

## SECTION 4.2 – MINIMUM LOT USE REGULATIONS

All lots shall satisfy the minimum lot use regulations as set forth in Table 4.2.1, Lot Use Regulations.

**TABLE 4.2.1: LOT USE REGULATIONS**

Zoning District	Minimum Lot Size <sup>1</sup>	Minimum Lot Width <sup>1</sup>	Front Setback	Side Setback	Minimum Rear Setback	Maximum Height <sup>4</sup>
<b>A</b>	2 acres	100 ft.	Min 35 ft.	Min 15 ft.	35 ft.	35 ft.
<b>R-CE</b>	1 acre	100 ft.	Min 25 ft. <sup>6</sup>	Min 10 ft.	30 ft.	35 ft.
<b>R-1AAA</b>	20,000 sf	90 ft.	Min 25 ft.	Min 10 ft.	25 ft.	35 ft.
<b>R-1AA</b>	15,000 sf	90 ft.	Min 25 ft.	Min 10 ft.	25 ft.	35 ft.
<b>R-1A</b>	10,890 sf	85 ft.	Min 25 ft.	Min 10 ft.	25 ft.	35 ft.
<b>R-1</b>	8,500 sf	80 ft.	Building 20 ft. Min Garage 25 ft. Min	Min 8 ft.	25 ft.	35 ft.
<b>R-1B</b>	6,000 sf	60 ft.	Building 20 ft. Min Garage 25 ft. Min	Min 7 ft.	25 ft.	35 ft.
<b>R-1BB</b>	5,000 sf	50 ft.	Building 20 ft. Min Garage 25 ft. Min	Min 5 ft.	20 ft.	35 ft.
<b>R-1C</b>	2,500 sf	28 ft.	20 ft. Min	Min 3 ft.	10 ft.	35 ft.
<b>R-2</b> <sup>5</sup>	7,500 sf	70 ft.	Building 20 ft. Min Garage 25 ft. Min	Min 7 ft.	25 ft.	35 ft.
<b>R-3</b> <sup>5</sup>	n/a	n/a	Min 35 ft.	Min 15 ft.	25 ft.	35 ft.
<b>R-P</b> <sup>5</sup>	n/a	n/a	25 ft.	10 ft.	20 ft.	35 ft.
<b>O-C</b> <sup>2,5</sup>	n/a	n/a	Min 25 ft.	Min 10 ft.	20 ft.	60 ft.
<b>C-1</b> <sup>2</sup>	n/a	n/a	Min 25 ft.	Min 10 ft.	20 ft.	60 ft.
<b>C-2</b> <sup>2</sup>	n/a	n/a	Min 30 ft.	Min 10 ft.	20 ft.	60 ft.
<b>I</b> <sup>2</sup>	n/a	n/a	Min 30 ft.	Min 10 ft.	30 ft.	60 ft.
<b>MU</b> <sup>2,5</sup>	n/a	n/a	Min 15 ft. Max 25 ft.	Min 5 ft. Max 25 ft.	20 ft.	64 ft.
<b>PLI</b> <sup>2</sup>	n/a	n/a	Min 25 ft.	Min 10 ft.	20 ft.	60 ft.

Target Areas	Minimum Lot Size <sup>1</sup>	Minimum Lot Width <sup>1</sup>	Front and Street-side Setback	Side Setback	Rear Setback	Maximum Height <sup>4</sup>
DN <sup>5</sup>	n/a	n/a	Min 15 ft. Max 25 ft.	Min 5 ft.	Min 15 ft. (5 ft. for alley)	35 ft.
CA <sup>3</sup>	n/a	n/a	Min 0 ft. Max 15 ft.	Min 5 ft.	Min 15 ft. (5 ft. for alley)	44 ft. <sup>2</sup>
DC <sup>2,3</sup>	n/a	n/a	Min 0 ft. Max 10 ft.	Min 3 ft.	Min 10 ft. (5 ft. for alley)	84 ft.
GW <sup>2,3</sup>	n/a	n/a	Front: Min 0, ft. Max 15 ft. Street-side: Max 10 ft.	Min 5 ft. Max 25 ft.	20 ft.	84 ft.
MHC <sup>2,3</sup>	n/a	n/a	Front: Min 15 ft. Max 20 ft., Street-side: Min 10 ft. Max 15 ft.	Min 20 ft.	20 ft.	54 ft.
MP <sup>2</sup>	n/a	n/a	Min 0 ft. Max 15 ft.	Min 0 ft. or 5 ft.	Min 15 ft. (5 ft. for alley)	84 ft.

