

Chapter 403 Zoning Districts

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Article 1 Establishment of Zoning Districts

This Chapter provides for the establishment of zoning districts that implement the Future Land Use Designations adopted on the Future Land Use Map 2020. These zoning districts also implement the goals, objectives and policies of the Alachua County Comprehensive Plan and adopted maps. Zoning district standards, dimensional and area requirements are established in this Chapter. Permitted uses are provided for in Chapter 404 of this ULDC.

403.01 Official Zoning Map Adopted

The Official Zoning Map of Alachua County, Florida on file in the Department of Growth Management (Department), together with all explanatory matter thereon, is hereby adopted and made a part of this ULDC.

403.02 Establishment of Zoning Districts

- (a) The following zoning districts are established as listed in Table 403.02.1, Zoning Districts.

**Table 403.02.1
Zoning Districts**

Abbreviation	Title
Rural/Agricultural District	
A	Agriculture
A-RB	Agricultural Rural Business
AG-TDR	Agricultural (with Transfer of Development Rights)
C-TDR	Conservation (with Transfer of Development Rights)
Residential Districts	
RE	Single family, Estate Residential
RE-1, R-1aa, R-1a, R-1c	Single family, Low Density
R-1b	Single family, Medium-Density
R-2	Multiple family, Medium Density
R-2a	Multiple family, Medium-High Density
R-3	Multiple family, High Density
Commercial Districts	
AP	Administrative/Professional
BP	Business and Professional
BR	Business, Retail
BR-1	Business, Tourist and Entertainment
BH	Business, Highway
BA, BA-1	Business, Automotive
MB	Business Marine District
Industrial Districts	
BW	Wholesale/Warehousing
ML	Light Industrial
MS, MP	Industrial Services and Manufacturing

**Table 403.02.1
Zoning Districts**

Abbreviation	Title
Special Purpose Districts	
PD	Planned Development District
RM	Manufactured-Mobile Home Park District
RM-1	Recreational Vehicle and Campgrounds District
RP	Residential Professional District
HM	Hospital/Medical District
C-1	Conservation District
P	Preservation District

- (b) Usable pervious open space shall be provided on at least 20% of a development site. Natural and landscaped open spaces or transitional development and design practices shall be provided to adequately integrate development along the edges of different land use categories. Standards for landscaping design practices and criteria for the required 20% pervious open space are provided in Article 4 and Article 5, respectively, of Chapter 407.
- (c) Permitted uses within each zoning district are established in Chapter 404.
- (d) Overlay districts, Activity Centers and Special Area Plans are established in Chapter 405.

- (e) Natural and historic resource protection standards are established in Chapter 406.
- (f) Development standards are established in Chapter 407.

403.02.5 Traditional Neighborhood Developments and Transit Oriented Developments

New development within any of the single or multi-family zoning districts, except for RE, shall comply with the following requirements.

- (a) Projects that are contiguous to a designated Rapid Transit or Express Transit Corridor and that include 150 or more residential units shall be developed as a Traditional Neighborhood Development or Transit Oriented Development in accordance with Chapter 407 Article 7, or shall be located within an Activity Center.
- (b) Projects that are not contiguous to a designated Rapid Transit or Express Transit Corridor but contain 300 or more residential units shall be developed as a Traditional Neighborhood Development in accordance with Chapter 407 Article 7, or shall be located within an Activity Center.

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Article 2 Rural/Agricultural Districts

403.03 Rural/Agricultural District Descriptions

(a) Agricultural (A) District

The Agricultural District (A) implements the Rural/Agriculture designation on the Future Land Use Map, and the policies of the Comprehensive Plan to allow rural and agricultural areas to be developed in a manner consistent with the retention of agriculture, open space, and rural character; preservation of environmentally sensitive areas; and the efficient use of public services and facilities. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

(b) Agricultural Rural Business (A-RB) District

The Agricultural Rural Business District (A-RB) implements the Rural/Agriculture designation on the Future Land Use Map, and the policies of the Comprehensive Plan to provide for those commercial or other uses on a limited scale serving or ancillary to agricultural activities. Properties zoned A-RB shall front a paved publicly-maintained road and shall be located at least a mile from all other properties zoned A-RB. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

(c) Agriculture (AG-TDR) District (with Transfer of Development Rights)

The Agriculture Transfer of Development Rights district implements the Rural/Agriculture designation on the Future Land Use Map and the Transfer of Development Rights policies of the Comprehensive Plan, to provide principally for agricultural activities while allowing limited residential development at a density of up to one dwelling unit per 40 acres. A rezoning to this district shall occur when the owner of an Agricultural property, defined as having an approved Agriculture Classification from the Alachua County Property Appraiser, has voluntarily sold or otherwise conveyed associated development rights pursuant to the TDR program outlined in Chapter 402 Article 29.

