shall become effective until such change and entry has been made on the Official Zoning-Atlas Map in the manner herein set out.

**30.2.4.3 Unauthorized changes prohibited.** No changes of any nature shall be made in the Official Zoning-Atlas Map except in conformity with the procedures set out in these Zoning Regulations. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of these Zoning Regulations and punishable as provided by Section 1.4 of this Code.

**30.2.4.4 Final authority as to zoning.** Regardless of the existence of purported copies of all or part of the Official Zoning-Atlas Map, which may from time to time be made or published, the Official Zoning-Atlas Map, which shall be located in the office of the County Clerk, shall be the final authority as to the current zoning status of all lands and waters in the unincorporated area of the County.





30.2.4.5 Correction of errors. Whenever the Planning Manager or his designee, discover that, through a bona fide draftsman or scriveners error in the reproduction process, the Official Zoning-Atlas Map therein does not agree with the latest enacted ordinance related thereto, he/she shall correct the Official Zoning-Atlas Map to accurately reflect the proper zoning status of all land thereon by entering the correction on the appropriate digital zoning map. The Planning Manager or his/her designee may make such a correction without action by the Board of County Commissioners being required.

30.2.4.6 Retention of earlier zoning maps-~~or atlases~~. All zoning maps, or remaining portions thereof, which have had the force and effect of official zoning maps-~~or atlases~~ for the County of Seminole prior to the effective date of adoption of these Zoning Regulations shall be retained as a public record and as a guide to the zoning status of lands and waters prior to such date. Upon the date of adoption of these Zoning Regulations, the historical Official Zoning-Atlas Map of that date shall be microfilmed, photographed or computer imaged, and such copy retained permanently in a place separate from the original-~~atlas map~~.

30.2.4.7 Replacement of Official Zoning-Atlas Map. If the-~~official zoning-atlas~~ Official Zoning Map, becomes damaged, lost, destroyed, or difficult to interpret by reason of the nature or number of changes, the Board of County Commissioners may, by resolution, adopt a new Official Zoning-Atlas Map, which shall supersede the prior Official Zoning-Atlas Map. The new Official Zoning-Atlas Map may correct drafting or other errors or omissions in the prior Official Zoning-Atlas Map.

30.2.5 Interpretation of district boundaries.

Except as otherwise specifically provided, a district symbol or name shown within district boundaries on the-~~official zoning-atlas~~ Official Zoning Map indicates that district regulations pertaining to the district extend throughout the whole area surrounded by the boundary line. Where





uncertainty exists as to the boundaries of any district shown on said maps, the following rules shall apply:

\* \* \*

30.2.6 Application of zoning classification regulations.

\* \* \*

30.2.6.4 Reduction of lot area prohibited.—No Except for lots that meet the criteria in 30.2.6.6, no lot or yard existing on September 8, 1980 shall thereafter be reduced in size, dimension, or area below the minimum requirements set out herein, except by reason of a portion being acquired for public use, in any manner, including dedication, condemnation, purchase, and the like. Lots or yards created after September 8, 1980 shall meet at least the minimum requirements established herein.

\* \* \*

30.2.6.6 Un-combining platted lots in the urban area. When platted lots that are vested have been combined, they may only be un-combined to the original platted configuration if the individual lots meet the subject zoning district requirements for lot size and width, unless all the following criteria are met:

- a. The properties are vested in accordance with the Comprehensive Plan Policy FLU 3.3 and Sec. 15.3 of the Land Development Code; and
- b. The subject parcel is in the urban area; and
- c. Fifty (50) percent or more of the lots in the same platted subdivision have the same character and are the size as originally platted; and
- d. All existing structures on the subject property meet the setback requirements for the subject zoning classification; and



e. The subject property is not limited in its development potential due to wetlands and floodplains; and

f. The subject property has adequate access to a public right of way and roadway that meets the County standard per Seminole County Public Works Manual Section 1.11.1; and

g. The subject property has adequate drainage per Seminole County Public Works Manual Chapter 2.

h. Utility services are available, or the property is eligible for permits to install potable water wells and onsite sewage treatment and disposal systems, per the following conditions:

1. Utility services are available from Seminole County in accordance with Section 270.1 of the Seminole County Code of Ordinances or Section 381.0065(2)(a), Florida Statutes, as applicable, or

2. Utility services are available from a city or other entity regulated by the Public Services Commission, or

3. If the un-combined lots are unable to connect to any of the previously mentioned regulated potable water distribution systems, the property must be eligible for a permit for potable water wells with the St. Johns River Water Management District (SJRWMD) in accordance with applicable SJRWMD provisions and eligible for onsite sewage treatment and disposal systems (OSTDS) with the local Florida Department of Health location in accordance with Section 381.0065(4), Florida Statutes, as applicable.

If the Planning Manager determines the subject property meets the criteria of 30.2.6.6 (a) – (h), the property can be un-combined to the original platted configuration and no variance would be required for minimum lot width and/or minimum lot size.



## **PART 5. PERMITTED USES BY ZONING DISTRICT**

\* \* \*

### **30.5.2 Permitted Use Table & Footnotes.**

See enclosed table.



TABLE 5.2

Seminole County Land Development  
Code (Permitted Uses)

Seminole County Land Development Code (Permitted Uses)	A-10, A-5, A-3	A-1	RC-1	R-1AAAA, R-1AAA, R-1AA	R-1A	R-1	R-1B	R-1BB	R-2	R-3A	R-3	R-4	R-AH	MM	RM-1	RM-2	RM-3		PL	RP	OP	CN	CS	C-1	C-2	C-3	MUCD		M-1A	M-1	M-2					
	Residential and Lodging Uses																																			
Assisted living facility		S	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S	S	S		S	S <sup>4</sup>	S <sup>4</sup>					S			p <sup>13</sup>	p <sup>13</sup>		S									
Bed and breakfast	S	S																							P	P	P									
Boarding house/ Dormitories										S	S	S															S									
Campground / RV Park																	P																			
Community residential home (1-6 unrelated persons)	L	L	L	L	L	L	L	L	L		L		L	L	L	L	L																			
Community residential home (7-14 unrelated persons)	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	L	L	L	L	L						P								L								
Dwelling, multiple-family										P	P	P	L	L										p <sup>13</sup>	p <sup>13</sup>		P									
Dwelling, two-family or duplex									P	P	P		P	L																						
Dwelling, single-family	P	P	P	P	P	P	P	P	P				P	L	P					P																
Dwelling unit, accessory	P	P	P	P	P	P	P	P																												
Guest cottage	P	P	P	S	S	S	S	S	S																											
Dwelling unit, accessory for employee																	L				S			S	S	S	P		P	S						
Farmworker housing	S	S																																		
Hotels & motels (exc. Bed & breakfast)																P									P	P				P	P					
Home Occupation	P	P	P			P	P	P	P																											
Home Office	P	P		P	P	P	P	P	P				P																							
Live-Work Unit														L													P									
Mobile homes or manufactured homes	L P	L													P	P	P																			
Transient parking of recreational vehicles, campers, etc.	L	L															P																			

2



**Seminole County Land Development  
Code (Permitted Uses)**

Seminole County Land Development Code (Permitted Uses)	Seminole County Land Development Code (Permitted Uses)																															
	A-10, A-5, A-3	A-1	RC-1	R-1AAAA, R-1AAA, R-1AA	R-1A	R-1	R-1B	R-1BB	R-2	R-3A	R-3	R-4	R-AH	MM	RM-1	RM-2	RM-3		PLI	RP	OP	CN	CS	C-1	C-2	C-3	MUCD		M-1A	M-1	M-2	
Public and Civic Uses																																
Cemetery or mausoleum	S	S																														
Child-care facilities																																
Family Day Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										P					
Day Care Center		S				S	S	S	S				S	S	S						P			P	P	P	P			P	P	
Civic Assembly																																
Neighborhood	S	L	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			L	P	S	S	P	P	P	P		L	P	P	
Community	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	P	S	S	L	L	P	P		L	L	L	
Regional																							S	S	L							
Fire Stations																					P	P	P	P	P	P						
Libraries																			P			P	P	P	P	P						
Medical facilities																																
Hospital		S										S									S <sup>17</sup>			S	S	S	S				P	
Clinic, Medical or Dental																				S	P	P	P	P	P	P	P		P		P	
Retail Pharmacy																								P	P	P	P		L	P	P	
Pain management clinic																										P			P	P		
Residential facility, nursing home or rehabilitation center												S									S <sup>17</sup>			S	S	S	S				P	
Recreational Facilities, Private		P <sup>7</sup>		S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>				S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>			S <sup>10</sup>					P	P	P		S	S		
Community Buildings, accessory			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										P					
Schools																																
Free-standing Kindergarten and/or VPK program		S				S	S	S	S				S	S	S						P						P					
Elementary school, Public or private	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P		P	P	P	P	P	S	P		S			
Middle school, Public or private		S	S	S	S	S	S	S	S	S	S	S		S	S	S	S		P		P	P	P	P	P	S	P		S			
High school, Public or private		S	S	S	S	S	S	S	S	S	S	S		S	S	S	S		P		P	P	P	P	P	S	S		S			
Vocational, business and professional (non-industrial)																					S <sup>16</sup>						S		P	P	P	
Industrial Trade Schools																										P					P	
College or university		S																	P								S					





**Seminole County Land Development Code  
(Permitted Uses)**

Seminole County Land Development Code (Permitted Uses)	A-10, A-5, A-3	A-1	RC-1	R-1AAA, R-1AAA, R-1AA	R-1A	R-1	R-1B	R-1BB	R-2	R-3A	R-3	R-4	R-AH	MM	RM-1	RM-2	RM-3		PLI	RP	OP	CN	CS	C-1	C-2	C-3	MUCD		M-1A	M-1	M-2
Commercial Uses																															
Automobile sales & service																															
Car wash																									P	P				P	P
Automobile, mobile home, and RV sales (excludes repair)																									P	P				P	P
Automobile service & repair																				-		-				P			P	P	
Mechanical garages, bus, cab and truck repair, and storage																									S	p <sup>22</sup>				P	P
Paint & body shop																									S	P				P	P
Bank																				-	S <sup>17</sup>	-	-	P	P	P	P				
Convenience store																	L <sup>24</sup>			-			P	P	P	P	P				
Self-service gasoline pumps as an accessory use																				-		-	S	S	S	S					P
Dry cleaning (pick-up and drop-off only)																								p <sup>14</sup>	p <sup>14</sup>	P	P				
Food and Beverage																				-											
Alcoholic beverage establishment																								S	S		S				
Delicatessen / Café																				-		P	P	P	P	P	P		P	P	P
Ice cream / Coffee / Tea shop																				-		P	P	P	P	P	P		P		
Restaurant, drive-through																				-		-	-	P	S-P	P					
Restaurant, standard																				-		-	-	P	P	P	P		P	P	P
Funeral home																				-	S <sup>17</sup>	-	-	p <sup>29</sup>	p <sup>29</sup>	p <sup>29</sup>	p <sup>29</sup>		p <sup>29</sup>	p <sup>29</sup>	p <sup>29</sup>
Indoor recreation																								P	P	P	P				
Museum																								P	P	P	P				
Studios, Physical Fitness (includes dance, martial arts)																						P	P	P	P	P		P	P	P	
Indoor assembly and entertainment																															
Theaters and Cinemas																								P	P	P	P			P	P
Commercial Kennels	S	S																							P	P				P	P
Laundry, self-service																						-	P	P	P	P	P				
Office uses												P								S	P	P	P	P	P	P	P		P	P	P
Outdoor advertising signs (Billboards)																				-		-	-		L	L	-				
Outdoor entertainment and assembly																				-		-	-								
Theater, drive-in																									S		-				
Stadiums, racetracks, and speedways		S <sup>8</sup>																									-				
Outdoor recreation and amusement uses, intensive		P <sup>7</sup>															L <sup>25</sup>								P	P	P				
Outdoor recreation uses, extensive	S <sup>5</sup>	S <sup>5</sup>															L <sup>25</sup>														
Outdoor storage of merchandise and/or materials																									p <sup>22</sup>	p <sup>22</sup>			p <sup>22</sup>	p <sup>22</sup>	p <sup>22</sup>



**Seminole County Land Development Code  
(Permitted Uses)**

Seminole County Land Development Code (Permitted Uses)	A-10, A-5, A-3	A-1	RC-1	R-1AAA, R-1AAA, R-1AA	R-1A	R-1	R-1B	R-1BB	R-2	R-3A	R-3	R-4	R-AH	MM	RM-1	RM-2	RM-3		PLI	RP	OP	CN	CS	C-1	C-2	C-3	MUCD		M-1A	M-1	M-2					
Commercial Uses																																				
Personal Services																						P	P	P	P	P	P									
Retail Sales/Services																							P	P	P	P	P	P								
Light Retail																						P	P	P	P	P	P		L <sup>27</sup>							
General Retail																								P	P	P	P		L	P	P					
Grocery store																							P	P	P	P	P									
Agricultural Supplies																										P			P	P						
Building and plumbing supplies																									P	P										
Flea market																										S										
Furniture warehouse with retail sales																								P	P				P	P						
Marine sales and service																								P	P				P	P						
Printing and book binding shops																								P	P	P		P	P	P						
Retail, rural																																				
Produce stand	p <sup>3</sup>	p <sup>3</sup>																																		
Temporary sale of agricultural products																						S <sup>12</sup>	S <sup>12</sup>	S <sup>12</sup>	S <sup>12</sup>	S <sup>12</sup>										
Sexually oriented businesses																															P					
Studios, Radio/television (excluding towers)																								P	P	P	P		P	P	P					
Studios, Artist (includes music, photographic)																						P	P	P	P	P	P		P							
Veterinary Clinic <sup>1</sup>		S																						P	P	P	P			P	P					