<sup>1</sup> Multifamily developments do not have a minimum lot size or minimum lot width.

<sup>2</sup> For any building adjacent to Low Density Residential FLU or single-family development, a maximum height of thirty-five (35) feet is permitted within the first twenty (20) feet from the shared property line. Beyond twenty (20) feet from the property line, the building may exceed thirty-five (35) feet in height; however, for every additional ten (10) feet of height, the building must step back a minimum of ten (10) feet from the previous building plane, continuing in this fashion for the remainder of the building's height.

<sup>3</sup> Minimum and maximum front setbacks for the DC and CA zoning districts are measured from back of the property line or the back of the streetscape if it extends into the private property.

<sup>4</sup> Height is subject to increase through a density or intensity bonus subject to compliance with Section 4.14, Density/Intensity Bonuses for Public Benefit, granted with the development agreement that regulates the bonus.

<sup>5</sup> Multiplex developments shall meet the minimum lot depth and minimum site frontage standards for the zoning district where it is proposed. See Section 4.15, Prohibited Uses for Specific Exclusions for additional development regulations.

## SECTION 4.3 – MINIMUM LOT STANDARDS

(A) **Irregularly Shaped Lots.** No lot may be created that is so narrow or otherwise so irregularly shaped that it would be impractical to construct on it a building that:

- (1) Could be used for purposes that are permissible in that zoning district and
- (2) Could satisfy any applicable setback requirements for that district.

(B) **Minimum Lot Widths.** The minimum lot width of any lot shall satisfy the criteria as set forth in Table 4.2.1. The lot width shall be measured at the front setback line.

(C) **Minimum Frontage Requirements.** No lot shall be created with less than twenty (20) feet of street frontage.

- (D) **Minimum Lot Size Where On-Site Sewer Treatment and Disposal Facilities Are Required.** Lot size shall be sufficient to obtain a septic tank permit from Seminole County Health Department (or FDEP).

#### SECTION 4.4 – PERMISSIBLE USES AND SPECIAL EXCEPTIONS

- (A) **Table of Permissible Land Uses.** The permissible use of land shall be in accordance with Table 4.4.1 and the residential density and non-residential intensity standards set forth in the Comprehensive Plan for each future land use designation.
- (1) Uses shall be considered permissible uses, as indicated by the letter “P”, special exception uses, as indicated by the letter “S”, or permissible uses as part of a mixed-use development, as indicated by the letter “M”.
  - (2) No primary or secondary use shall be permitted in a district unless the letter "P", "S" or “M” appears for that use in the appropriate cell.
  - (3) “M” indicates that the use is not a primary permissible use and is a secondary permissible use only allowed consistent with the requirements of the Comprehensive Plan Future Land Use Element Table 1.1.
  - (4) When a use is indicated as a permissible use in a particular zoning district, it is permissible in that district subject to the demonstration of compliance with this Land Development Code.
  - (5) When a use is indicated as a special exception use in a particular district, it is permissible in that district subject to the demonstration of compliance with the City Land Development Code and in particular, the requirements of Article III, Development Agreements, Orders, and Permits.
- (B) **Relationship with Other Sections of the Code.** Table 4.4.1 should be read in close conjunction with the definitions set forth in Article XVIII and the other interpretive provisions set forth in this article.
- (C) **Permissible Uses.** The presumption established by this section is that most legitimate uses of land are permissible within at least one (1) zoning district in the City. The list of permissible uses, therefore, cannot be all inclusive. Those uses that are listed shall be interpreted by the Land Use Administrator, or designee, to include other uses that have similar impacts to those listed. Any dispute or request regarding interpretation shall be resolved by the Land Use Administrator or designee, subject to appeal to the City Council.