(d) Conservation (C-TDR) District (with Transfer of Development Rights)

The Conservation Transfer of Development Rights district implements the TDR policies of the Comprehensive Plan, to provide principally for preservation of environmentally sensitive land while allowing limited residential development if resources can be protected at a density of up to one unit per 200 acres where consistent with a Conservation Area Management Plan. Higher densities of up to one dwelling unit per 40 acres may be proposed where it can be demonstrated that there is not impact on resource protection and where consistent with the Conservation Area Management Plan. A rezoning to this district shall occur when the owner of Conservation property, defined as properties that contain Strategic Ecosystems or are on the Alachua County Forever (ACF) active acquisition list, has voluntarily sold or otherwise conveyed associated development rights pursuant to the TDR program outlined in Chapter 402 Article 29.

403.04 Rural/Agricultural Zoning District Requirements

All development and divisions of land meeting the gross residential density in a Rural/Agricultural zoning district shall comply with the requirements of Table 403.04.1, Standards for Rural/Agricultural Zoning Districts. Dimensional standards for Rural/Agriculture clustered subdivisions are found in Table 407.78.1 of Chapter 407.

**Table 403.04.1
Standards for Rural/Agricultural Zoning Districts**

Standards	Zoning Districts				
	A	A-RB	SLV-TDR	AG-TDR	RR-TDR
Maximum residential density	1 unit per 5 acres	N/A	1 unit per 40 acres	1 unit per 20 acres	1 unit per 5 acres
Area, min (acres)	3 ¹	1	40	20	5
Area, max(acres)	N/A	3	N/A	N/A	N/A
Width at front building line, min (ft) ²	250	250	500	400	250
Depth, min (ft)	250	200	500	250	250
Maximum building coverage (percent of gross land area)	20%	20%	5%	5%	20%
Building Height	Unlimited ³	Unlimited ³	Unlimited ³	Unlimited ³	Unlimited ³
Setbacks⁴					
Front, min (ft)	40	40	100	100	40
Rear, min (ft)	40	40	100	100	40
Interior side, min (ft)	20	20	100	100	20
Street side, min (ft)	40	40	100	100	40
Rear lot line setback - accessory buildings, min (ft)	25	25	50	50	25

N/A=Not Applicable

¹ Lots as small as 1 acre may be permitted upon approval by the Zoning Administrator for the first split of a parent parcel where the density requirements are met. Such lots shall be subject to the dimensional standards in Table 408.16.1.1.

²The minimum lot width shall not apply to lots that front on a curved street or the curved portion of a cul-de-sac street provided the lot complies with all other lot and setback requirements.

³Building heights are unlimited with the exception of residential structures, which shall not exceed 35 feet in height.

⁴Buildings used for processing, packaging, and agricultural sales, dairy barns, hog pens, poultry houses, kennels or stables shall not be less than 100 feet from all lot or property lines.

Article 3 Residential Zoning Districts

Within the single-family residential districts (RE, RE-1, R-1aa, R-1a, R-1b and R-1c) and multifamily residential districts (R-2, R-2a and R-3), as shown on the zoning map of Alachua County, the following shall apply.

403.05 Single Family Residential Zoning Districts

The single family residential districts implement the Estate Residential and Urban Residential policies of the Comprehensive Plan and the associated designations on the Future Land Use Map. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

403.06 Single Family Residential Subdivision Requirements

This Section provides for adequate future urban residential development enabling development to include a full range of housing types, lot sizes and densities to serve different segments of the housing market, designed to be integrated and connected with surrounding neighborhoods and the community. New developments shall comply with §403.02.5. All subdivisions shall meet the requirements of Article 8, Subdivision Regulations, of Chapter 407 of this ULDC.

(a) Calculation of Residential Subdivision Densities

Unless otherwise provided in this ULDC, the calculation of number of units per acre shall be based upon the gross residential density. Density of a new subdivision shall be within the ranges shown in §403.07(a). In the R-1b Zoning District, the 4-8 density range may only be applied in the Medium Density Future Land Use Designation.

(b) Density Exemption

1. Exemptions to the minimum density of a parcel may be approved by the DRC if it is determined that environmental site constraints, infrastructure constraints, or parcels of limited scale preclude achieving the gross density.
2. For the purposes of determining compliance with minimum and maximum density requirements, accessory living units meeting the standards provided in §404.24, shall be exempt from such calculations.

403.07 Single Family Residential Standards

Within all single family residential zoning districts, unless otherwise provided in this ULDC, the principal building and accessory buildings shall be located and constructed in accordance with Table 403.07.1, Setback Requirements for Residential Lots, and the following standards shall apply.

(a) Lot sizes

Lot sizes may vary in the single family residential zoning districts provided the following density requirements are met.

**Table 403.07.1
 Density of Single Family Residential Districts**

Density Range	Zoning Districts				
	RE	RE-1	R-1aa	R-1a or R-1c	R-1b
Dwelling units	1 per 2 acres or less	1 per 2 acres to 2 per acre	1-3 per acre	1-4 per acre	4-8 per acre

NOTE: Permitted housing types in each district are established in Chapter 404

(b) Maximum Height

The maximum height for all structures within the single family residential zoning districts is 35 feet.

(c) Abutting lots

Where new development abuts existing residential development the following shall apply.

1. New development in the RE zoning district

For proposed development that abuts a portion of an existing development with lots in excess of 87,120 square feet, the minimum size for the abutting lots shall be 87,120 square feet with a minimum lot width of 200 feet.

