

Policy I-1.2.4 Calculation of Residential Density

Maximum residential density, expressed as "dwelling units per net acre," shall be defined as the total allowable number of dwelling units that may be constructed on the "net buildable area" of a parcel. "Net buildable area" shall be defined as the total area of a parcel, or combination of parcels, proposed for development, less wetlands and water bodies. In addition to the aforementioned allowance, one (1) additional dwelling unit may be built within the net buildable area of a parcel for every five (5) acres of wetlands on the entire subject parcel. The term "net acre" shall be synonymous with the term "net buildable acre."

Within the Green Swamp Area of Critical State Concern only one (1) additional dwelling unit may be built within the net buildable area of a parcel for every twenty (20) acres of wetlands on the subject parcel.

Within the Wekiva River Protection Area Sending Area 1, only one (1) additional dwelling unit may be built within the net buildable area of a parcel for every forty (40) acres of wetlands of the subject parcel. Within the Wekiva River Protection Area Sending Area 2 and Wekiva River Protection Area Receiving Area 1, only one (1) additional dwelling unit may be built within the net buildable area of a parcel for every twenty (20) acres of wetlands of the subject parcel.

Any subdivision of land or lot split shall not create densities greater than that allowed by the assigned Future Land Use Category specified in this Comprehensive Plan.

Policy I-1.2.5 Calculation of Intensity

Intensity shall be defined as the total square feet of gross floor area on a property, divided by the total square feet of net buildable area comprising the lot, parcel or building site. Intensity computations shall include all fully enclosed nonresidential uses on the lot, parcel or site. Parking structures shall not count as part of the floor area, but shall be counted when computing building height and number of stories. For the purposes of this policy, the term "property" shall include lots, parcels or building sites, including aggregated development of contiguous parcels under common ownership or having shared facilities. Floor Area Ratio (FAR) shall be synonymous with Intensity. Floor Area Ratio (Intensity) shall not apply to residential development.

Policy I-1.2.6 Calculation of Density and Intensity in Mixed Use Development

Within a mixed-use development, the maximum residential density shall be up to 100 % and the maximum non-residential intensity shall be up to 100% for development within the following Future Land Use Categories:

- Urban Medium Density
- Urban High Density
- Regional Office
- Regional Commercial
- Industrial
- Cagan Crossings
- Mt. Plymouth-Sorrento Main Street
- Ridge in the Green Swamp Area of Critical State Concern; and
- Public Service Facilities and Infrastructure.

Residential density may be calculated over the entire net acreage of the site, and the non-residential intensity may be calculated over the entire net acreage of the site.

Example: A parcel consisting of 50-net acres with a density of seven dwelling units per net acre and an intensity of 0.35 could potentially develop 350 dwelling units and 762,300 square feet of non-residential development.

Calculations:

Residential

$$7 \text{ du} \times 50 \text{ net acres} = 350 \text{ du}$$

Non-Residential

$$0.35 \times 50 \text{ net acres} \times 43,560 \text{ square feet in one acre} = 762,300 \text{ square feet}$$

In all other Future Land Use Categories the *sum* of the residential density and the non-residential intensity shall not exceed a combined total of 100% calculated as follows:

$$\frac{\text{Residential density}}{\text{Maximum allowed density}} + \frac{\text{Non-residential Floor Area Ratio}}{\text{Maximum allowed Floor Area Ratio}} \leq 100\%$$

Residential density shall be calculated over the net acreage of the site that is used for residential development, and non-residential intensity shall be calculated over the net acreage of the site that is used for non-residential development.

Example: A parcel consisting of 50-net acres with a density of four dwelling units per net acre and an intensity of 0.25, with residential development on one-half of the parcel (25-net acres) and commercial development on one-half (25-net acres) of the parcel you could potentially develop 100 dwelling units and 272,250 square feet of non-residential development.

Calculations:

Residential

$$4 \text{ du} \times 25 \text{ net acres} = 100 \text{ du}$$

Non-Residential

$$0.25 \times 25 \text{ net acres} \times 43,560 \text{ square feet in one acre} = 272,250 \text{ square feet}$$

Policy I-1.2.7 Interpretation of Density and Intensity Allocations

The maximum density or intensity provided within a Future Land Use Category shall not be construed as a guaranteed right or entitlement. The application of the goals, objectives, and policies within the Comprehensive Plan and zoning, subdivision, and site plan review criteria and procedures contained within the Land Development Regulations shall assure that the specific density or intensity assigned to a development project or parcel of land is compatible with established development patterns and protects natural resources. Criteria to be considered in allocating the specific density and intensity through zoning shall include, but not be limited to, the following:

- Presence of onsite and adjacent natural resources or environmentally sensitive features such as surface waters, wetlands, tree canopy, upland habitat, listed species, wildlife corridors, and karst features;
- Floodplain and flood hazards;
- Neighborhood compatibility, cohesiveness and stability of established community character;
- Compatibility to abutting land uses such as residential development or public conservation land;
- Availability of infrastructure and services; and
- Zoning overlay policies or special criteria contained within the Comprehensive Plan or Land Development Regulations specific to the area.