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**Seminole County Land Development  
Code (Permitted Uses)**

Seminole County Land Development Code (Permitted Uses)	A-10, A-5, A-3	A-1	RC-1	R-1AAA, R-1AAAA, R-1AA	R-1A	R-1	R-1B	R-1BB	R-2	R-3A	R-3	R-4	R-AH	MM	RM-1	RM-2	RM-3		PLI	RP	OP	CN	CS	C-1	C-2	C-3	MUCD		M-1A	M-1	M-2				
Industrial Uses																																			
Automobile wrecking lots																														S	S				
Bottling and distribution plants																									P				P	P	P				
Cabinetry and woodworking shops																													P	P	P				
Data processing services																													P	P	P				
Incineration of organic materials		S																													P				
Junk and Recycling Yards																														S	S				
Laundry and dry cleaning plants																									P				p <sup>18</sup>	p <sup>18</sup>	P				
Lithography and publishing plants																									P				P	P					
Machine shops																													p <sup>26</sup>	p <sup>26</sup>	p <sup>26</sup>				
Machinery sales and storage																									P				P	P					
Manufacturing, Light																													P	P	P				
Manufacturing, Heavy																														S	S				
Soap																														S	S				
Feed Mill																														S	S				
Fertilizer																														S	S				
Concrete block plants and <del>redi-mis</del> <b>redi-mix</b> concrete plants																														S	S				
Animal Processing																														S	S				
Water-based and/or epoxy-based coatings, adhesives, sealants and paints																														P	P				
Sawmill		S																																	
Storage																																			
Contractors' equipment storage yards																										p <sup>22</sup>				P	P				
Self-Storage Facility																									P				P	P					
Testing of materials, equipment and products																													P	P	P				
Trade shops (including upholstery, metal)																									P				P	P	P				
Warehouse and Distribution																										p <sup>22</sup>			p <sup>19-22</sup>	p <sup>19-22</sup>	P				
Cold storage and frozen foodlockers																									P				P	P	P				
Lumber Storage and Distribution																								S	P				P	P					
Wholesale storage of flammable liquids or gases																														S <sup>23</sup>	S <sup>23</sup>				
Wholesale meat and produce distribution																									P				P	P					



**Seminole County Land  
Development Code (Permitted Uses)**

Seminole County Land Development Code (Permitted Uses)	Development Code (Permitted Uses)																															
	A-10, A-5, A-3	A-1	RC-1	R-1AAAA, R-1AAA, R-1AA	R-1A	R-1	R-1B	R-1BB	R-2	R-3A	R-3	R-4	R-4H	MM	RM-1	RM-2	RM-3		PLI	RP	OP	CN	CS	C-1	C-2	C-3	MUCD		M-1A	M-1	M-2	
Infrastructure and Transportation																																
Airplane landing field or heliport		S																												S	S	S
Communications tower, camouflage design	S	S	S	S	S	S	S	S	S	S	S	S			S		S			S	S	S	S	P	P	P				P	S	P
Communications tower, general	S	S	S	S	S	S	S	S	S	S	S	S			S		S			S	S	S	S	S	S	L <sup>15</sup>			L <sup>15</sup>	L <sup>15</sup>	L <sup>15</sup>	
Landfill, Sanitary		S																													S	S
Parking garages or lots, primary use																			P		P				P	P	p <sup>28</sup>			P	P	
Sewage treatment and related facilities, public		S															p <sup>11</sup>		P													
Sewage and/or water treatment plant, subdivision				S	S	S	S	S	S						S						S											
Solid waste transfer, storage and recovery station																															S	S
Solar Energy Systems (ES)																																
Roof-Mounted Solar	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P		P	P	P	
Building-Integrated Solar	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P		P	P	P	
Ground-Mounted Solar, Accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P		P	P	P	
Ground-Mounted Solar, Medium	P	P																	P		S			S	S	S				P	P	P
Ground-Mounted Solar, Large	P	P																	P											S	S	S
Temporary asphalt plants for public road construction		S																														
Truck Terminal																														P	P	P
Utility and service structures, public	S	S	S	S	S	S	S	S	S							P			P		S			S	S	S	S		p <sup>20</sup>	P	P	
Water treatment plant		S														p <sup>11</sup>			P													

6





**Seminole County Land Development  
Code (Permitted Uses)**

Seminole County Land Development Code (Permitted Uses)	A-10, A-5, A-3	A-1	RC-1	R-1AAAA, R-1AAA, R-1AA	R-1A	R-1	R-1B	R-1BB	R-2	R-3A	R-3	R-4	R-AH	MM	RM-1	RM-2	RM-3		PLI	RP	OP	CN	CS	C-1	C-2	C-3	MUCD		M-1A	M-1	M-2
Agricultural and Other Uses																															
Agriculture uses generally	P <sup>2</sup>	P <sup>2</sup>																													
Commercial Pig Farm		S																													
Poultry and livestock production (except pigs)	P <sup>2</sup>	P <sup>2</sup>																													
Fishing hatcheries or fish pools	P	P																													
Equestrian Facilities																															
Keeping of horses for use of occupant	P	P	S																												
Riding stables limited to 10 lessons and/or customers per day	P	S <sup>9</sup>																													
Riding stables exceeding 10 lessons and/or customers per day	S																														
Nurseries, Greenhouses, and Silviculture																															
Landscape contractor accessory to wholesale nursery or tree farm	P	S																													
Greenhouses – Wholesale Only	P <sup>10-6</sup>	P <sup>10-6</sup>																								P			P	P	
Plant nursery – Wholesale Only	P <sup>10-6</sup>	P <sup>10-6</sup>																							P	P	P		P	P	
Plant nursery – Retail																								P	P	P			P	P	
Plant nursery – on-site produce Only	L	L																						P	P	P			P	P	
Tree Farm	P	P																													

P – Permitted

L – Limited Uses

S – Special Exceptions

Footnotes:

- No overnight boarding except for animals being treated on the premises
- Agricultural operations and attendant structures; greenhouses (not involved with retail sales to the general public); including, but not limited to, poultry production, apiculture, dairy farms, plant nurseries, dairies, silviculture (including fish hatcheries and bait production); groves and farms for the cultivation and propagation of citrus, vegetables, fruits, berries, nuts, grass sod and trees; pastures and grasslands for cultivation and propagation of livestock. Barns, sheds, silos, granaries, and related agricultural structures.
- Roadside stands for the sale of fruits, vegetables and similar products produced on the premises, provided such stand is placed no closer than twenty-five (25) feet to a property line.
- Community residential homes having seven (7) to fourteen (14) unrelated residents, provided that the location does not create an over-concentration of such homes or substantially alter the nature and character of the area, all as defined in Florida Statutes as amended from time to time.
- When making use of the land with nominal impacts to natural resources as determined by the Planning Manager.
- Plant nurseries and greenhouses not involved with retail sales to the general public.
- Neighborhood recreation areas, when approved as part of a subdivision plat.
- Privately owned and operated recreational facilities open to the paying public, such as, athletic fields, stadiums, racetracks, and speedways if the use is located along a major roadway or has immediate accessibility thereto.
- Riding stables, provided that no structure housing animals is located nearer than one hundred (100) feet from a property line.
- Private recreational facilities constructed as an accessory use to civic, fraternal, or social organizations if the existing use is located in a predominantly residential area as determined by the Planning Manager.
- Where no other such facilities are available. Must be located within the park and not closer than two hundred (200) feet from any property line. All such facilities shall conform to State and County water and sewer plant regulations and shall be enclosed with a six (6) foot chain-link fence and shielded by screen planting.
- Parking of semi-tractor trailers and cargo trailer boxes in rural areas for the sale of feed, hay, or other agricultural products when such products are offered for retail sale from said trailer and when the trailer is located outside of the urban/rural boundary.
- Density and design criteria must conform to the standards for properties assigned the R-3 zoning classification.



14. Dry cleaners utilizing a Perman R308 dry cleaning machine or machine, found to be similar in nature by the Planning Manager, which provide dry cleaning services to only those customers bringing clothing and other materials to the site for service; provided, however,  
that this provision shall not apply to dry cleaning businesses with pick-up service or satellite facilities or to a dry cleaning plant.
15. Communication towers when monopole in design if the tower is under one hundred forty (140) feet in height. Communication towers when monopole in design if the tower is over one hundred forty (140) feet in height may be permitted by Special Exception.
16. Private vocational, business, and professional schools which do not have an industrial character. Location on a roadway having a right-of-way width of not less than eighty (80) feet shall be required.
17. Location on a roadway having a right-of-way width of not less than eighty (80) feet shall be required.
18. Only nonflammable solvents shall be used. (Class IV National Fire Protective Association Code.)
19. ~~Provided no storage is done outside an enclosed structure~~ Reserved.
20. Provided, however, no sewer plant shall be located closer than two hundred (200) feet to the perimeter of the district nor shall any other utility plant, station, or distribution office be located closer than one hundred (100) feet to the perimeter of the district.
21. Reserved.
22. Outside storage of parts, supplies or materials shall be permitted only in an enclosed or fenced area.
23. Wholesale storage of gasoline, liquefied petroleum, gas, oil, or other inflammable liquids or gases, provided they meet the regulations of N.F.P.A. and the Seminole County Building Code and, further, that all overhead storage tanks are diked.
24. A service store, with living quarters, if desired, to provide groceries, bottle gas, a snack bar, and supplies for occupants of the park.
25. Recreational facilities, such as, golf courses, swimming pools, tennis courts, marinas, etc. Petroleum products may be sold in marina areas only for marina use.
26. Using only electrically fired forges
27. Retail sales if ancillary to a use permitted by this section. For purposes of this subsection, "ancillary" shall mean supplementary, or secondary, not of primary importance.
28. Subject to landscaping and screening requirements of the MUCD district.
29. No cremation



### 30.5.3 Use Consolidation

46 (a) Detailed use categories have been consolidated as described in the Use  
Consolidation Table.

48 (b) See enclosed table.

#### Use Consolidation

<b><u>Civic Assembly, not for profit</u></b>
<b><u>Community centers</u></b>
<b><u>Meeting halls</u></b>
<b><u>Places of worship, houses of worship, religious institutions</u></b>
<b><u>Recreation centers</u></b>
<b>Indoor recreation</b>
<b>Bowling Alley</b>
<b>Museum</b>
<b>Historical and cultural exhibits</b>
<b>Dance and music studios</b>
<b>Indoor Private Assembly and Entertainment</b>
<b>Arenas</b>
<b>Theaters</b>
<b>Cinemas</b>
<b>Banquet halls</b>
<b>Office uses</b>
<b>Architects</b>
<b>Attorneys</b>
<b>Engineering</b>
<b>Finance offices (accounting, auditing, bookkeeping)</b>
<b>Insurance</b>
<b>Medical and dental</b>
<b>Office showroom</b>
<b>Real estate</b>
<b>Telephone business offices and exchanges</b>
<b>Retail sales and services, light</b>
<b>Book, stationery, and newsstands</b>
<b>Candy Stores</b>
<b>Florist and gift shops</b>
<b>Hobby and craft shops</b>
<b>Interior decorating and draperies</b>
<b>Jewelry stores</b>
<b>Locksmiths</b>
<b>Luggage shops</b>



<b>Pharmacies</b>
<b>Sporting goods</b>
<b>Tobacco shops</b>
<b>Toy stores</b>
<b>Wearing apparel shoes</b>
<b>Personal Services</b>
<b>Barber and beauty shops</b>
<b>Shoe repair</b>
<b>Tailoring shops</b>
<b>Watch and clock repair</b>
<b>Retail sales / service uses (general)</b>
<b>Appliance stores</b>
<b>Bakeries</b>
<b>Pet stores</b>
<b>Employment agencies</b>
<b>Furniture stores</b>
<b>Hardware stores</b>
<b>Quick print shops</b>
<b>Light industrial uses (exc. Water treatment plant)</b>
<b>Bottling and distribution plants</b>
<b>Cold storage and frozen foodlockers</b>
<b>Data processing services</b>
<b>Laundry and dry cleaning</b>
<b>Machine shops</b>
<b>Assembling of metal, plastic or cardboard containers</b>
<b>Testing of materials, equipment and products</b>
<b>Cabinetry and woodworking shops</b>
<b>Manufacturing, Light</b>
<b>Garments</b>
<b>Photographic equipment and supplies</b>
<b>Bakery products</b>
<b>Boats</b>
<b>Ceramics, pottery (using electrically fired kilns)</b>
<b>Chemical products and processing</b>
<b>Dairy products</b>
<b>Electrical machinery and equipment</b>
<b>Furniture</b>
<b>Glass and glass products (using electrically fired kilns)</b>
<b>Pharmaceutical products</b>
<b>Shoes and leather goods (exp leather processing)</b>
<b>Brooms and brushes</b>
<b>Candy and confectionaries</b>



<b>Cosmetics and toiletries (exp soap)</b>
<b>Candles</b>
<b>Jewelry</b>
<b>Optical equipment</b>
<b>Perfume</b>
<b><del>Precision instruments</del> Precision instruments and machinery</b>
<b>Plastic products (exp pyroxylin)</b>
<b>Silverware</b>
<b>Spices and spice packing</b>
<b>Stationary</b>
<b>Toys</b>
<b>Electronic equipment and assembling</b>
<b>Assembling of metal, plastic or cardboard containers</b>
<b>Outdoor recreation uses, extensive</b>
<b>Country Club</b>
<b>Golf Course</b>
<b>Golf Driving Range</b>
<b>Gun club</b>
<b>Fishing club or camp</b>
<b>Marina</b>
<b>Outdoor recreation uses, intensive</b>
<b>Swimming pools</b>
<b>Sports courts (e.g. Tennis, Basketball, Pickleball, Volleyball, Handball)</b>

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**LDC Fix-It Ordinance Amendment**  
**Page 22 of 74**

**Certified Copy - Grant Maloy**  
Clerk of the Circuit Court and Comptroller  
Seminole County, Florida



Seminole County Clerk of the Circuit Court and Comptroller  
eCertified at 07/30/2024 08:18:12 -04:00  
eCertified Id: 5ED1-18G2-49D4  
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## PART 6. ADDITIONAL USE STANDARDS

\* \* \*

### 30.6.4 Temporary Uses.

30.6.4.1 Carport/garage/yard sales “Carport/garage/yard sales” may be held in any residential and agricultural districts. Such sales may not be conducted on the same parcel more often than twice each year and each sale shall not exceed three (3) days in duration. At the conclusion of such sales, all unsold items shall be removed or packed in such manner as not to create an unsightly view as seen from the street or from adjoining properties. Any signs advertising such sales shall be removed from the premises immediately at the conclusion of the sale. No merchandise may be stored or displayed outside the carport or garage.