2. New development in the RE-1 zoning district

For proposed development that abuts a portion of an existing development of lots in excess of 20,000 square feet, the minimum size for abutting lots shall be 20,000 square feet with a minimum lot width of 110 feet.

3. New development in the R-1aa, R-1a, R-1c or R-1b zoning districts

For proposed development that abuts a portion of an existing development of lots in excess of 10,000 square feet, the minimum size for abutting lots shall be 10,000 square feet with a minimum lot width of 80 feet.

(d) Buffer

In lieu of providing the minimum lot size or width for the abutting lots as stated above in (b), a minimum of a 50 foot wide medium density landscaped buffer, as provided in §407.43(b) may be approved by the DRC.

**Table 403.07.2
Setback Requirements for Residential Lots**

Setbacks ¹	Front or Street	Garage			Accessory buildings
		Rear	Side		
Lots less than 1 acre in size, Minimum Principal Building (ft.)	10	20	10	5 ²	Same as principal building except rear is 7.5 ft.
Lots 1 acre or greater in size, Minimum Principal Building (ft.)	15	20	15	10 ²	Same as principal building except rear is 10 ft.

¹Minimum side setbacks do not apply to zero lot line developments provided the building spacing requirements of the Florida Building Code, Table 600, are met.

²Minimum side setbacks do not apply to single family attached units.

³The Garage Front setback applies only to the garage portion of the structure when the garage opening faces the front of the street.

403.08 Multifamily Residential Districts

The multiple family residential zoning districts implement the Urban Residential policies of the Future Land Use Element of the Comprehensive Plan. Multifamily districts shall be allowed only in those areas designated Medium, Medium-High or High Density Residential on the Future Land Use Map. Exemptions to the minimum density of a parcel may be approved by the DRC if it is determined that environmental site constraints, infrastructure constraints, or parcels of limited scale preclude achieving the gross density. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

403.09 Multifamily Residential Standards

Within all multifamily residential zoning districts, principal buildings and accessory buildings shall be located and constructed in accordance with Table 403.09.1.

**Table 403.09.1
Standards for Multifamily Districts**

Standards	Zoning District		
	R-2	R-2a	R-3
Density Range - Dwelling units per acre	4 - 8	8 - 14	14 - 24
Width at front building line, min			
1-2 units (ft)	50	50	50
3 or more units (ft)	100	100	100
Depth, min (ft)	90	90	90
Setbacks around the Perimeter of the Development			
Front, min (ft)	25	25	25
Rear, min (ft)	20	20	20
Interior side, min (ft)	10	10 ¹	10 ¹
Street side, min (ft)	25	25	25
Building Standards			
Units per building, max	8	16	Unlimited
Height, max (feet)	35	45	60
Building coverage, max (percent of gross land area)	35%	35%	35%

¹Six additional inches of setback shall be required for each foot of building height over 35 feet.

403.10 Multifamily Residential Requirements

All multifamily residential development within the R-2, R-2a, and R-3 zoning districts shall meet the following requirements and the requirements of §403.02.5, if applicable.

- (a) Building spacing shall meet the requirements of the Florida Building Code, Table 600.
- (b) Direct access to a paved arterial or collector road shall be provided. The County Commission may approve a Planned Development with local street access in the Medium and Medium-high density land use categories provided the following requirements are met:
 1. The access road shall have a limited number of single family driveways between the proposed development and the collector or arterial road. The exact number of existing single-family access points allowed shall be determined at development plan review based on the design of the roadway, traffic counts, and the size of the proposed multi-family development.
 2. Sidewalks shall be provided on the access road that extends from the project to the primary road network.
 3. The following collector road design elements shall be addressed in the PD application and shall be considered as potential conditions of the PD approval for the access road:
 - a. curb and gutter,
 - b. pedestrian scale street lighting
 - c. shade trees,
 - d. transit stops with benches,
 - e. pedestrian activated crossing signals at signalized intersections, and
 - f. bicycle lanes

- (c) The access road shall meet the minimum street design specifications based on projected ADT, as outlined in Section 407.80(a-g).
- (d) A minimum of five percent of the development, beyond the required 20% of pervious open space, shall be designated for developed recreational open space, such as community fields, greens, plazas, squares or outdoor sports facilities. Such recreational open space shall be designed for use by residents of the development.
- (e) Bus shelters shall be provided for each multifamily development and shall be located on an adjacent street and where there are planned or existing bus routes.
- (f) A continuous pedestrian circulation system shall be provided throughout the entire development. The system shall link all units to all developed recreational open space, parking, planned or existing bus facilities, and to existing public sidewalks or public right-of-way that is located adjacent to the development.

