

3.6.1. - General Purpose of Special Purpose Districts

The purpose and intent of Special Purpose base zoning districts are to:

- A. Accommodate development patterns in specific places in the City that provide lands that accommodate higher density/intensity, walkable development, that supports multiple forms of mobility, and mixed-use development that does not easily fit within the other base zoning district; or
- B. Accommodate the development, maintenance, and expansion of special land uses, such as airports or park and recreation facilities.

3.6.3. - MU-D: Mixed-Use Downtown District

A. **Purpose.** The purpose of the MU-D: Downtown - Mixed Use district is to provide lands that accommodate downtown Apopka as a center of commerce, government, and culture. Principal types of development include higher intensity government, commercial, and employment uses, as well and higher density residential development, and mixed-uses, all in a form that is attractive, pedestrian-friendly, and supports multiples modes of mobility. Allowed uses include offices, retail services, personal services, recreation/entertainment, communication, education, health care, visitor accommodation, eating and drinking establishments, multi-family and townhome dwellings, and mixed-use. (See Appendix F: Downtown Overlays)



B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards**

Standard		Residential	All Other Uses [7]
Lot Area, min. (sf.)		5,000	Not applicable
Living Area, min. (sf)		1,350 SF 750 MF (1 bd) 900 MF (2+ bd)	Not applicable
1	Lot Width, min. (ft.)	50	Not applicable
2	Build-to-Line, min./max.(ft.)	20/25 [1] [2]	0 [3]
3	Building width at build-to-line, min. (% of lot width)	60 [2][4]	60