30.6.4.2 Permits for site-specific special events, outdoor sales of merchandise, and temporary package storage permits, and mobile food vendors.

(a) Temporary use of designated properties for special events and outdoor sales of merchandise.

(1) Purpose and intent. The Board of County Commissioners finds that special events having a specific location often attract a large gathering of people and may cause impacts to the public health and safety, requiring appropriate regulations to insure adequate sanitation and sewage disposal facilities; law enforcement; fire rescue personnel and equipment; parking; traffic control; crowd control; and other concerns in the interest of public safety and public health. In enacting this Section, it is the intent of the Board to protect and promote the health, welfare, and safety of Seminole County citizens and visitors.

(2) Use restrictions and general requirements.

a. Special events at specific locations are subject to the permitting provisions of this Section. The special event permit review process is intended to mitigate



impacts on surrounding land uses where such impacts were not addressed through prior  
76 development approvals on the subject property. Special events which occur on a county-wide  
basis rather than at a particular location are not subject to the permitting provisions of this  
78 Section, except for off-premise signs.

b. No site specific special event may be permitted for more than  
80 fourteen (14) consecutive days, and no parcel of land may be permitted to have more than five  
(5) site specific special events in any twelve-month period, unless otherwise authorized by the  
82 Board of County Commissioners.

c. At the end of the period for which the site specific special event  
84 was permitted, the use of the approved location must be discontinued and all temporary  
structures involved must be removed and all permanent structures may be used only as  
86 permitted under applicable pre-existing development approvals.

d. Off-premise and on-premise signs may be used to announce,  
88 identify or direct attendees to the location of a site specific special event subject to the  
following requirements:

90 1. Off-premise signs. Permitted according to the provisions  
of Section 30.13.3(b)(2)a.

92 2. On-premise signs. A plan for all signs to be placed on-  
site, announcing or identifying the site specific special event, must be submitted with the  
94 application unless a special event application is not required by subsection 30.6.4(2)b.  
Evaluation of this plan will take into account traffic visibility; visibility of adjacent business  
96 signs and/or traffic signs and signals; disturbance to adjacent properties; and other appropriate  
considerations as determined by the Development Services Director. In the circumstance when



98 a special event application is not required, the property owner shall be mindful of the foregoing  
100 considerations so as to not create a negative impact when placing on-premise signs.

100 e. The sale of admission or seating tickets in excess of the approved  
attendance shall be prohibited.

102 f. The operator of a site specific special event must obtain all  
required permits and authorizations from the owner of the property and all applicable agencies  
104 such as the Building Division, Public Works Department, Sheriff's Office, or other department  
or agency as needed.

106 g. Depending upon the type of special event being requested and the  
estimated attendance, security personnel may be required to staff the special event. A Security  
108 Plan shall be submitted by the event operator to the Planning and Development Division. The  
Security Plan shall include the security measures proposed to be taken (searches, metal  
110 detection, ID check, etc.), the location of these measures and the proposed number of security  
personnel. The Planning and Development Division will provide the Security Plan to the  
112 Sheriff's Office for review, recommendation and comment, if any. The security personnel  
required by the Security Plan should be staffed by off-duty police officers or sheriff's deputies.  
114 However, the Development Services Director can waive this requirement and allow third party  
private security personnel upon the applicant showing that no off-duty officers or deputies are  
116 available for the special event and recommendation by the Sheriff's Office. The Security Plan  
will be required as a condition of approval for any Special Event Permit. The cost for any such  
118 security measures shall be borne by the applicant.

(3) Approval.

120 a. Special events expected to draw less than two hundred (200)  
persons as participants or spectators at any time during the event may be administratively



122 approved by the Development Services Director. Special events expected to draw more than  
123 two hundred (200) persons at any given time may be administratively approved by the  
124 Development Services Director or designee where they are located on developed office,  
125 commercial, or industrial sites of ten (10) acres or more and have adequate parking and other  
126 facilities to support the expected number of participants.

In approving any special event, the Development Services Director shall make a  
128 determination that the proposed event is reasonably compatible with nearby existing  
129 development, and does not pose an unreasonable safety or health risk for patrons or neighbors.  
130 The Development Services Director may place conditions on approval of a special event permit  
131 as needed to maintain compatibility and promote the health, safety and welfare of Seminole  
132 County citizens and visitors.

The Development Services Director may, at his or her discretion, refer any special event  
134 permit application to the Board of County Commissioners.

b. Any special event exceeding the scope of those described in  
136 paragraph 3(a) above shall require approval by the Board of County Commissioners, unless  
137 otherwise provided for herein.

138 In approving any special event, the Board shall make a determination that the proposed  
139 event is reasonably compatible with nearby existing development and does not pose an  
140 unreasonable safety or health risk for patrons or neighbors. The Board may place conditions  
141 on approval of a special event permit as needed to maintain compatibility and promote the  
142 health, safety and welfare of Seminole County citizens and visitors.

Once a special event is approved by the Board, subsequent applications for the same  
144 special event are only required to be reviewed and approved by the Development Services  
145 Director or designee. If the subsequent special event is substantially modified or changed from



146 the prior Board approval or the conditions of approval were not sufficient to maintain  
compatibility and promote the health, safety and welfare of Seminole County citizens and  
148 visitors, as determined by the Development Services Director, the special event permit request  
would be required to obtain Board approval.

150 (4) Application for permit. Policies and procedures regarding special event  
permits shall be available in the offices of the Planning and Development Division. An  
152 applicant for a special event permit shall file a written application not less than ninety (90)  
days prior to the proposed event. This time period may be reduced by the Development  
154 Services Director upon a finding that there is sufficient time to fully review, comment and  
approve the application.

156 All special event permit applications shall include the following:

- 158 a. Application fee as may be established by the Board of County  
Commissioners.
- b. Name and address of applicant or contact person(s) for the event.
- 160 c. Legal description of subject property in digital word processing  
format.
- 162 d. Date(s) and hours of the special event.
- e. Estimated attendance at the special event per 24-hour period.
- 164 f. Descriptions of all performances at the event.
- g. Description of all recording and/or sound amplification  
166 equipment, signs or other attention-getting devices which will be utilized in connection with  
the event.
- 168 h. Description of how security and traffic control will be provided.
- i. Any necessary licenses for the serving of food and/or beverages.



170                   j.     Certificate of Insurance listing Seminole County, Florida, its  
                         officials, officers and employees and the Seminole County Sheriff's Office as Additional  
172     Insureds and in the types and amounts required by the County's Risk Management Division.

                         k.     The following information must be provided on a conceptual site  
174     plan not less than 11" × 17" in size:

- :     Areas for the serving of food and/or beverages.
- 176                   :     Location(s) of structure(s), including any temporary shelters  
                                  such as tents.
- 178                   :     Points of ingress and egress to the site.
- :     Location of music or other amplified noise source(s) in  
180                             relation to residential areas.
- :     Location of fireworks and launch points or other noise  
182                             sources.
- :     Location of sanitation facilities.
- 184                   :     Location of trash receptacles.
- :     Parking plan.
- 186                   :     Pedestrian circulation plan, including travel routes for any  
                                  shuttle vehicles, demonstrating that traffic/parking areas are  
188                             safely separated from pedestrians.
- :     Location of medical facilities if required by the Public Safety  
190                             Director.

                         l.     Additional information as the Board or the Development Services  
192     Director may require.



(5) Review Process. Upon receiving a completed application, the  
194 Development Services Director shall transmit relevant information to other appropriate  
officials including but not limited to the Building Official, the County Engineer, the Fire Chief,  
196 the Sheriff, and the Environmental Services Director for review. Based on comments from  
these officials and compliance with this Section, the Development Services Director shall  
198 approve or deny the application pursuant to Section 30.6.4.2(3)a, or prepare the item for  
presentation to the Board of County Commissioners for its consideration pursuant to Section  
200 30.6.4.2(3)b. The applicant shall retain responsibility for securing all other necessary permits  
that may be required in addition to the Special Event Permit. Any decision of the Development  
202 Services Director with regard to any special event permit application may be appealed to the  
Board of County Commissioners for consideration under paragraph 30.6.4.2(3)b above. Such  
204 appeal must be submitted within fifteen (15) days of notification of a decision by the  
Development Services Director.

206 (6) Outdoor sales of merchandise. The outdoor sale of merchandise is  
permitted within any non-residential zoning district but shall require an outdoor sales permit,  
208 if such sales were not contemplated in the approved development plan for the subject property.  
Individual parcels are limited to a maximum of ninety (90) days of outdoor sales per calendar  
210 year. Outdoor sales permits may be administratively approved by the Planning Manager.  
Outdoor sales may not involve amplification of sound that may be heard beyond the property  
212 boundary and must comply with Chapter 165 of the County Code. Any decision of the Planning  
Manager with regard to any outdoor sales permit application may be appealed to the  
214 Development Services Director within fifteen (15) days of notification of a decision by the  
Planning Manager.





216        In approving any outdoor sales of merchandise, the Planning Manager shall make a  
             determination that the proposed sale is reasonably compatible with nearby existing  
218        development. The Planning Manager may place conditions on approval of an outdoor sales  
             permit as needed to maintain compatibility and promote the health, safety and welfare of  
220        Seminole County citizens and visitors. Applications for outdoor sales of merchandise must  
             include the following information on a conceptual site plan not less than 11" × 17" in size:

- 222                        : Location(s) of structure(s), including any temporary shelters such as  
                                     tents.
- 224                        : Points of ingress and egress to the site.
- : Location of sanitation facilities.
- 226                        : Location of trash receptacles.
- : Parking plan.
- 228                        : Pedestrian circulation plan.

The requirements of this Section shall not apply to any event for which a motion picture  
230        and television permit has been approved by Seminole County.

(7) Indemnification. Special event and outdoor sales permits shall contain  
232        an appropriate indemnification provision to indemnify, defend, and hold the County and the  
             Seminole County Sheriff's Office harmless from certain acts and omissions of the Applicant or  
234        any incident resulting from the special event.

(8) Fee waivers and refunds. Requests for fee waivers, reductions, and/or  
236        refunds shall be submitted in writing and may be granted only by the Board of County  
             Commissioners.

238                        (9) Enforcement. Special event or outdoor sales permit condition violations  
             may result in immediate revocation of the permit. Permit revocations may be appealed to the



240 Board of Adjustment in accordance with Seminole County Land Development Code Section  
30.3.3. Additionally, any person who violates the conditions of a special event or outdoor sales  
242 permit, this Section or fails to obtain a special event or outdoor sales permit, may be subject to  
enforcement through all other applicable enforcement mechanisms available to the County  
244 including, but not limited to, the issuance of a citation pursuant to Section 53, Part 2, of the  
Seminole County Code; violations of this section shall be considered a Class III offense.

246 (b) Temporary package storage permit.

(1) Purpose and intent. This regulation allows the installation of temporary  
248 storage facilities to facilitate delivery of parcels within residential zoning districts between the  
hours of 8:00 a.m. and 6:00 p.m. during a period of time commencing on November 30th and  
250 terminating on December 31st of each calendar year. This activity is temporary in nature and  
will not adversely impact the surrounding area and land uses, and will be terminated and  
252 removed immediately upon expiration of the temporary permit.