- Rooming and Boarding houses;
- Nursing and personal care facilities;
- Hotels and other lodging places;
- Civic uses;
- Passive parks;
- Schools;
- Religious organizations;
- Day care services;
- Office uses;
- Commerce uses, including: Services and retail trade as allowed pursuant to Policy I-1.3.10 Commercial Activities within the Urban Future Land Use Series; and
- Public order and safety.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Light industrial such as Manufacturing, Wholesale Trade, Transportation, Communications, Electric, Gas and Sanitary Services. Activities are limited to those without off-site impacts and takes place primarily within an enclosed building;
- Hospitals, including a heliport;
- Nursing and personal care facilities;
- Mining and Resource Extraction; and
- Utilities.

Policy I-1.3.5 Cagan Crossings Future Land Use Category

This Future Land Use Category shall consist solely of the uses, densities and intensities on the property within the Southlake Development, also known as Cagan Crossings, approved by the Cagan Crossings FQD Development Order as recorded in Book 2470 Page 815 of the Official Records of Lake County, incorporated herein by reference. This category shall exist and apply solely on the property identified in the above-referenced development order.

Policy I-1.3.6 Regional Office Future Land Use Category

The Regional Office Future Land Use Category provides for a variety of office uses and limited commercial uses that support office uses. This category is intended to accommodate office development which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian/employee-friendly gathering areas, central building entrances, enhanced building and site security features, and accessory uses included within the building footprint. This Future Land Use Category shall be located on collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities, and should be located in proximity to urban residential uses. With the exception of hotels and motels, no more than twenty percent (20%) of the floor area shall be allocated to commercial uses. Only commercial uses that support this category shall be permitted, such as restaurants, cafes, associated retail/wholesale, daycares or shops located within an office park or office building. Office parks may utilize these allocations within the boundary of the park. It is the express intent of this provision to restrict highway-oriented commercial uses. Developments within this Category are not subject to Commercial Location Criteria.

Zoning applications within the Regional Office Future Land Use Category must be accompanied by a site/master plan as set forth in the Land Development Regulations. Such plans shall address, at a minimum, buffering, setbacks, lighting and building height, to ensure compatibility with adjacent uses.

Limited residential use may be allowed in mixed-use commercial buildings or as stand-alone multi-family units as part of a mixed-use development; single-family dwellings shall not be allowed. Multi-family residential development shall be constructed only after or simultaneously with construction of commercial uses. The total number of multi-family dwelling units shall be no more than one (1) unit per 10,000 square feet of Gross Leasable Area of commercial space and the allowed F.A.R. shall not be applied to such residential areas. Residential uses are excluded on parcels in this category located within the Mount Dora Joint Planning Area first authorized by the Board of County Commissioners on September 28, 2004.

Design standards shall be provided in the Land Development Regulations that ensure that office development is compatible with adjoining properties. Standards shall include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; and the size and location of service areas.

Projects shall be designed with a minimum of fifteen percent (15%) of the net buildable area as open space. A floor area ratio of up to a maximum 3.0 will be allowed. A conditional use approval will not be required if the development is approved by Lake County through a Development of Regional Impact Development Order process. The maximum impervious Surface Ratio shall be 0.75.

TYPICAL USES INCLUDE:

- General office, including: services, finance, insurance and real estate;
- Limited commercial retail trade uses that support office land uses;
- Light industrial uses such as manufacturing, wholesale trade, transportation, communications, electric, gas and sanitary services. Activities are limited to those without off-site impacts and take place primarily within an enclosed building;
- Day care facilities;
- Health Services, except hospitals;
- Civic uses;
- Religious organizations;
- Colleges, universities and professional schools;
- Public order and safety;
- Hotels and other lodging places;
- Utilities; and
- Limited multi-family residential.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Light industrial uses as provided above that take place primarily outside an enclosed building;
- Heliports; and
- Hospitals.

Policy I-1.3.7 Regional Commercial Future Land Use Category

The Regional Commercial Future Land Use Category provides for a variety of commercial uses concentrated within or in proximity to a large planned project, such as a regional mall with a non-residential floor area typically in excess of 299,000 square feet. This category is intended to accommodate commercial development, which exhibits a high level of site and building amenities to include