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Article 4 Commercial Districts

403.11 Commercial District Descriptions

(a) Administrative and Professional (AP) District

The Administrative and Professional (AP) District implements the Commercial, Office, and Office/Residential policies of the Comprehensive Plan and the associated designations on the Future Land Use Map. This zoning district may also implement the policies and associated designations for Rural Clusters and Rural Employment Centers. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

(b) Business and Professional (BP) District

The Business and Professional (BP) District implements the Commercial and Office policies of the Comprehensive Plan and the associated designations on the Future Land Use Map. This zoning district may also be appropriate in Rural Clusters and Rural Employment Centers. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

(c) Retail Sales and Services (BR) District

The Retail Sales and Service (BR) District implements the Commercial policies in the Comprehensive Plan and the associated designations on the Future Land Use Map, as well as the Neighborhood Convenience Commercial policies of the Comprehensive Plan. This district may also be appropriate in Rural Clusters and Rural Employment Centers. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

(d) Business, Tourist and Entertainment (BR-1) District

The Business, Tourist and Entertainment (BR-1) District implements the Tourist/Entertainment policies and the associated designations on the Future Land Use Map and the policies of the Comprehensive Plan. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited. The BR-1 district is intended to provide commercial uses that are oriented primarily toward services for the short term visitor to Alachua County, by providing lodging and related commercial uses at the following locations:

1. designated highway interchanges with Interstate 75;
2. locations adjacent to natural resources, consistent with the protection of those resources; or
3. locations adjacent to other major tourist destinations

(e) Highway Oriented Business Services (BH) District

The Highway Oriented Business Services (BH) District implements the Commercial and Tourist/Entertainment policies of the Comprehensive Plan and the associated designations on the Future Land Use Map. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the

Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

(f) Automotive Oriented Business (BA and BA-1) Districts

The Automotive Oriented Business (BA and BA-1) Districts implement the Commercial policies of the Comprehensive Plan and the associated designations within Activity Centers on the Future Land Use Map. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

(g) Business Marine (MB) District

The Business Marine (MB) District implements certain elements of the Tourist/Entertainment policies of the Comprehensive Plan and associated designations in areas adjacent to lakes, rivers or other natural bodies of water. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

403.12 Commercial District Standards

Within all commercial zoning districts, principal building and accessory buildings shall be located and constructed in accordance with the requirements of Table 403.12.1.

**Table 403.12.1
Standards for Commercial Districts**

Standards	Zoning Districts					
	AP	BP	BR, BR-1	BH	BA, BA-1	MB
Lot Dimensions						
Min Area (sq ft)	5,000	5,000	5,000	5,000	5,000	5,000
Width at front building line, min (ft)	50	50	50	50	50	50
Depth, min (ft)	100	100	100	100	100	100
Setbacks						
Front, min (ft)	25	25	25	25	25 ¹	25
Rear, min (ft)	10	10	5 ¹	5 ¹	5 ¹	5 ¹
Interior side, min (ft)	5 ²	5 ²	5 ²	5 ²	5 ²	5 ²
Street side, min (ft)	25	25	25	25	15	15
Building Standards						
Height, max (ft)	35	45	65	65	45	35
Building coverage, max (% of gross land area)	40%	40%	N/A	N/A	N/A	N/A

¹Where the rear yard abuts a residential or agriculture zoning district, a minimum rear setback of 25 feet shall be required.

²Six inches of additional side yard shall be required for each foot of building height over 35 feet.

403.13 Commercial District Requirements

Within all commercial zoning districts, the regulations listed below shall apply.

(a) Building Orientation

Business uses shall be oriented to face other business or commercial districts across a street.

(b) Vehicle Access to Business Uses

All commercial uses must have direct access to a paved roadway. If property located within a business or commercial zoning district possesses frontage on two or more streets, and if one or more of such frontages abuts a residential zoning district, vehicle access to the property shall be provided only along a frontage that does not abut the residential district. This requirement may be waived by the Director and County Engineer.

(c) Front Setbacks in Activity Centers

Buildings located within an Activity Center may be designed with a front and street side building setback of 5 feet.

(d) Subdivision After Development Plan Approval

Where a commercial property with an approved development plan is subdivided by metes and bounds description after approval of the development plan, the dimensional standards in Table 403.12.1 shall be defined by the approved development plan.

Article 5 Industrial Districts

403.14 Industrial District Descriptions

(a) Wholesale and Warehousing (BW) District

The BW district implements the Warehouse/Distribution, Light Industrial, and in some cases Commercial policies of the Comprehensive Plan and the associated designations on the Future Land Use Map. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

(b) Light Industrial (ML) District

The ML district implements the Light Industrial policies of the Comprehensive Plan and the associated designations on the Future Land Use Map. The ML district is established to allow certain office and light industrial uses, such as research and for master planned large tract development and experimental laboratories and similar uses or the of establishments engaged in light manufacturing or fabrication of products that have minimal off-site impacts. ~~The required design standards for the ML district are provided in Article 10, Building Design, of Chapter 407.~~ Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

(c) Industrial Services and Manufacturing (MS and MP) Districts

The MS and MP Districts implement the Heavy Industrial policies of the Comprehensive Plan and the associated designations on the Future Land Use Map, for establishments engaged in manufacturing. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

403.15 Industrial District Standards

Within all industrial zoning districts, principal building and accessory buildings shall be located and constructed in accordance with the requirements of Table 403.15.1.