(2) Description. This activity is characterized by its short term or seasonal  
254 nature and by the fact that permanent improvements are not made to the site. This temporary  
activity involves the placement of a temporary package storage facility in close proximity to  
256 residential properties. The temporary package storage facilities shall be constructed and placed  
in accordance with acceptable commercial standards. Parcels will be placed in the temporary  
258 package storage facility daily and delivered to specific properties within the residentially zoned  
areas, Monday through Saturday of each week. This temporary activity shall involve no  
260 activities other than the temporary storage of parcels and consequent delivery to specific  
destinations. Individual single-family garage facilities and private homes shall not be used as  
262 a temporary storage facility.



(3) Temporary activities. The Planning Manager may issue a Temporary  
264 Package Storage Permit when it is demonstrated that the public health, safety and welfare will  
not be impaired, and when the following enumerated conditions are met:

266           a. No structure of a permanent nature shall be constructed.

              b. Removal of all temporary structures shall be guaranteed in  
268 writing and such structures shall be subsequently removed.

              c. Outside of residential subdivisions, the temporary structure may  
270 be placed in commercial parking lots. Written approval of the owner of the site shall be  
obtained and provided to the County. This approval shall identify the site address, owner's  
272 name, owner's mailing address, owner's telephone number, owner's acknowledgment of  
proposed activity, and dates activity is to operate.

274           d. Within residential areas, the temporary structure shall be located  
only within subdivisions containing an active Homeowners Association (HOA) and may be  
276 placed only in HOA Common Areas. Written approval from the HOA identifying the site and  
acknowledging the proposed activity shall be obtained and provided to the County.

278           e. No structure shall be located in a public right-of-way.

              f. Adequate stabilized area with a minimum of thirteen feet six inch  
280 (13' 6") unobstructed height shall be provided for trailer off-loading of packages. This area  
shall not block handicapped accessible areas.

282           g. Removal of all signs, trash, or debris from the site and the  
immediate vicinity, upon termination of the activity shall be guaranteed in writing, and  
284 subsequently accomplished.

              h. A separate temporary package storage permit shall be required  
286 for each lot or parcel to be used as a temporary storage facility.



i. No more than one (1) such temporary package storage permit shall be issued for the same lot or parcel during a single calendar year.

j. The applicant shall submit a site plan of the site identifying the location with ingress and egress of the temporary storage facility. Adequate ingress and egress shall be safe and provided in such a manner that the normal traffic pattern is not disrupted.

k. Delivery of parcels via golf carts, low-speed vehicles, and utility vehicles (hereinafter "delivery vehicles") shall comply with all applicable traffic regulations and shall occur in accordance with the provisions in F.S. § 316.2126, paragraphs 3(b) and 3(c).

l. Delivery vehicles shall not travel on sidewalks or on private property other than that of a delivery recipient or on the tract or parcel of land for which a Temporary Package Storage Permit has been issued in accordance with this Section.

m. All delivery vehicles must meet the requirements of Chapter 316, Florida Statutes and must be equipped with head lamps, stop lamps, turn signal lamps, tail lamps, seat belts, rearview mirrors, and horns.

n. The rear of all trailers must be equipped with lights or reflectors.

o. During delivery, all packages must be properly secured in an enclosed lockable trailer so that they may not be accessed by the public or fall off and create a safety hazard.

p. All handcarts must be securely attached to the delivery vehicles.

q. Adequate delineated and stabilized parking for the activity must be provided on-site and shown on a site plan. Delivery vehicles shall not block traffic when loading, unloading or delivering packages.

r. The temporary storage facility shall be subject to the minimum setbacks of the zoning district in which it is located.



s. The temporary package storage facility shall not exceed twenty  
312 (20) feet in length and shall be securely placed on the ground and anchored as required by the  
Building Division.

314 t. To guard against theft, the temporary package storage facility  
shall remain locked at all times when not in use.

316 u. Fuel shall not be stored in or near the temporary package storage  
facility.

318 v. The applicant shall provide a notarized affidavit attesting that  
persons operating pursuant to the Temporary Storage Package Permit have received adequate  
320 driver training and have been subjected to the same background check performed on permanent  
employees.

322 w. Additional conditions may be required as deemed necessary by  
the Planning Manager for any temporary package storage activity.

324 (4) Enforcement. Violations of the provisions of this Section and/or the  
temporary package storage permit may result in immediate revocation of the permit. Permit  
326 revocations may be appealed to the Board of Adjustment in accordance with Seminole County  
Land Development Code Section 30.3.3. Additionally, each violation may be enforced through  
328 all other applicable enforcement mechanisms available to the County including, but not limited  
to, the issuance of a citation pursuant to Section 53, Part 2, of the Seminole County Code;  
330 violations of this Section shall be considered a Class III offense.

(5) Indemnification. The temporary package storage permit shall contain an  
332 appropriate indemnification provision to indemnify, defend, and hold the County harmless  
from certain acts and omissions of the applicant.

334 ~~(a)-(c)~~ Mobile food vendors.



(1) Purpose and Intent. These regulations are intended to establish requirements for the sale of prepared foods on a temporary basis from motorized vehicles, trailers, carts and other movable devices, within specified commercial zoning districts unless otherwise preempted by Section 509.102, Florida Statutes. No formal permit or approval shall be issued by Seminole County for a particular property or mobile food vendor, but all required documentation, including licenses and owner authorization, shall be in the vendor's possession at all times while in operation, and shall be provided to any County official upon request. Mobile food vendors not in compliance with Sec. 30.6.4.2 shall be prohibited unless approved as part of an Outdoor Sales ~~Special Event~~ Permit under Sec. 30.6.4.2.

(2) Exemptions. Specifically excluded from these regulations are the following:

- a. Produce stands in agricultural zoning districts.
- b. Ice cream trucks and similar vehicles operating on public streets.
- c. Food sales on active construction sites not accessible to the public.
- d. Sales of non-food items in any district.

(3) General Requirements. All mobile food vendors shall meet the following requirements:

- a. Mobile food vendors shall be permitted in C-1, C-2, C-3, and M-1 Districts, but may also be allowed in the Planned Development (PD) District where an approved master development plan permits general retail commercial uses, and where mobile food vendors are not specifically prohibited through a development order.
- b. Mobile food vendors shall not operate on vacant lots or within one hundred (100) feet of any structure containing a residence. Operation of an individual



360 vendor at any location shall be limited to three (3) consecutive days and a total of twelve (12)  
days in any calendar month.

362 c. Except as provided herein, mobile food vendors shall not occupy  
any of the following:

- 364 i. Site entrances, exits, and driveway aisles.
- ii. More than ten (10) percent of parking spaces required  
under Section 30.11.3.
- 366 iii. Buffers required under Part 14, Chapter 30.
- iv. Open space areas required under Part 14, Chapter 30.
- 368 v. Stormwater retention areas, drainage easements, and  
related facilities.

370 However, the Development Services Director may reduce or eliminate the above  
restrictions where it is demonstrated that the food vendor activity does not significantly impair  
372 the functioning of the development site with respect to the applicable provisions of this Code.  
In doing so, the Director may establish conditions as necessary to meet the purpose and intent  
374 of these provisions. Any such waiver shall be valid for a ninety (90) day period, but may be  
extended at the Director's discretion. Waivers shall be made in writing, and shall include  
376 specific location, effective date, and expiration date.

378 d. Tents and/or canopies exceeding one hundred (100) square feet,  
and electrical wiring outside of vehicles shall be prohibited.

e. Outdoor amplification of sound shall be prohibited.

380 f. Business activity shall be prohibited during the hours of 11:00  
p.m. to 7:00 a.m.





382 g. Overnight parking of mobile food vendor vehicles shall be  
prohibited.

384 h. Signage is limited to information painted on or otherwise affixed  
to mobile food vendor vehicles; and no freestanding signs shall be permitted.

386 i. All mobile food vendors shall obtain the required license(s) from  
the State of Florida and a business tax receipt (BTR) from Seminole County.

388 j. All mobile food vendors shall obtain a notarized letter from the  
property owner authorizing the mobile vendor activity. This letter shall note specific calendar  
390 days when the individual vendor may operate on the property, and confirm access to on-site  
restrooms for patrons of the vendor. Where on-site restroom access is not available, mobile  
392 food vendors shall operate only under an Outdoor Sales ~~Special-Event~~ Permit in accordance  
with Sec. 30.6.4.2.

394 (4) Additional Requirements. All mobile food vendors utilizing electricity  
for any purpose, and/or gas or open flames for cooking, shall meet the following requirements:

396 a. Each vendor shall obtain an annual fire inspection from the  
Seminole County Fire Prevention Bureau.

398 b. Vendors shall maintain current inspections for NFPA 96 hoods  
and fire extinguishers.

400 c. Cooking equipment shall comply with NFPA 96.

d. Class K Fire extinguishers shall be provided for the protection of  
402 cooking appliances that use combustible cooking media.

e. A minimum of one portable fire extinguisher with a rating of not  
404 less than 2-A: 10-B: C shall be provided.



f. Electrical equipment and installations shall comply with NFPA  
406 70, National Electrical Code.

g. Externally mounted generators, when in use, shall be isolated  
408 from the public by either physical guards, fencing, or enclosures.

410 30.6.4.3 Temporary sales office in new subdivisions – Temporary sales offices  
may be placed in new subdivisions, upon approval of the Planning Manager or such other  
412 person designated by the County Manager, subject to the following conditions:

(a) The structure must comply with the ~~Southern~~ Florida Building Code, meet the  
414 minimum setback requirements of the zoning district, and the parking area be landscaped in  
accordance with the landscaping regulations.

416 (b) The office may not be utilized to conduct sales of any product or service other  
than lots and/or dwellings within the specific subdivision.

418 (c) Approval may be granted for a period not to exceed six (6) months. Renewals  
may be approved and the Planning Manager or such other person designated by the County  
420 Manager and shall require a bond be posted to guarantee removal.

\* \* \*

422 **PART 7. DEVELOPMENT STANDARDS**

\* \* \*

424 **30.7.3 Dimensional Standards Table.**

30.7.3.1 Dimensional and other standards associated with conventional  
426 residential zoning districts and select Special Zoning districts are described in the table below.

See Dimensional Standards Table ~~enclosed~~ below.



428            30.7.3.2        Dimensional and other standards associated with conventional non-  
residential zoning districts and select Special Zoning districts are described in the table below.

430            See Dimensional Standards Table ~~enclosed~~ below.



# Seminole County Land Development Code (Development Standards)

AREA AND DIMENSION REGULATIONS	RESIDENTIAL																UNIT OF MEASURE
	Single and Two Family Dwelling Districts									Multiple Family Dwelling Districts			Mobile Home Districts			Other	
	RC-1	R-1AAAA	R-1AAA	R-1AA	R-1A	R-1	R-1B	R-1BB	R-2	R-3	R-3A	R-4	RM-1	RM-2	RM-3	RP	
Min. Lot Area Required	43,560	21,180 21,780	13,500	11,700	9,000	8,400	6,700	5,000	9,000				7,000	5,000	1,500 or 2,400 <sup>(14)</sup>	9,000	Sq. Feet
Min. Parcel/Lot Width at Building Line	120	100	100	90	75	70	60	50	75				70	50 <sup>(6)</sup>	30 or 40 <sup>(14)</sup>	75	Feet
Min. Front Yard Requirement	35	25	25	25	25	25	20	20	25	25 <sup>(12)</sup>	25 <sup>(12)</sup>	25	20 <sup>(8)</sup>	20	25 <sup>(9)</sup>	25	Feet
Min. Side Yard Requirement	20	10	10	10	7.5	7.5	7.5	5	10	25 <sup>(12)</sup>	25 <sup>(12)</sup>	25 <sup>(5)</sup>	10 <sup>(8)</sup>	10	25 <sup>(9)</sup>	10	Feet
Min. Side Yard abutting street or road	35	25	25	25	15 <sup>(3)</sup>	15 <sup>(3)</sup>	15 <sup>(3)</sup>	15 <sup>(3)</sup>	15 <sup>(3)</sup>				20 <sup>(8)</sup>	20	25 <sup>(9)</sup>	25	Feet
Min. Rear Yard Requirement	35	30	30	30	30	30	25	20	30	25 <sup>(12)</sup>	25 <sup>(12)</sup>	25 <sup>(5)</sup>	20 <sup>(8)</sup>	15	25 <sup>(9)</sup>	30	Feet
Open Space <sup>(11)(12)</sup>	-	-	-	-	-	-	-	-	-	25%	25%	35%	25%	25%	25%	25%	% of Parcel Area
Maximum Building Height	35	35	35	35	35	35	35	35	35	35	35	60 <sup>(4)</sup>	35	35	35	1 Story <sup>(7)</sup>	Feet
Minimum Living Area Per Unit:	700	700	700	700	700	450	450	450	450	-	-	-	-	-	-	-	Square Feet
<b>Accessory Structures<sup>(1)</sup></b>																	
Min. Front-setback Yard Requirement	(10)	(10)	(10)	(10)	(10)	(10)	(10)	(10)	(10)	(2)	(2)	(2)	(2)	(2)	(2)	(10)	Feet
Min. Side Yard Requirement	20	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	Feet
Min. Rear Yard Requirement	20	10	10	10	10	10	10	10	10	(2)	(2)	(2)	(2)	(2)	(2)	(2)	Feet

- (1) Accessory buildings exceeding 200 sq. ft. in size and/or 12 feet in height, and any accessory dwelling unit, regardless of size, shall meet all of the district setbacks and other requirements applicable to the main residential structure located on the same parcel.
- (2) Yard requirements shall be the same as those for the primary structure.
- (3) Greater setbacks may be required on intersections with geometric restrictions or other sight limitations. If corner sight obstructions or restrictions exist due to the horizontal or vertical controls, each case shall be individually reviewed and approved by the Traffic Engineer to ensure a safe design in accordance with the A.A.S.H.T.O. requirements.
- (4) No building or structure shall exceed sixty (60) feet in height, and F.A.A. approval shall be obtained for buildings exceeding thirty-five (35) feet in height.
- (5) Increased an additional ten (10) feet for each story over one-(2) (1) story.
- (6) Each mobile home residence space shall be not less than five thousand (5,000) square feet and have a minimum average width of fifty (50) feet.
- (7) For new construction only.
- (8) A setback of fifty (50) feet shall be provided from lot lines and any street right-of-way which borders the RM-1 Mobile Homes District.
- (9) The entire park, except for access and egress, shall be set back twenty-five (25) feet from any property line.
- (10) Structure shall not project forward of the front building line of the principal structure.
- (11) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space.
- (12) Open space features and configuration shall be consistent with the requirements of Part 14, Chapter 30.
- (13) In the R-3 and R-3A Multi-Family Dwelling Districts, minimum setbacks shall be established from each dwelling structure to the overall project boundary.
- (14) Each dependent travel trailer or tent camping site shall be not less than an average width of thirty (30) feet and fifteen hundred (1,500) square feet of area. Each independent travel trailer site shall be not less than an average width of forty (40) feet and twenty-four hundred (2,400) square feet.