**TABLE 4.4.1: PERMISSIBLE USES**

USE	R-CE	R-1AAA	R-1AA	R-1A	R-1	R-1B	R-1BB	R-1C	R-2	R-3	MU	R-P	O-C	C-1	C-2	I	A	PLI	DN	CA	DC	GW	MP	MHC
<b>1.0 RESIDENTIAL</b>																								
1.1 Single-Family Detached	P	P	P	P	P	P	P	P	P										P	P	1	1	1	p <sup>9</sup>
1.2 Mobile Home <sup>1</sup>																	P							
1.3 Single-Family Attached/Townhome						P	P	P	P	P	M	M	M	M	M				P	P	P		P	p <sup>9</sup>
1.4 Duplex								P	P	P									P	P	P			p <sup>9</sup>
1.5 Multiplex									P	P	M	M	M	M	M				P	P				p <sup>9</sup>
1.6 Multifamily										P	M	M	M	M	M				P	P	P	P	P	p <sup>9</sup>
1.7 Adult Family-Care Home	S	S	S	S	S	S	S	S	S	P	P	P	P				S		S	P	P			
1.8 Bed and Breakfast	S	S	S	S								P	S				P		S	P	S			S
1.9 Child Care (In the Home)	P	P	P	P	P	P	P	P	P	P	P	P					P		P	P				
1.10 Rooming House				S	S	S	S	S	S	S		S							S					
1.11 Community Residential Home (Residential)				P	P	P	P			P		P							S		S			S
1.12 Temporary Residences	P	P	P	P	P	P	P	P	P	P		P				P	P		P	P	P		P	P
1.13 Accessory Dwelling Unit <sup>2</sup>	P	P	P	P	P	P	P	P	P								P		P	P				
1.14 Live-Work Units											P	P	P	S	S				P	P	P	P	P	P
<b>2.0 OFFICE</b>																								
2.1 Professional/Business Offices												P	P	P	P	P			P	P	P	P	P	P
2.2 Medical Clinic/Hospital													P	P	P						P	P	P	P

**TABLE 4.4.1: PERMISSIBLE USES**

USE	R-CE	R-1AAA	R-1AA	R-1A	R-1	R-1B	R-1BB	R-1C	R-2	R-3	MU	R-P	O-C	C-1	C-2	I	A	PLI	DN	CA	DC	GW	MP	MHC
2.3 Temporary Construction Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

**3.0 RETAIL/SALES/SERVICES**

3.1 Personal Services											P		P	P	P				P	P	P	P	P	P
3.2 Day Care	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		S		P	P	P		P	P
3.3 Drug Store/Pharmacy <sup>3</sup>											P			S	P						P	P	P	P
3.4 Repair Shops (No outdoor storage)														P	P	P						S		S
3.5 Restaurants (No drive-thru)											P		P	P	P	P			P	P	P	P	P	P
3.6 Drive-through Restaurants											S			S	P							S	S	S
3.7 Bar											P				P				P	P	P	P	P	P
3.8 Funeral Home											P		P	P	P	P				P				
3.9 Crematorium																P								
3.10 Assisted Living Facility										P	P	P	P	P	P				P	P	P	P	P	P
3.11 Community Residential Home (Commercial)											P	P	P	P						P				
3.12 Alcoholic Beverage Package Store <sup>4</sup>											P		S	P	P	P			S	P	P	P	P	P
3.13 Retail under 3,000 SF and no outdoor storage and/or display											P		P	P	P	P			P	P	P	P	P	P
3.14 Retail 3,000 SF to 10,000 SF and no outdoor storage and/or display											P			P	P	P				P	P	P	P	P
3.15 Retail 10,000 SF to 25,000 SF and no outdoor storage and/or display											P			S	P	P					P	P	P	P
3.16 Retail above 25,000 SF and no outdoor storage or display															P	P					S	S	S	S