Table 403.15.1
Standards for Industrial Zoning Districts

Standards	Zoning Districts		
	BW	ML	MS, MP
Lot area, minimum (acres)	N/A	4	4
Width at front building line, min (ft)	50	50/50	50/N/A
Depth, min (ft)	100	100/N/A	100/N/A
Setbacks¹			
Front, internal road, (ft)	25/N/A	15/50	30/N/A
Rear Front, public street, (ft)	5/N/A	10/75	20/N/A
Front, (ft)	25	-	*
Rear, Adjacent to Residential (ft.)	7/5	75/25	75/N/A
Side, (ft)	5	25	10
Street side, internal road, (ft)	N/A	50	40
Side, Adjacent to Residential (ft.) Street side, public street, min width (ft)	75/N/A	75	75/35
Building Standards			
Height, max (ft)	40	60/40	60/40
Building coverage, max (% of gross land area)	75%	50%	75%

¹25 feet on a minor street, 30 feet on a collector, 40 feet on major street.

403.16 Additional Requirements Applicable to Industrial Zoning Districts

(a) Light Industrial (ML) District

- (a) All industrial uses must have direct access to a paved roadway.
Rezoning to

Where an industrial the Light Industrial (ML) district is adjacent to a residential zoning district with no intervening street or road the industrial requires at least 25 contiguous acres of property shall provide a 75 foot yard depth. A high-density buffer, except as defined in Table 407.43.2, shall be provided along herein. Uniform design plans supported by covenants, conditions, and restrictions shall ensure design elements are related to the boundary between industrial development and the character of the district to create a uniform identity through the use of landscaping, architectural character of buildings, signage, parking lot design and layout, lot layout, and other design elements. Smaller tracts of an acre or more that are adjacent to existing sites may be permitted to rezone to the Light Industrial district, provided that the proposed development conforms to the adjacent site and design standards.

1. Front Yards

A maximum of 25 percent of the required front yard setback area may be used for off street parking, including necessary ingress and egress.

2. Side Yards

One side yard may be used for driveways or off street parking. The side yard used for off street parking shall be the side which least impacts adjacent or nearby public rights-of-way and residential districts. Off, subject to development plan review and approval.

3. Rear Yards

Rear yards may be used for driveways or parking.

(b) ~~Industrial Services and Manufacturing (MS and MP) Districts~~

- ~~1.(b)~~ Where property zoned MS or MP abuts property zoned residential, no building or structure shall be located within 75 feet of the property line and no activity shall be permitted within the 75-foot area, except off-street parking, but not off-street loading, may be provided ~~permitted~~ to within 25 feet of the yard but not within the required buffer ~~property line~~.
- (c) Mechanical equipment, lights, emissions, shipping/receiving areas, and other components of an industrial use that are outside enclosed buildings, shall be located away from residential areas, schools, parks and other non-industrial areas.
- ~~2.~~ Where property zoned MS or MP adjoins a residential district without an intervening street or alley the lot in the MS or MP district shall provide a 40-foot front yard depth. Such front yard shall be maintained as a landscaped area or natural existing vegetation, except for necessary ingress and egress, and shall not be used for off-street parking or off-street loading.
- ~~3.(d)~~ No portion of any building or structure and no activity related to any use within the MS or MP district shall be located closer than 35 feet to any MS or MP district boundary. This requirement may be reduced or waived by the Development Review Committee subject to the following review criteria:
- ~~a.1.~~ The lot is two acres or less in size;
- ~~b.2.~~ The adjacent parcel(s) do not have a residential zoning or land use or an existing residential use on site at the time of application;
- ~~c.3.~~ The adjacent landowner(s) of properties not industrially zoned must provide written consent to the applicant for the reduction or waiver proposal.
- ~~4.(e)~~ Where property zoned MS or MP fronts a public street, ~~no~~ Not less than one-half of the frontage ~~required frontages adjacent to a street shall~~ contain landscaping consistent with a 'Low' buffer ~~be maintained as defined in Table 407.43.2~~ landscaped or natural existing vegetation, except as required for necessary ingress and egress, and shall not be used for off-street parking; the remainder may be used for off-street parking, but not for off-street loading or buildings.
- ~~5.(f)~~ No side or rear yard is required where MS or MP property is adjacent to a railroad right-of-way on that frontage. Side and rear yards may be used for off-street parking or off-street loading subject to the general provisions above.
- (g) Buildings within the BW, ML, MS, and MP districts that front on streets or roads shall be required to meet the standards in Article 10, Building Design, of Chapter 407.

Article 6 Special Purpose Districts

403.17 Planned Development (PD) District

(a) Purpose

It is the purpose of this district to promote the development of land as phased planned communities and the utilization of creative concepts for development planning not otherwise provided in this ULDC, in a manner that is consistent with the Comprehensive Plan.

(b) Planned Development District Requirements

1. Development Standards

The development standards and expiration dates shall be established by the zoning master plan and development order approved for each district. Permitted uses and residential densities approved by the Board of County Commissioners shall be consistent with the designations on the Future Land Use Map. For the purpose of this Section, dimensional standards shall include, but not be limited to such requirements as:

- a. minimum lot area;
- b. minimum lot width and depth;
- c. minimum and maximum density;
- d. maximum building height;
- e. minimum setbacks and standards for encroachment into the public right-of-way;
- f. maximum building coverage;
- g. maximum building size; and
- h. similar standards applicable to the placement, bulk and scale of structures and uses.