# Seminole County Land Development Code (Development Standards)

AREA AND DIMENSION REGULATIONS	AGRICULTURE				COMMERCIAL						INDUSTRIAL			Other		UNIT OF MEASURE
	A-10	A-5	A-3	A-1	OP	CN	CS	C-1	C-2	C-3	M-1A	M-1	M-2	UG	PLI	
Min. Parcel Area Required	10 Acres	5 Acres	3 Acres	1 Acre	15,000	(7)	(7)	(7)	(7)	(7)	N/A	N/A	N/A	40,000	-	Sq. Feet
Min. Parcel Width at Building Line	150	150	150	150	100	-	-	-	-	-	-	-	-	-	-	Feet
Min. Front Yard Requirement	50	50	50	50	25	50	50	25	25	25	50 (9)	50 (9)	50 (9)	25	25	Feet
Min. Side Yard Requirement	10 (3)	10 (3)	10 (3)	10 (3)	0 (6)	0 (6)	0 (6)	0 (6)	0 (6)	0 (6)	10 (10)	10 (10)	10 (10)	25	25	Feet
Min. Side Yard abutting street or road	50	50	50	50	0 (6)	0 (6)	0 (6)	0 (6)	0 (6)	0 (6)	10 (10)	10 (10)	10 (10)	25	25	Feet
Min. Rear Yard Requirement	30 (3)	30 (3)	30 (3)	30 (3)	10	10 (8)	10 (8)	10 (8)	10 (8)	10 (8)	10	10	10	25	25	Feet
Open Space (11)	-	-	-	-	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	% of Parcel Area
Maximum Building Height	35 (1)	35 (1)	35 (1)	35 (1)	35	35	35	35	35	35	35	35	35	400	35	Feet
Structures Accessory to Residences (6)	-															
Min. Front-setback Yard Requirement	(2) (3)	(2) (3)	(2) (3)	(2) (3)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	Feet
Min. Side Yard Requirement	10 (3)	10 (3)	10 (3)	10 (3)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	Feet
Min. Rear Yard Requirement	10 (3)	10 (3)	10 (3)	10 (3)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	Feet

- 448 (1) Silos, granaries, windmills, barns, and other structures concurrent to the operation of an agriculture enterprise may exceed the height limit.
- (2) Setback shall be equal to or greater than the main residence unless setback is equal to or greater than 100 feet.
- 450 (3) Barns & structures for livestock, structures for agricultural use shall have minimum 50 ft. front, side and rear setbacks be distanced a minimum of 100 ft. from any residential structure on an adjacent lot or parcel.
- (4) Accessory buildings exceeding 200 sq. ft. in size and/or 12 feet in height, and any accessory dwelling unit, regardless of size, shall meet all of the district setbacks and other requirements applicable to the main residential structure located on the same parcel.
- 452 (5) Yard requirements shall be same as the primary structure
- (6) Side yard setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation.
- 454 (7) No minimum building site area required; however, adequate space will be provided for off-street parking, loading, and landscaping requirements.
- (8) Rear yard setback shall be a minimum of ten (10) feet unless a rear lot line abuts property assigned a residential zoning classification or land use designation.
- 456 (9) Front yards shall be not less than fifty (50) feet in depth as measured from the front property line to any building. The twenty-five (25) feet of such yard nearest to the front property line shall remain unpaved except for normal entrance drives, and shall be landscaped as required in Part 14. The remaining twenty-five (25) feet of such yard may be used for the parking of passenger vehicles only. Front setbacks for property located internal to an industrial park may utilize a front yard setback of not less than twenty-five feet (25') in depth
- 458 from the front property line if not less than ten feet (10') of such yard nearest to the front property line is retained as a landscaped green area which is unpaved except for normal entrance drives, and sufficient area for the loading and unloading of vehicles is provided, consistent with generally accepted engineering practices and principles.
- 460 (10) Rear. A rear yard of not less than ten (10) feet shall be provided, except that, on a lot having a double frontage, the front yard requirements shall apply on both streets. Rear yards may be reduced to zero (0) when the rear property line coincides with a railroad siding; however, no trackage shall be located nearer than three hundred (300) feet to any residential district.
- 462 (11) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space.



## PART 8. SPECIAL ZONING DISTRICTS

464 \* \* \*

### 30.8.3 MM Missing Middle District and Alternative Standards

466 \* \* \*

#### 30.8.3.3 Review of Development Proposals

##### 468 (a) Final Development Plan Required

Prior to subdivision or site plan approval, the applicant must submit a final development  
470 plan consistent with the development criteria and limitations in the Missing Middle and  
Alternative standards and any conditions of approval. This plan must be reviewed and  
472 approved by the Development Services Director or designee.

##### ~~(a)~~(b) Building Elevations Required

474 Prior to subdivision or site plan approval, the applicant must submit building elevations  
for all proposed Missing Middle Housing Typologies for review by the Development Services  
476 Director or designee.

#### 30.8.3.4 Applicability

##### 478 (a) Missing Middle (MM) standards may be applied in the following conditions:

(1) MM Zoning District: Where the MM District is applied, typologies  
480 within a proposed development or development types are limited by the applicable Future Land  
Use District as described in Table 8.3-A. A development within the MM Zone may include  
482 single-family development consistent with R-1BB standards subject to compliance with  
Chapter 35.

484 ~~(1)~~(2) PD Zoning District: Missing Middle Housing may be approved as part  
of a new PD application or a substantial change to an existing PD. Allowable typologies within



486 a PD are limited by the applicable Future Land Use District as described in the Seminole  
County Comprehensive Plan.

488 30.8.3.5 Specified Zoning Districts: Missing Middle and Alternative Standards  
may be used in the zones and under the conditions specified in Table 5.2 with limitations on  
490 typology and development type as described.

(a) Missing Middle Development Types:

492 (1) Missing Middle Development: A development in which only Missing  
Middle Typologies are proposed.

494 (2) Mixed Housing Development: A development in which both Missing  
Middle Typologies and Typologies otherwise permitted in the underlying zone are proposed.

496 30.8.3.6 Allowable Typologies and Densities

(a) Typologies are permitted where described in this Section. The net density of a  
498 proposed development must be consistent with the applicable Future Land Use District.



**Table 8.3-A: ~~Permitting~~ Permitted Missing Housing Middle Types**

Applicable Zoning:	Permitted Types:								Type of Development:	
	Small Lot Single-Family	Cottage Court	Duplex	Triplex / Quadplex	Townhouse	Six-plex	Courtyard	Live/Work	Mixed Housing Development	Missing Middle Development
<b>In Centers &amp; Corridors:</b>										
R-1, R-1A	●	●							●	●
R-1B, R-1BB	●	●	●	○*	○				●	●
<b>In USA (Urban Service Area):</b>										
R-2	●	●	●	○**					●	●
R-3, R-3A, R-4	●	●	●	●	●	●	●	●	●	●
C-1, C-2,				●	●	●	●	●	●	
OP								●	●	●
MUCD	●	●	●	●	●	●	●	●	●	●
<b>MM or PD Rezoning by FLU:</b>										
LDR	●	●	●	○	○				●	●
MDR	●	●	●	●	●	●	●		●	●
HDR	●	●	●	●	●	●	●		●	●
MXD	●	●	●	●	●	●	●	●	●	●
Commercial				●	●	●	●	●	●	●
<b>Notes:</b> ● Permitted ○ Permitted with a maximum of two (2) stories * Maximum Living Area per Building: 3,000 SF ** Maximum Living Area per Building: 4,000 SF										





500

\* \* \*

30.8.3.8 Additional Site and Building Requirements

502

(a) Open Space: Where Open Space is required in the applicable zoning district, those standards shall be applied. If Open Space is not otherwise required, the standards below shall apply.

504

(a)(1) For lots with greater than eight (8) units and a minimum of two (2) acres, a minimum eight (8) percent of net buildable acreage shall be set aside as Open Space that meets the standards described below.

506

(b)(2) Open Space may be provided in multiple locations subject to the following requirements. Each qualifying Open Space must be:

508

(1)a. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.

510

(2)b. A minimum of .20 contiguous acres.

512

(3)c. A minimum of forty (40) feet in width, except that open space areas adjacent to a stormwater pond or natural lake must be a minimum of twenty (20) feet in width from the top of berm to the public right of way or lot line or a dog park.

514

(4)d. Open Space shall be proximate to Missing Middle units.

516

(e)(b) Street Trees. Street trees are required in Missing Middle Developments and on all streets abutting Missing Middle Typologies in Mixed-Use Developments. Street trees must meet the following standards:

518

(1) Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights of ways adjoining the site.

520



522 (2) Be located in a planting strip or tree well with a minimum width of eight  
(8) feet. Tree wells or planting strips less than ten (10) feet in width must incorporate a root  
524 barrier at the edge of pavement.

(3) Be selected from the list of approved Canopy Street Trees (30.14.15(j)).

526 (4) Meet the standards of Sec. 30.14.16. – General provisions for all  
landscaped areas.

528 ~~(d)~~(c) Minimum Parking Requirements:

(1) Two parking spaces are required per unit except that parking for units  
530 less than 1000 sq. ft. may be reduced to 1.5 spaces per unit.

(2) On-street parking is required on streets adjacent to missing middle units.

532 (3) Required parking may be located in common areas or on-street provided  
that such parking is within 150 feet of the unit.

534 ~~(e)~~(d) Building Frontage:

(1) Buildings not fronting on a street must front on a common open space, a  
536 pedestrian pathway or a multi-use trail.

(2) Buildings not fronting on a street must be part of a common emergency  
538 access plan or be adjacent to an alley built to emergency access standards.

(3) Up to six (6) lots may be accessed by a commonly held easement drive  
540 that is non-gated and designed to allow fire access (aka parking court).

~~(f)~~ ~~Residential Garages:~~

542 (1) ~~Where applicable, a garage door facing an alley must be set back from~~  
~~the edge of pavement either between seven (7) and eight (8) feet or a minimum of twenty (20)~~  
544 ~~feet.~~



(2) ~~Lots with a front-loaded garage must be at least forty five (45) feet in~~  
546 ~~width except for lots that are a part of a parking court typology. Garages associated with~~  
~~townhomes must be served by an alley regardless of unit size, unless otherwise approved by~~  
548 ~~the Board of County Commissioners.~~

\* \* \*

550 30.8.5 PD Planned Development .

\* \* \*

552 30.8.5.3 Review criteria

\* \* \*

554 (g) Common Useable Open Space:

(1) ~~Commonly~~ In addition to the twenty-five (25) percent minimum open  
556 space requirements listed in Section 30.8.3.8, commonly accessible open space is required  
subject to the following standards:

558 a. ~~Minimum-8%~~ eight (8) percent of net buildable acreage utilized for open  
space.

560 b. Open Space may be provided in multiple locations however each location  
must be:

562 i. Bordered by streets, stormwater ponds, natural lakes, or  
commonly accessible pedestrian pathways.

564 ii. Not less than 0.25 contiguous acres. Dog parks and tot lots that  
are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this  
566 requirement and may count towards open space. Dog parks must contain waste disposal  
receptables and appropriate signage.



568                   iii.     A minimum of 40 feet in width. Except that open space areas  
adjacent to a stormwater pond or natural lake may be a minimum of 20 feet in width from the  
570 top of berm to the public right of way or lot line.

\*       \*       \*

572           30.8.5.11     Development standards for planned developments. The development  
standards for planned-unit developments are as follows:

574           \*       \*       \*

## **PART 10. OVERLAY DISTRICTS**

576           \*       \*       \*

### **30.10.8       Airports.**

578           \*       \*       \*

#### **30.10.8.10   Supportive Screening Criteria.**

580           \*       \*       \*

          (c)     Landfills. There is a prohibition of new landfills: (i) within ten thousand  
582 (10,000) feet from the nearest point of any runway used or planned to be used or (ii) within  
the lateral limits of the civil airport imaginary surfaces defined in 14 CFR Section 77.19.

584           \*       \*       \*

#### **30.10.8.16   Noise.**

586           (a)     Where an airport authority or other governing body operating a public-use airport  
has conducted a noise study in accordance with 14 CFR Part 150, or where a public-use airport  
588 owner has established noise contours pursuant to another public study approved by the Federal  
Aviation Administration, incompatible uses, as established in the noise study in 14 CFR Part  
590 150, Appendix A or as a part of an alternative Federal Aviation Administration-approved public  
study, within the noise contours established by any of these studies, shall be prohibited except if



592 such uses are specifically contemplated by such study with appropriate mitigation or similar  
593 techniques described in the study.

594 (b) Airport Avigation Easement Boundary and Noise Level Contours (DNL). In  
595 accordance, with Policy FLU 5.7 and Policy TRA 2.2.12, Seminole County Comprehensive Plan,  
596 any new residential development within the Avigation Easement Boundary, as set forth in the  
597 Seminole County Comprehensive Plan Exhibit FLU: Orlando Sanford International Airport  
598 Avigation Easement Boundary and Noise Level Contours (DNL), will be required to inform  
599 potential purchasers of the impact of aircraft overflights and potential noise via an avigation  
600 easement recorded in the Public Records of Seminole County, Florida at the expense of the  
601 applicant.

602 ~~30.10.8.16~~ 30.10.8.17 Administration, Enforcement, Penalties and Remedies.

(a) The Seminole County Development Services Director shall be responsible for  
604 administering and enforcing airport-related land development regulations.

(b) In the event of a violation of the requirements of this Part or an order, ruling, or  
606 permit issued hereunder, the Development Services Director shall request that the code  
enforcement staff of the County initiate code enforcement actions in accordance with  
608 controlling law. Further, if a nonconforming use or structure interfere with the use the Airport,  
if the property owner neglects or refuses to comply with such order within thirty (30) calendar  
610 days after notice thereof, the County may proceed to lower, remove, reconstruct, equip, or  
otherwise alter the structure or use and assess the cost and expense thereof on the structure or  
612 the real property whereon it is or was located. The forgoing sentence is in addition to other  
code enforcement actions provided under law.

614 (c) Each violation of a provision of this Part shall be subject to the penalties  
authorized by controlling law and the County may exercise any legal remedy available under



616 controlling law to include, but not be limited to, judicial relief. The remedies provided in this  
Section are cumulative in nature such that seeking civil penalty does not preclude the County  
618 from seeking any alternative form of relief including, but not limited to, an order for abatement  
or injunctive relief.

620 ~~30.10.8.17~~ 30.10.8.18 Powers of the Planning and Zoning Commission.

(a) The Planning and Zoning Commission is vested with and may exercise all the  
622 powers permitted by the provisions of Chapter 333, Florida Statutes, and this Part; provided,  
however, that, in accordance with the provisions of the Land Development Code, matters may  
624 be referred to hearing officers when the Board of County Commissioners determines that such  
action would be prudent and appropriate.

626 (b) Without limiting the provisions of Subsection (a), the Planning and Zoning  
Commission is assigned the following powers and duties:

628 (1) To hear and decide appeals from any order, requirement, decision, or  
determination made by the Development Services Director in the application or enforcement  
630 of this Part, subject to the presumptions provided herein.

(2) To hear and decide petitions to declare an existing nonconforming use  
632 abandoned or more than eighty (80) percent torn down, destroyed, deteriorated, or decayed.

~~30.10.8.18~~ 30.10.8.19 Appeals.

634 (a) Any applicant, property owner, or other lawful participant in such proceeding,  
who is affected by any decision of the Development Services Director made in the  
636 administration of this Part, or any governing body of a political subdivision, which is of the  
opinion that a decision of the Development Services Director is an improper application of this  
638 Part, may appeal to the Planning and Zoning Commission. Such appeals must be filed no later  
than ten (10) calendar days after the date of notification of the decision appealed from by filing



640 with the Development Services Director a notice of appeal specifying the grounds therefor and  
by sending a copy of the appeal by certified mail to the SAA Airspace Director at 1200 Red  
642 Cleveland Blvd, Sanford FL 32773. The Development Services Director will transmit to the  
Planning and Zoning Commission copies of the record of the action appealed and ensure that  
644 the SAA Airspace Director has a copy as well. An appeal stays all proceedings in furtherance  
of the action appealed from, unless the Development Services Director certifies to the Planning  
646 and Zoning Commission after the notice of appeal has been filed that, by reason of facts stated  
in the certificate, a stay would result in imminent peril to life and property. In such case,  
648 proceedings will not be stayed other than by order by the Planning and Zoning Commission or  
by a court of competent jurisdiction with notice of any action being provided to the  
650 Development Services Director and the SAA Airspace Director, and only upon due cause  
shown.

652 (b) A decision of the Planning and Zoning Commission under this Part may be  
appealed to the Board of County Commissioners within thirty (30) days of the date of the  
654 Planning and Zoning Commission decision.

~~30.10.8.19~~ 30.10.8.20 Judicial Review.

656 After appeal to the Board of County Commissioners in accordance with the provisions  
of the Land Development Code of the County; judicial review of any decision of the Board of  
658 County Commissioners, if not reversed, will be in the manner provided by Section 333.11,  
Florida Statutes, and other controlling law.

660 ~~30.10.8.20~~ 30.10.8.21 Implementing Administrative Actions; Administration;  
Amendment.

662 (a) The County Manager, or designee, is hereby authorized and directed to  
implement the provisions of this Part and to take any and all necessary administrative actions



664 to bring into effect the provisions of this Part including, but not limited to, the promulgation  
of rules and forms.

666 (b) The provisions of this Part will be interpreted, administered, and enforced by  
the Development Services Director, with input provided by the SAA Airspace Director and  
668 other aviation experts. The duties of the Development Services Director shall include that of  
hearing and deciding all permits and all other matters under this Part except any of the duties  
670 or powers herein delegated to the Planning and Zoning Commission. The Development  
Services Director shall coordinate the administration of this Part with, at a minimum, the SAA  
672 Airspace Director, the FAA, the County and the FDOT.

(c) This Part may be amended in conformance with the interlocal agreement entered  
674 by the Sanford Airport Authority and the County, as well as Chapter 333, Florida Statutes;  
provided, however, that, before advertising a proposed amendment, the County shall provide  
676 notice to the other parties of the interlocal agreement, and provide public notice and hold a  
public hearing as provided by Section 333.05, Florida Statutes, and other controlling law.

678 \* \* \*

## **PART 11. PARKING AND LOADING REGULATIONS**

680 \* \* \*

### **30.11.7 Miscellaneous design standards.**

682 (a) Hours of operation. Non-residential uses with after-hour deliveries or service  
for late-night customers can generate noise and light during evening hours which may  
684 adversely impact adjoining residences. When these activities occur on the side of a building  
site adjoining residences, the hours of operation may be limited during the development  
686 approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined  
on a case-by-case basis by the Planning Manager prior to issuance of any building permit for





688 new construction, a building addition, or a change in use; provided that in no event shall the  
Development Services Director limit the hours of operation to less than twelve (12)  
690 consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of  
County Commissioners shall make the appropriate findings for such limitations.

692 (b) Cross-access easements. All development except single-family residential and  
duplex uses, with parking lots or other direct access to a public road shall, as part of the  
694 development approval process, establish cross-access easements which provide for the internal  
connection of the parcel to adjacent parcels unless the Public Works Director makes a finding  
696 that such joint-access is not feasible or practicable based upon circumstances unique to the  
properties.

698 (c) Setbacks and clearance of residential garages.

(1) Front-loaded garages on residential lots must be set back a minimum of  
700 twenty (20) feet, or the minimum setback of the applicable zoning district, from the property  
line that the garage door faces

702 (2) Garage doors facing a rear alley

a. If on-street parking is allowed, then the garage door, facing an  
704 alley, must be set back from the edge of alley pavement as follows:

i. Less than eight (8) feet or;

706 ii. More than twenty (20) feet.

b. If on-street parking is not allowed, then the garage door, facing  
708 an alley, must be set back more than twenty (20) feet from the edge of alley pavement

(3) Attached single-family units with garages are required to be served by  
710 an alley regardless of unit size, unless otherwise approved by the Board of County  
Commissioners.



712

\* \* \*

### PART 13. SIGN REGULATIONS

714

\* \* \*

#### 30.13.3 Sign standards.

716

##### (a) On-premise.

##### (1) Permanent.

718

##### a. *Point of sale.*

720

1. Maximum allowable copy area, unless otherwise specified, shall be a total sign area of two (2) square feet for each linear foot of building frontage, unless located within a special-~~outlay~~ overlay district.

722

2. The total point-of-sale copy area on any site shall be the sum of all wall signs, ground/pole signs, and window signs located on the subject property and designed to be viewed from off the premises.

724

##### 3. Ground/Pole Signs.

726

aa. Only one ground/pole sign shall be allowed per parcel with four hundred (400) feet or less road frontage. If a parcel's road frontage exceeds four hundred (400) feet and is less than seven hundred (700) feet, then a maximum of two (2) ground signs shall be allowed, but no closer than three hundred (300) feet apart. If a road frontage of a parcel exceeds seven hundred (700) feet, then a maximum of three (3) ground/pole signs shall be allowed, but no closer than three hundred (300) feet apart. Ground/pole signs shall not be placed on lots with less than forty (40) feet of road frontage.

728

730

732

734

bb. The maximum height of the entire ground/pole sign structure shall be fifteen (15) feet above the elevation of the crown of the road that the sign is facing and intended to be viewed from including highways (e.g., Interstate 4).



736 cc. No ground/pole sign nor its parts shall move,  
rotate, use animation or flashing lights. Electronic message centers, including time and  
738 temperature displays shall not display messages that give an illusion of motion and shall  
maintain each displayed message for a minimum of five (5) seconds.

740 dd. The sign structure may be erected at the property  
line provided no part of the sign projects over the line and is no closer than ten (10) feet to the  
742 property line.

4. Sign lights shall be focused, directed, and so arranged as  
744 to prevent glare or direct illumination or traffic hazard from said lights onto residential districts  
or onto the abutting roadways. No flashing or pulsating lights shall be permitted on any sign.  
746 Lights shall not exceed .5 foot candles at the property line.

\* \* \*

748 **Section 5.** Chapter 35 (Subdivision Regulations) of the Land Development Code of  
Seminole County is hereby amended to read as follows:

750 **Chapter 35 – SUBDIVISION REGULATIONS**

\* \* \*

752 **PART 4. REQUIRED SUBMITTALS**

\* \* \*

754 **Sec. 35.44. Required submittals for final plat.** The required submittals, meeting the  
legal requirements of platting, of the final plan shall consist of a fully executed correct plat map,  
756 meeting all state and County standards, final engineering drawings and auxiliary submittals, to  
include a boundary survey signed and sealed by a professional surveyor and mapper registered in  
758 Florida, and all required legal instruments.

\* \* \*



760 (f) *Other Required Submittals.*

(1) Arbor Information. The location of all trees within road rights-of-way and  
762 easements to be cleared will be submitted to the ~~Arbor Section, Current Planning Office, Planning~~  
and Development Division if different information than shown on the Preliminary Plat. The ~~Arbor~~  
764 ~~Inspector~~ Natural Resources Officer shall recommend any necessary tree replacement at this stage.

(2) Addresses. Addresses shall be indicated in parentheses on each lot on one (1)  
766 separate copy of the Final Plat. Addresses will be obtained by the developer from the Land  
Development Division in accordance with the established addressing system.

768 (3) Letters will be submitted by all appropriate utility companies stating that all  
easements are adequate.

770 (4) Copies of all required Florida Department of Environmental Protection Water and  
Wastewater Permits.

772 (5) Copy of any required St. Johns River Water Management District Permit.

\* \* \*

774 **Section 6.** Chapter 60 (Arbor Regulations) of the Land Development Code of Seminole  
County is hereby amended to read as follows:

776 **Chapter 60 - ARBOR REGULATIONS**

**PART 1. IN GENERAL**

778 \* \* \*

**Sec. 60.3. The Board of County Commissioners designated as the Seminole County  
780 Tree Committee.**

(a) The Board of County Commissioners (BCC) is hereby designated as the Seminole  
782 County Tree Committee. In that capacity the Seminole County Tree Committee may:

(1) Implement an Urban Forestry and Management Plan;



784 (2) Provide for designating and observing an Arbor Day, including a  
Proclamation relating thereto;

786 (3) Approve the annual certification as a Tree City USA (for unincorporated  
Seminole County) ~~USA~~;

788 (4) Coordinate activities and programs with civic and public interest groups  
devoted to tree care and preservation;

790 (5) Hear appeals by aggrieved parties from decisions made by the Planning  
Manager or Development Services Director, or ~~his or her~~ designee; and

792 (6) Direct the enforcement of all provisions of this ordinance.