2. Underground Utilities

All utilities, excluding necessary service boxes and similar installations, shall be located underground. This requirement shall not apply to overhead lines located along the perimeter of a planned development.

3. Phased Development

- a. A planned development may be required to be developed in phases of up to two years for each phase, based on the availability of public services.
- b. The zoning master plan or the development order approval for a planned development shall set forth the phasing plan, including:
 - i. the location of each development phase;
 - ii. the number of acres within each phase;
 - iii. the number and type of dwelling units within each phase, if applicable;
 - iv. the number of nonresidential square feet of development within each phase, if applicable;

- v. the date when the phasing plan is to begin;
 - vi. the overall phasing plan, indicating the approximate date when development of each phase will begin and the completion date of each phase, including an indication that each phase will be viable with regard to proper access, circulation, drainage, open space and utilities; and
 - vii. the final completion date of the project.
- c. A development plan for each phase shall be reviewed separately by the Development Review Committee and shall be designed to include proper access, traffic circulation, natural resource protection, stormwater management, open space, recreation and utilities to ensure viability of each and all stages of development.

403.18 Residential Professional (RP) District

(a) Purpose

The Residential Professional (RP) District provides a transition zone between commercial and residential uses by allowing urban density residential development, certain institutional uses and limited office uses. This zone may be used to implement areas designated for Commercial, Office/Residential and Institutional uses on the Future Land Use Map. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

(b) Residential Professional District Standards

Within the Residential/Professional Zoning District, principal buildings, accessory buildings and other land uses shall be located so as to comply with the requirements established in Table 403.18.1.

**Table 403.18.1
 Standards for the Residential/Professional Zoning District**

Standards	RP
Single family detached, min (sq ft)	8,500
Width at front building line, min (ft)	85
Depth, min (ft)	90
Other residential or nonresidential use, min (sq ft)	15,000
Width at front building line, min (ft)	100
Depth, min (ft)	90
Setbacks	
Front, min (ft)	25
Rear, min (ft)	20 ¹
Interior side, min (ft)	10 ¹
Street side, min (ft)	25
Building Standards	
Height, max (ft) within areas designated for residential land use by the Comprehensive Plan.	35
Height, max (ft) within areas designated commercial, office, institutional or other nonresidential uses by the Comprehensive Plan.	65
Building coverage, max (% of gross land area)	20%

¹Plus one foot for each foot of building height over 35 feet in an area designated residential land use.

(c) Residential Development Restrictions

Any residential use within an RP district located in a commercial, office, institutional or other nonresidential Future Land Use Map designation shall be included as an integral part of the office/institutional structure.

1. Such residential development shall not exceed 50 percent of the total square footage of the structure or of the total permitted development. Assisted living facilities within the RP zoning district are excluded from the 50 percent limit.
2. Residential development within the RP zoning district must have direct access to a paved publicly-maintained road.

403.19 Hospital/Medical (HM) District

(a) Purpose

The Hospital/Medical (HM) Zoning District implements the Institutional, Institutional/Medical, and Office/Medical designations on the Future Land Use Map of the Comprehensive Plan. Development within this zoning district shall be consistent with the Institutional, Institutional/Medical or Office/Medical policies of the Future Land Use Element. Major health facilities, e.g., hospitals and medical complexes, shall be located in areas designated for Institutional/Medical land uses on the Future Land Use Map. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

(b) Hospital/Medical Zoning District Standards

Within the HM zoning district, the principal buildings and accessory buildings shall be located and constructed in compliance with the requirements established in Table 403.19.1.

**Table 403.19.1
Standards for the Hospital/Medical Zoning District**

Standards	HM
Lot area, min (sq ft)	10,000
Width at front building line, min (ft)	100
Setbacks	
Front, min (ft)	25
Rear, min (ft)	20 ¹
Interior side, min (ft)	10 ¹
Street side, min (ft)	25
Building Standards	
Height, max (ft)	Unlimited
Building coverage, max (% of gross land area)	40%

¹Six inches of additional setback required for each foot of building height over 35 feet.

403.20 Conservation (C-1) District

(a) Purpose

The Conservation (C-1) Zoning District implements the Conservation designation on the Future Land Use Map and this zoning district shall be used for other properties which have natural limitations to development because of their sensitive environmental character. Development in the C-1 conservation district shall be permitted only as provided in this Section consistent with the land use designation and in accordance with natural and historic resources protections in Chapter 406. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

(b) Conservation District Dimensional Standards

Development of a single family residence on property that is zoned C-1 may be permitted, and shall comply with the standards listed below.

1. Development plan approval by the Development Review Committee shall be required prior to the issuance of a building permit.
2. A minimum lot area of ten acres shall be provided for each dwelling.
3. Sewage disposal and potable water service shall comply with all applicable Health Department requirements and environmental standards.
4. Septic tanks and drainfields shall be sited in a manner to protect conservation areas from the discharge of elevated nutrients or improperly treated effluent. The need for advanced treatment systems shall be reviewed when the site location has unique geologic conditions or is within 150 feet of a natural water body.
5. Building impact areas, including the footprint of the house and other impervious areas shall not exceed one acre. The building impact area may include all paved driveways and vehicle parking areas or other impervious surfaces.
6. The dwelling unit shall be sited such that the location results in the least adverse impact to natural systems.