(b) The Seminole County Natural Resource Officer shall have the following duties:

794 (1) Consider and recommend appropriate tree preservation conditions of  
approval for land use amendments, rezoning requests, and preliminary master plans;

796 (2) Consider grading, tree replacement and tree protection provisions contained  
in final master plans and subdivision plats;

798 (3) Approve Historic and Specimen Tree designations and permits for  
necessary removal of Historic and Specimen trees. Decisions by the Natural Resource Officer can  
800 be appealed to Planning Manager or Development Services Director; and

(4) Advise the Development Services Director regarding fund distribution of  
802 the ~~Arbor-Violation~~ Trust Fund in support of these provisions.

**Sec. 60.4. Permits required.**

804 (a) It shall be unlawful for any person to cause damage to, destroy, permanently injure,  
or remove any protected tree as defined in this Article without first obtaining a tree removal permit  
806 or otherwise establish that the protected tree qualifies for an exception or exemption as provided



in this Article. Trees located in the Wekiva River Protection Area are also regulated by the Wekiva  
808 River Protection Area Environmental Design Standards Section 30.10.5.10(a) Arbor Protection.

(b) Nothing contained in Chapter 60 of this ~~code~~ Code shall be deemed to impose any  
810 liability upon the county, its officers, or employees, nor to relieve the owner of any private property  
from the duty to keep any tree upon any area of the owner's property or under the owner's control  
812 in such condition as to prevent it from constituting a hazard or an impediment to travel or vision  
upon any private road or public right-of-way, park, or other public place within the county.

(c) Nothing contained in this Chapter 60 of this Code prevents a property owner from  
814 maintenance or trimming trees on his/her property. In fact, proper trimming is a necessary  
responsibility of every property owner such that no severe tree trimming occurs.  
816

**Sec. 60.5. Exemptions.** The following exemptions are self-executing, but any person  
818 desiring a document attesting to such exemption may make application to the Development  
Services Director, or ~~his or her~~ designee. If deemed necessary the property shall be inspected to  
820 confirm that the specified activity is, in fact, exempt. If the activity is determined to be exempt,  
the Development Services Director, or ~~his or her~~ designee, shall place on record the basis for the  
822 same, including all statements and documents submitted by the applicant and shall describe with  
particularity the precise activities exempted.

(a) *Emergencies.* ~~In the event that~~ If any tree endangers health or safety and requires  
824 immediate removal, such as, but not limited to, the cutting of emergency fire lanes by fire-fighting  
826 units, verbal authorization may be given by the Development Services Director, or ~~his or her~~  
designee, and the tree may be removed without obtaining a written permit as herein required. Such  
828 verbal authorization shall later be confirmed in writing;

(b) *Nurseries.* All state-approved, governmental and private plant or tree nurseries and  
830 botanical gardens are exempt from the terms and provisions of this Chapter only in relation to



those trees which are planted and growing for the sale or intended sale to the general public in the  
832 ordinary course of business or for some public purpose;

(c) *Agricultural uses.* Activity of a bona fide farm operation on land classified as  
834 agricultural land pursuant to Section 193.461, Florida Statutes (2003), as this statute may be  
amended from time to time is exempt from Chapter 60 if such activity is regulated through  
836 implemented best management practices, interim measures, or regulations developed by the  
Department of Environmental Protection, the Department of Agriculture and Consumer Services,  
838 or a water management district and adopted under chapter 120 as part of a statewide or regional  
program; or if such activity is expressly regulated by the United States Department of Agriculture,  
840 the United States Army Corps of Engineers, or the United States Environmental Protection  
Agency.

842 (d) *Exotic trees.* All tree species listed as Category I or Category II invasive exotics in  
the Florida Exotic Pest Plant Council's List of Invasive Species shall be exempt from the  
844 provisions of this Chapter: and do not require a permit for removal. However, invasive exotic tree  
species must still be shown on tree surveys submitted as part of a development application.

846 (e) *Disasters.* In the case of emergencies such as hurricane, hailstorm, windstorm,  
flood, freeze, or other disasters, the requirements of this Chapter may be temporarily waived by  
848 the Development Services Director, or ~~his or her~~ designee, or the Emergency Management  
Director. At the earliest possible meeting of the ~~board~~ Board of County Commissioners (BCC),  
850 findings shall be presented to the ~~board~~ BCC establishing that such waiver was necessary so that  
public or private work to restore order in the county would not be impeded. Said waiver must be  
852 for a time certain and may not be for an indefinite period;

(f) *Dead or declining trees.* Dead or declining trees, as determined by a certified  
854 arborist, are exempt from the terms of this Chapter.





(g) *State Laws.* Any property designated by State Law that mandates additional or  
856 alternative tree or arbor requirements and procedures. If said laws are repealed, single family  
residential lots under three (3) acres are exempt from these provisions. Trees located on all lots  
858 regardless of size in the Wekiva River Protection Area are regulated by the Wekiva Protection  
Area Environmental Design Standard Section 30.10.5.10(a) Arbor Protection and not exempt from  
860 permit requirements.

(h) *Protected Trees.* Trees less than six (6) inches DBH and palm trees are exempt.

862 \* \* \*

**Sec. 60.7. Variance, appeal, and penalty.**

(a) *Deviations from regulations.* The Development Services Director, or ~~his or her~~  
864 designee, may grant deviations from any provision of this Chapter 60 where the strict application  
866 of the provisions to a particular site would create a substantial economic hardship. In all cases,  
reasonable efforts must be made to preserve trees as specified in this Chapter 60. The Development  
868 Services Director, or designee, may grant deviations from any provision of this Chapter 60 only  
when the applicant demonstrates that the purposes of this Chapter 60 will be or have been achieved  
870 by other means. If the Development Services Director or designee denies a request for deviation  
from this Chapter 60 because the applicant did not demonstrate that the purposes of the article will  
872 be or have been achieved by other means, then the applicant may appeal the decision to the Board  
of County Commissioners.

(b) *Variance.* Upon application by the property, the preservation of any tree identified  
874 as a protected tree over twenty-four (24) inches may be considered as the basis for granting of a  
876 variance from the literal application of the provision of this Chapter. Pursuant to the County's land  
development regulations, a variance to site development and landscape requirements may be  
878 granted to allow for the preservation of a healthy specimen tree as defined in this Chapter 60.



(c) *Enforcement Official.* The Development Services Director or designee, code  
880 enforcement officer, or other County designee shall be empowered to issue citations and evaluate  
a site for its compliance with this Chapter and Chapter 53 of the Seminole County Code.

882 (d) *Appeals.* Any person adversely affected by the decision of a County official in the  
enforcement or interpretation of this Article may appeal such decision to the BCC within thirty  
884 (30) days. Such appeal shall be made by ~~requesting~~ requesting a hearing in writing to the  
Development Services Director, or his or her designee. Such request shall include a summary for  
886 the decision being appealed and the basis for the appeal. Any person adversely affected by the  
BCC's decision may file an appeal for a writ of certiorari in the Circuit Court of the County.

888 (e) *Penalty for violation.* Violations of this Chapter 60 are subject to the following:

(1) Where violations of this Chapter 60 have occurred, remedial action shall be  
890 taken to restore the property consistent with a restoration plan approved by the Development  
Services Director, or designee. The restoration plan shall include payment of the required  
892 application fee, require tree replacement, and require mitigation of any other damage to the  
property. Remedial action must be taken within 60 days of receipt of notice of violation or as  
894 approved by the Development Services Director, or designee.

(2) No certificate of occupancy or certificate of completion shall be issued for  
896 any development until all applicable permits or restoration plan conditions have been  
accomplished.

898 (3) Trees removed without a permit or destroyed or which received major  
damage in violation of Section 60.8 must be replaced before the issuance of a certificate of  
900 completion or certificate of occupancy by any or any combination of the following:

a. A comparable size and type tree;



902                   b.       Replacement at a two (2) to one (1) ratio of the cumulative caliper  
of the trees to be installed to the cumulative DBH of the trees removed, destroyed or damaged.

904   Replacement trees shall be chosen from the Florida-Friendly Landscaping Plant Guide; or

                  c.       Payment into the Arbor Trust Fund in an amount equal to the cost  
906   of the two (2) to one (1) caliper ratio replacement per Section 60.7(g), below.

                  (4)     Specimen trees removed without permit or destroyed or receiving major  
908   damage in violation of Section 60.8 must be replaced by any of or any combination of the  
following:

910                   a.       Replacement at a four (4) to one (1) ratio of the cumulative caliper  
of the trees to be installed to the cumulative DBH of the specimen trees removed. Replacement  
912   trees shall be chosen from the canopy trees listed in Chapter 30 or from the Florida-Friendly  
Landscaping Guide. All trees must be installed before issuance of a certificate of completion or  
914   certificate of occupancy; or

                  b.       Payment into the Arbor Trust Fund in an amount equal to the cost  
916   of the four (4) to one (1) caliper ratio replacement per Section 60.7(e)(4)a. above.

                  (5)     Failure to comply with required remedial action will be referred to the Code  
918   Enforcement Board.

                  (6)     If the County Code Enforcement Board finds any person in violation of any  
920   provision of this Chapter 60 or any condition of any permit issued pursuant to this Article, then  
that person shall be subject to the tree replacement requirements of Section 60.7(e) or penalties as  
922   described in 60.7(e). Each tree, removed, damaged or destroyed, may constitute a separate offense  
and violation of this Article. Each day that a violation of any provision of this Chapter 60 or any  
924   permit condition is allowed to continue, including the failure to replace any tree removed, damaged



or destroyed pursuant to the provisions of this Article, may constitute a separate offense and  
926 violation of this Chapter 60.

(f) *Rules and regulations.* The BCC is hereby authorized to adopt by resolution such  
928 rules and regulations as are necessary or proper to implement this Chapter 60.

(g) *Tree replacement fees.* To cover the cost of replacing the trees, including materials  
930 and labor, fees will be paid into the Arbor Trust Fund and are established at a rate per caliper inch  
of \$125.00. Trees removed without a permit or destroyed or which received major damage in  
932 violation of Chapter 60 will require a replacement fee two (2) times the fee established above.

**60.8. Tree protection and maintenance during and after development and  
934 construction.**

\* \* \*

(h) Trees planted or retained as required by this Chapter 60 must not be trimmed or  
severely pruned so as to appear stunted. Trees shall be pruned as needed to maintain health and  
938 form in such a way that retains or improves the natural form of that tree species. All tree pruning  
shall be conducted according to the latest edition of the ~~Natural Arborist Association Standards~~  
940 American National Standards Institute (ANSI) A300 Tree Care Standards. Trees damaged or  
destroyed due to improper trimming or severe pruning shall be replaced in accordance with Section  
942 60.7.

**60.9. Recommended, replacement, restricted, and specimen trees.**

\* \* \*

(d) *Replacement.* Protected trees identified for removal on the tree survey, shall be  
946 replaced by trees identified as canopy trees listed in Chapter 30, Part 14, Approved Plant List Table  
or species listed in the Florida-Friendly Landscaping Guide. Replacement trees may include trees  
948 planted in landscape areas, open spaces and on individual lots.



(1) Replacement of non-specimen trees shall be based on a one-to-one ratio of  
950 the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed.  
*(For example: a 21" DBH tree to be removed shall be replaced by seven (7) 3" Caliper trees or*  
952 *three (3) 7" Caliper trees, or any combination of replacement trees that total the total DBH*  
*removed.)* Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the  
954 trees to be installed to the cumulative DBH of the trees removed. Notwithstanding the replacement  
requirements of this paragraph, Section 60.9(d), no applicant may be required to replace more than  
956 ninety (90) caliper inches per acre (prorated for fractional acres) for each development approval  
or permit, ~~as the case may be~~, upon demonstration that the applicant has avoided the removal of  
958 protected trees to the maximum extent practicable. The replacement requirements of this  
subsection does not apply to pine trees harvested during a *bona fide* silvicultural operation.

960 (2) All replacement trees are to be Florida Nursery Standard #1 or better.

(3) Canopy trees used for replacement shall be a minimum of ten (10) feet in  
962 height and have a caliper no less than three (3) inches.

(4) Understory trees shall not make up more than twenty-five (25) percent of  
964 the total number of trees planted to meet the required replacement for the site. Understory trees  
used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than  
966 one and a half inches.

(5) Palm trees listed in the recommended stock may be used as replacement  
968 trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory  
tree. Palm trees may not account for more than twenty (20) percent of the required replacement  
970 trees.



(6) Healthy, as determined by a certified arborist, preserved trees on site, including protected trees and trees listed as canopy trees in Chapter 30, shall count toward meeting the replacement requirements of this Section per the following:

a. The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement.

(7) Trees located within a designated conservation area shall not count toward replacement requirements of this Chapter 60.

(8) If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying the fee \$125 per caliper inch (~~insert reference to fee schedule~~) into the Arbor Trust Fund.

(9) When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, ~~a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and~~ no single tree species may constitute more than fifty (50) percent of the trees planted. The minimum number of species to be planted is set forth below.

REQUIRED MIX OF TREE SPECIES	
Required Number of Trees Planted	Minimum Number of Species
10—20	2
21—30	3
31—40	4
41+	5

**Sec. 60.10. Permit application and Procedures.** The following procedures shall be followed and shall govern the granting of all permits pursuant to this Chapter:





988 (a) *Application.* Permits for removal, relocation, or replacement of trees covered by  
this Chapter 60 will be obtained by making application in a form prescribed by the Development  
990 Services Director, or ~~his or her~~ designee, to the following appropriate public bodies:

(1) In the case of a subdivision development, an application for an arbor  
992 permit shall accompany the preliminary subdivision plan of said subdivision and shall be  
submitted to the Development Review Division for review. The Development Services  
994 Director or designee, shall have final authority over the approval or denial of applications for  
permits in such instances. Approval of the final engineering plans shall constitute approval of  
996 the arbor permit, provided however that no clearing pursuant to the arbor permit shall  
commence until the site permit has been issued for the final engineering plans;

998 (2) In the case of any development which requires site plan approval by the  
Planning and Zoning Commission, the Board of County Commissioners, or both; permits for  
1000 removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by  
making application at the time of site plan submittal to the board charged by law, ordinance or  
1002 regulation with the approval of said site plan. In those cases where a site plan is required to be  
approved by both the Planning and Zoning Commission and the Board of County  
1004 Commissioners, the decision of the Planning and Zoning Commission with respect to the arbor  
permit application shall be recommendatory only, and the Board of County Commissioners  
1006 shall make the ultimate decision as to whether to grant or deny said application for permit.  
Staff evaluation of the appropriateness of the application will be included in their  
1008 recommendation to the Board of County Commissioners and approval of the site plan shall  
constitute approval of the arbor permit;



1010 (3) In the case of a vacant single family lot development involving tree  
removals, an application for an arbor permit shall accompany the building application for said  
1012 lot and shall be reviewed and approved by the Natural Resource Officer; or

(4) In all cases, other than those described in subsections (1), (2) and (3)  
1014 above, permits for removal, relocation, or replacement of trees covered under this Chapter 60  
must be obtained by making application to the Planning Division.

1016 (b) *Submittals.* All applications shall be accompanied by such permit fee as shall, from  
time to time, be established by duly adopted resolution by the Board of County Commissioners;  
1018 provided, however, that governmental agencies are exempted from permit fees. Each application  
for a permit to remove, relocate or replace trees covered under this Chapter 60 must be  
1020 accompanied by a written statement indicating the reasons for removal, relocation or replacement  
of trees and one (1) copy of a legible site plan drawn to the largest practicable scale with the  
1022 following information;

(1) A sealed or certified tree survey prepared by a professional surveyor. The  
1024 tree survey shall have been completed within two (2) years from the date of the application. Each  
survey shall indicate the following information:

1026 a. Property boundaries.  
b. All protected trees ~~described and~~, preserved trees, and nuisance  
1028 exotic trees as defined in this Chapter 60, must be identified with the following information:

1. Location.
- 1030 2. DBH.
3. Common name.
- 1032 4. Identification of specimen trees, if appropriate.



(2) In addition to the tree survey, each tree removal application or request shall provide a landscape prepared by a professional landscape architect containing the following information:

a. A table based on caliper inches that lists the surveyed trees proposed for protection and removal.

b. An indication of the trees to be preserved and protected.

c. Identification of existing utilities and proposed easements.

d. Identification of waterbodies, wetland and other conservation areas.

e. An indication of existing and proposed improvements to the site, including proposed grading plan.

f. A table based on caliper inches that lists and sums the removed trees, the tree replacement calculations and any potential tree mitigation calculations, including a schedule of trees to be planted indicating species, size, caliper, and location per Section 60.9.

g. Location of all existing and proposed structures, improvements and site uses, properly dimensioned in reference to property lines, setback and yard requirements in spatial relationship.

h. Groups of trees in close proximity may be designated as "clumps" of trees with the estimated number and type of trees noted when they are to be removed, relocated or replaced.

\* \* \*

(e) *Permit form.* Permits shall be issued in such form as may be prescribed by the Development Services Director, or designee, and may set forth in detail the conditions upon which the permit is granted. One (1) permit may cover several trees or groups of trees as long as the same can be clearly identified thereon; provided, however, that, no permit may be issued for more than



one (1) parcel or area of land unless said parcels or areas of land are contiguous to one another;

1058 and.

\* \* \*

1060 **Sec. ~~60.23~~ 60.11. Logging.**

(a) Except as to activity conducted on land classified as agricultural land pursuant to  
1062 Section 193.461, Florida Statutes (2023), as this statute may be amended from time to time, no  
person may engage in logging operations without first obtaining a logging permit.

1064 (b) Each application for a logging permit must comply with all applicable  
conditions and recommendations outlined in the Florida Department of Agriculture and  
1066 Consumer Services' publication titled "Silviculture Best Management Practices". Applications  
must describe in detail the lands to be logged, the size and types of trees to be logged, the term  
1068 of operations, the months during which trees will be logged, the procedures for safeguarding  
trees not to be logged, procedures for restoration of altered terrain, procedures for preventing  
1070 erosion and pollution, and to what extent reforestation is to occur.

(c) A reforestation plan indicating all appropriate cover and plantings shall be  
1072 submitted with all applications for logging permits unless waived by the Development Services  
Director, or ~~his or her~~ designee, based upon his or her determination that submission of a plan  
1074 would not further the public interests based upon future development conditions that will relate to  
the site. The Development Services Director, or ~~his or her~~ designee, upon receipt of said  
1076 application, may require such additional information as deemed necessary to meet the intent and  
purposes of this Chapter;

1078 (d) The Development Services Director, or designee, in granting a logging permit, may  
place such reasonable conditions or restrictions upon the same as deemed necessary to:

1080 (1) Protect trees not permitted to be logged.



1082 (2) Buffer logging operations from waterways, parks, and residentially  
designated, zoned, occupied or used lands.

1084 (3) Guarantee restoration of terrain to a degree necessary for the prevention of  
erosion and protection of flora.

(4) Prevent pollution.

1086 (5) ~~Insure~~ Ensure reforestation, if part of the management plan.

(6) Preserve historic trees.

1088 (7) Otherwise promote the intents and purposes of this Chapter.

(e) Notwithstanding anything herein to the contrary, no person shall:

1090 (1) Destroy, damage or log any trees which have been designated by the county  
or other appropriate agency as threatened, endangered or historic; or

1092 (2) Conduct logging operations within fifty (50) feet of any lands that are  
residentially designated, zoned, used or occupied.

1094 **Sec 60.12. Authority to impose fines and county arbor trust fund.**

(a) The Code Enforcement Board, after notice and hearing, is authorized to impose  
1096 fines, in amounts not to exceed those shown in Section 60.7(e)(3), for removal of trees without  
an arbor permit or removal of trees in excess of those authorized by an arbor permit.

1098 (b) If the DBH of the tree(s) removed cannot reasonably be determined, then there  
shall be a rebuttable presumption that the DBH of each tree removed was in excess of twelve  
1100 (12) inches but less than twenty-four (24) inches. If the number of trees removed cannot  
reasonably be determined, then there shall be a rebuttable presumption that the density of the  
1102 tree inches removed was ninety (90) inches per acre.

(c) An Arbor Trust Fund is hereby established by the county for deposit of fines  
1104 and fees paid to the county if tree replacement requirements cannot be met with plantings due



to site constraints, as determined by the Development Services Director or designee. All  
1106 monies deposited hereunder shall be deposited in the Arbor Trust Fund, which shall be a  
separate account established and maintained apart from the general revenue fund of the  
1108 County. All money in this fund shall be used for the planting of trees in county parks, right-  
of-way corridors, trails, natural lands, and ecosystem restoration as authorized by the Board of  
1110 County Commissioners. The Arbor Trust Fund shall be self-perpetuating from year to year  
unless specifically terminated by the Board of County Commissioners.

1112 Section 7. Chapter 90 (Uniform Building Numbering System) of the Land Development  
Code of Seminole County is hereby amended to read as follows:

1114 Chapter 90 – UNIFORM BUILDING NUMBERING SYSTEM

\* \* \*

1116 Sec. 90.10. Subdivision, plaza and building names.

\* \* \*

1118 (e) The owners of a commercial building, plaza, apartment complex, subdivision, or  
persons who desire to rename their property shall ~~submit an application~~ apply to the Addressing  
1120 Supervisor or designee. Said application shall include the legal description, the property appraiser  
Parcel identification number(s), the current name, and the proposed name of the development. The  
1122 application will be subject to review and approval prior to being presented to the Board of County  
Commissioners adopting the name change. Upon recording the adopted resolution, notification of  
1124 affected parties shall be by established procedures.

\* \* \*





1126           **Sec. 90.12. Variance procedures to the Uniform Addressing System.**

          (a)     Pursuant to the procedures set forth in this section, the ~~Chief Administrator~~ Director  
1128 of Emergency Management or the Board of County Commissioners may grant variances to the  
following standards set forth in this Code.

- 1130           (1)     Street Designator.
- (2)     Standards for naming streets.
- 1132           (3)     Provisions for an alternative addressing grid.
- (4)     ~~Alternate subdivision naming.~~
- 1134           ~~(5)~~ (4) Alternate standards for posting of numbers.
- ~~(6)~~ (5) Alternate standard for commercial suite numbering.
- 1136           ~~(7)~~ (6) Provisions for alternate Corner Lot addressing.

          No variances may be applied for or granted for any other provision of this Section,  
1138 including odd or even numbering requirements.

          (b)     Applications proposing a variance in any of the above listed addressing standards  
1140 shall be submitted in writing to the Addressing Supervisor or designee and include the appropriate  
fee. Such applications shall be sent to the Seminole County ~~E-911~~ Addressing Advisory  
1142 Committee for their review and the committee shall meet and provide written  
recommendation/comments to the ~~Chief Administrator~~ Director of Emergency Management  
1144 within fifteen (15) business days of receipt of request by the Addressing Supervisor or designee.  
The ~~Chief Administrator~~ Director of Emergency Management must grant or deny the requested  
1146 variance in writing, with attached findings of fact within five (5) business days after receipt of the  
comments and recommendations from the Seminole County ~~E-911~~ Addressing Advisory  
1148 Committee. The variance process may take up to twenty (20) business days.



(c) The decision of the ~~Chief Administrator~~ Director of Emergency Management may  
1150 be appealed to the Board of County Commissioners by filing a written letter of appeal with the  
Addressing Supervisor or designee within fifteen (15) days of the issuance of the ~~Chief~~  
1152 ~~Administrator~~ Director of Emergency Management's grant or denial of the variance.

(d) A variance may be approved only after it is determined to be appropriate based  
1154 upon findings of fact that the alternative addressing system created by the variance:

- (1) Comports with the purposes expressed in the addressing code.
- 1156 (2) Constitutes a unique addressing opportunity and does not create a precedent for  
other variances to the Uniform Addressing System.
- 1158 (3) Can be adequately supported by the technology currently available and in use for  
the emergency response systems.
- 1160 (4) Does not create confusion that would cause or create a delay in response time.
- (5) Otherwise provides how public safety and emergency vehicles will be able to  
1162 readily identify and serve buildings and structures located on the property.

**Section 8. Conflicts.** This Ordinance shall control over any County ordinances or parts  
1164 of ordinances in conflict herewith.

**Section 9. Codification.** It is the intention of the Board of County Commissioners that  
1166 the provisions of this Ordinance will become and be made a part of the Land Development Code  
of Seminole County, and that the word "ordinance" may be changed to "section", "article", or  
1168 other appropriate word or phrase and the sections of this Ordinance may be renumbered or re-  
lettered to accomplish such intention; providing, however, that Sections 9, 10, 11 and 12 of this  
1170 Ordinance shall not be codified.

**Section 10. Severability.** If any provision of this Ordinance or the application thereof to  
1172 any person or circumstance is held invalid, it is the intent of the Board of County Commissioners



that such invalidity will not affect other provisions or applications of this Ordinance which can be  
1174 given effect without the invalid provision or application and, to this end, the provisions of this  
Ordinance are declared severable.

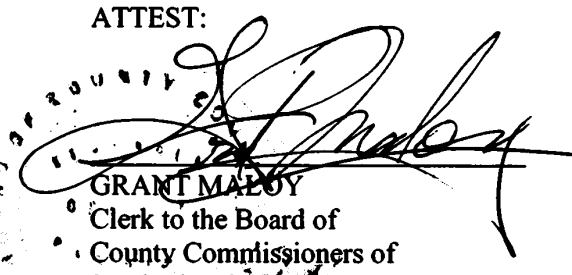
1176 **Section 11. Effective date.** This Ordinance will take effect upon filing a copy of this  
Ordinance with the Department of State by the Clerk to the Board of County Commissioners.

1178 **FIRST READING**, this 25th day of June, 2024.

**UPON SECOND READING, BE IT ORDAINED** by the Board of County  
1180 Commissioners of Seminole County, this 23 day of July, 2024

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

  
GRANT MALOY  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida

  
JAY ZEMBOWER, Chairman

NJB/sjs  
7/8/24

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## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

July 29, 2024

Honorable Grant Maloy  
Clerk of the Circuit Court  
Seminole County  
County Commission Records  
1101 E. First Street, Room 2204  
Sanford, Florida 32771

Dear Honorable Grant Maloy:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Seminole County Ordinance No. 2024-21, which was filed in this office on July 29, 2024.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/wlh

**R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250**  
**Telephone: (850) 245-6270**

**Certified Copy - Grant Maloy**  
Clerk of the Circuit Court and Comptroller  
Seminole County, Florida



Seminole County Clerk of the Circuit Court and Comptroller  
eCertified at 07/30/2024 08:18:12 -04:00  
eCertified Id: 5ED1-18G2-49D4  
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