7. The setbacks for a single family dwelling shall be the same as in Table 403.04.1, relating to A (Agriculture) zoning district. These dimensional standards may be modified by the Development Review Committee if the modified requirement is more appropriate to protect the natural resource.

403.21 Preservation District (P)

(a) Purpose

The Preservation (P) Zoning District implements the Preservation designation on the Future Land Use Map in conjunction with an approved management plan and, where applicable, conservation easement or covenant document. Development in the Preservation district shall be permitted only as provided in this Section consistent with the land use designation and in accordance with natural and historic resources protections in Chapter 406.

(b) Preservation District Dimensional Standards

Unless otherwise provided in this Section, dimensional standards for each parcel that is zoned P shall be determined by the Director, based upon the nature of any proposed development activity, and the individual circumstances and characteristics applicable to each specific parcel.

403.22 Manufactured/Mobile Home Park (RM) District

(a) Purpose

1. The Manufactured/Mobile Home Park (RM) Zoning District implements the residential policies of the Medium and Medium-High Residential designations of the Future Land Use Map. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.
2. The RM zoning district is established for the purpose of providing a district for the location and installation of manufactured and mobile homes in approved parks, occupied as single family dwellings, with the intent of creating an environment of a residential character, designed to enhance living conditions and permitting only those uses, activities and services which are compatible with the residential environment.

(b) Manufactured/Mobile Home Park Development Requirements

In addition to the requirements of the Comprehensive Plan and this ULDC, a manufactured/mobile home park shall comply with each of the requirements listed below.

1. RM District Standards

Within the RM zoning district, the principal dwellings shall be in compliance with the standards established in Table 403.22.1.

**Table 403.22.1
Standards for the RM Zoning District**

Standards	RM
RM District Standards	
Area, min (acres)	5
Density, max (units/gross acre)	8
Area of space, min (sq ft)	3,000
Width at front building line, min (ft)	40
Individual Home Space Setbacks	
Front, min (ft)	8
Rear, min (ft)	5
Side, min (ft)	5

2. Manufactured/Mobile Home Space

- a. Each manufactured or mobile home space shall be clearly defined and shall abut on a street or on a driveway with unobstructed access to a street.
- b. Each manufactured or mobile home space shall contain a maximum of one dwelling and accessory structures.

3. Street Lighting

All streets or driveways within the park shall be lighted at night with electric lights providing a minimum average illumination of 0.2 footcandle.

4. Water and Sewer Service

Central potable water and sanitary sewer service shall be provided to each dwelling within a manufactured/mobile home park.

5. Garbage Receptacles

Approved garbage cans with tight fitting covers shall be provided in quantities adequate to permit disposal no farther than 300 feet from any manufactured/mobile home space. The cans shall be kept in good repair at all times. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to ensure that the garbage cans will not overflow. The use of a central garbage collection system shall be permitted as an alternative.

6. Fire Protection

Every park shall have adequate fire fighting facilities approved by the County Engineer and shall meet the following requirements:

- a. Central water supply;
- b. Six-inch water main;
- c. Water pressure at 20 psi;
- d. Fire flow of 500 gpm in addition to normal domestic supply only on hydrant supply lines; and
- e. No manufactured/mobile home shall be located further than 350 feet from a fire hydrant.

7. Required Recreational Area

A minimum of five percent of the development, beyond the required 20% of pervious open space, shall be designated for developed recreational open

space, such as community fields, greens, or sports facilities. Such open space shall be designed for use by residents of the development.

403.23 Travel Recreational Vehicle Park and Campgrounds (RM-1) District

(a) Purpose

The Recreational Vehicle Park and Campground Zoning District implements the Tourist/Entertainment policies in the Future Land Use Element of the Comprehensive Plan and the associated designation on the Future Land Use Map. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited. The RM-1 district implements the Comprehensive Plan by providing lodging and facilities at the following locations:

1. designated highway interchanges with Interstate 75;
2. locations adjacent to natural resources, consistent with the protection of those resources; or
3. locations adjacent to other major tourist destinations.

(b) RM-1 District Standards

The minimum area allowable for a recreational vehicle park and/or campground shall be five acres and the maximum density of recreational vehicle spaces, cabins and/or tent campsites shall not exceed eight per acre. Density shall be calculated as gross density and include all land area exclusive of major bodies of water starting at the high-water mark within the approved recreational vehicle or campground boundaries. Unless otherwise provided in Chapter 404 the only use of property zoned RM-1 shall be for a recreational vehicle park and campground. All park and campground uses shall comply with the requirements of this Section.

1. Tent Campsites

- a. Primitive campsites shall be located, designed and intended to afford the users an opportunity to camp in a quiet, uncongested and natural setting. The density of the area designated for primitive sites shall not exceed four spaces per gross acre.
- b. Non primitive campsites may be included in the overall density calculation of the park not to exceed eight sites per acre.

2. Camping Cabins

In addition to spaces for recreational vehicles and tents, a maximum of ten percent of the total number of spaces may be utilized for camping cabins constructed in compliance with the Florida Building Code. Each cabin shall not exceed 400 square feet, including outdoor porches. Each cabin shall contain a minimum of 50 square feet per occupant.

(c) Minimum Setback from Property Lines

All principal and accessory structures, recreational vehicle spaces, camping cabin spaces and tent spaces shall be setback a minimum of 50 feet from any property line.

(d) Vehicular Access

Access to any new recreational vehicle parks and campgrounds shall be via a paved arterial or collector roadway. Where the Director determines it is appropriate, access may be permitted from a local or unpaved roadway.

(e) Pedestrian and Bicycle Access

The recreational vehicle park and campground shall incorporate a continuous pedestrian and bicycle pathway throughout the entire area of the site, including connections to all portions of the facility, all internal roads, all exterior vehicular connections and uses and amenities installed for use by guests.

(f) Central Utilities

Each recreational vehicle space, the administrative office, maintenance facilities, security quarters or any other similar use shall provide a connection to central water and wastewater treatment facilities. Common sanitary facilities, including showers, toilets and sinks, shall be provided for use by the visitors to the park.

(g) Permitted Accessory Uses

Within a recreational vehicle park and campground, the following accessory uses are permitted:

1. recreation amenities restricted to use by guests, including pools, tennis and shuffleboard courts, recreation rooms, equestrian facilities, nature and walking trails, play grounds, tot lots, docks and similar facilities;
2. gate houses or similar facilities designed to provide security to the park and campground;
3. maintenance facilities;
4. administrative office space necessary for operation of the park and campground; and
5. commercial or retail use located internal to the park and restricted to use by guests, including convenience food and beverage items and recreational vehicle parts.

(h) Permitted Accessory Commercial and Retail Uses

The permitted accessory commercial and retail uses shall, in addition to the requirements of this Section, comply with the following:

1. The use shall be located and accessed internally to the Recreational Vehicle Park and campground.
2. The use shall not be provided with separate signage along a public road.
3. The structures housing a commercial or retail use shall not be constructed until a minimum of 75 percent of the recreational vehicle spaces, camping cabins and tent sites have been constructed or installed.

(i) Prohibited Uses

The uses, activities or improvements listed below are prohibited within a recreational vehicle park and campground.

1. Permanent Residence

Permanent residential use of any park land, camping cabin, tent, structure or facility is prohibited, excluding occupants of any security quarters that may be

established in the park in accordance with the requirements of §404.25 of this ULDC. Residence in any recreational vehicle space, camping cabin or tent within a park is restricted to 90 consecutive days, and a maximum of 180 calendar days during any one year period.

2. Permanent Structures

The installation or construction of permanent structures or additions accessory to a recreational vehicle or camping cabin, including but not limited to screen rooms, carports and utility sheds is prohibited.

3. Improper Parking

Parking of recreational vehicles in areas not designated for such use is prohibited.

4. Storage

The storage of recreational vehicles is prohibited.

5. Propane Gas Sales

The sale or dispensing of propane gas, excluding containers already containing propane gas, is prohibited.

403.24 Eastside Activity Center Overlay District

(a) Purpose

The purpose of the Eastside Activity Center Overlay District ~~these zoning districts~~ is to implement the Eastside Activity Center Master Plan as well as the Objectives, Goals and Policies for the Activity Center as provided in Policy 2.5.10 of the Comprehensive Plan's Future Land Use Element. The Eastside Master Plan is intended to create a mixed-use activity center with neighborhood-oriented retail, institutional, residential and office uses.

(b) Eastside Activity Center Zoning District Development Requirements

In the Eastside Activity Center Overlay District, all principal and accessory buildings shall be located and constructed with the requirements listed in Table 403.24.1.

Table 403.24.1
Standards for Eastside Activity Center Overlay District
Zoning Districts

	Mixed Use	Mixed Use - Neighborhood Convenience Center	Mixed Use - Employment	Mixed Use - Residential (1- 4du/acre)	Mixed Use - Residential (4- 8du/acre)	Mixed Use - Residential (8- 14du/acre)	Institutional
Building Height	Maximum 60 feet	Maximum 45 feet	Maximum 35 feet	Maximum 35 feet	Maximum 45 feet	Maximum 55 feet	Maximum 55 feet
Floor Area Ratio (F.A.R.)	Non-residential only - 0.20 Mixed use - 0.25	Non-residential only - 0.15 Mixed use - 0.20	No-residential only - 0.40	None	None	None	None
Setbacks	None	None	None	None	None	None	None
Building Limitations	Retail uses shall not exceed 60% of total allowed non-residential floor area	At least 50% of residential dwelling units shall be located above non-residential uses within mixed use buildings	Retail uses must be located in mixed use buildings that also contain non-retail uses. No more than 5% of the total floor area may be used for retail	Non-residential uses within mixed use buildings shall not exceed 30% of the useable floor area of the building (1)	Non-residential uses within mixed use buildings shall not exceed 30% of the useable floor area of the building (1)	Non-residential uses within mixed use buildings shall not exceed 30% of the useable floor area of the building (1)	None

Notes

Individual retail uses within mixed use buildings shall not exceed 3,000 square feet per storefront.