**TABLE 4.4.1: PERMISSIBLE USES**

USE	R-CE	R-1AAA	R-1AA	R-1A	R-1	R-1B	R-1BB	R-1C	R-2	R-3	MU	R-P	O-C	C-1	C-2	I	A	PLI	DN	CA	DC	GW	MP	MHC
3.17 Retail Sales (w/outside storage)															P	P								S
3.18 Shopping Center											P			S	P					P		P	P	P
3.19 Convenience Stores with Fuel Stations <sup>5</sup>											P				P									P
3.20 Dry Cleaners													S	P	P									
3.21 Dry Cleaners with off-site service, laundromats											P		P	P	P					P	P	P	P	P
3.22 Bank (No drive-thru)											P		P	P	P					P	P	P	P	P
3.23 Bank (with drive-thru)											S			S	P						S			S
3.24 Micro-brewery/Micro-distillery/Micro-winery											P		P	P	P					P	P	P	P	P
3.25 Artisan Food Production											P	S	P	P	P					P	P	P	P	P
3.26 Equipment Rental (With outside storage)															P									
3.27 Motel/Hotel											P			S	P							P	P	P

**4.0 ANIMAL SERVICES**

4.1 Veterinarian											P	P	P	P	P	P	P			P	P	P	P	P
4.2 Kennel <sup>6</sup>														P	P									
4.3 Pet Care Services											P	S	P	P	P					P	P	P	P	P

**5.0 INDUSTRIAL, WHOLESALE, AND MANUFACTURING**

5.1 Wholesale Sales (No outdoor storage or display)															P	P								
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**TABLE 4.4.1: PERMISSIBLE USES**

USE	R-CE	R-1AAA	R-1AA	R-1A	R-1	R-1B	R-1BB	R-1C	R-2	R-3	MU	R-P	O-C	C-1	C-2	I	A	PLI	DN	CA	DC	GW	MP	MHC
5.2 Wholesale Sales (w/outdoor storage and/or display)															S	P								
5.3 Nurseries/Greenhouses															P	P	P							
5.4 Nurseries/Greenhouses (w/retail sales)															P	P	S							
5.5 Industrial Park																P								
5.6 Industry/Manufacturing (With or without outdoor storage or display)																P								
5.7 Light Industry/Manufacturing											P			S	P	P						P	P	P

**6.0 EDUCATIONAL, CULTURAL, OR RELIGIOUS USES**

6.1 Elementary, Middle, & High Schools	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6.2 Trade & Vocational Schools											P		S	P	P	P	P	P	P	P	P	P	P	P
6.3 Churches, Synagogues, Temples, etc.	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	S	S	P	P	P	P	P	P	P
6.4 Libraries, Museum, etc.											P	P	P	P	P			P	P	P	P	P	P	P
6.5 Social, Fraternal Clubs, Lodges											P	S	P	P	P	P		P	P	P	P	P	P	P

**7.0 RECREATION, AMUSEMENT, ENTERTAINMENT**

7.1 Indoor Recreation											P			P	P	P		P	P	P	P	P	P	P
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**TABLE 4.4.1: PERMISSIBLE USES**

USE	R-CE	R-1AAA	R-1AA	R-1A	R-1	R-1B	R-1BB	R-1C	R-2	R-3	MU	R-P	O-C	C-1	C-2	I	A	PLI	DN	CA	DC	GW	MP	MHC
7.2 Privately owned recreational facilities such as golf courses, country, swimming or tennis clubs.	S	S	S	S	S	S	S	S	S	S	P	S	S	S	S	S	S					P		P
7.3 Publicly owned Active Recreation facilities such as athletic fields, parks, golf courses, swimming or tennis clubs.	S	S	S	S	S	S	S	S	S	S	P	S	S	S	S	S	S	P				P		P
7.4 Golf Driving Range not associated to golf course, par 3 golf, miniature golf, water slides, skateboard parks, and similar commercial ventures														P	P	S							P	P
7.5 Horseback Riding Stables																	P	P						
7.6 Theaters (Not drive-in)											P			P	P				P	P	P	P	P	P
7.7 Movie Theater with Drive-in															P	S								
7.8 Adult Entertainment																P								

**8.0 MOTOR VEHICLE-RELATED SALES AND SERVICE**

8.1 Motor Vehicle Sales or Rental; Mobile Home Sales															P	P								
8.2 Motor Vehicle Sales with Repair (no body repair)															P	P								
8.3 Motor Vehicle Repair and Maintenance (no body work)															S	P								

**TABLE 4.4.1: PERMISSIBLE USES**

USE	R-CE	R-1AAA	R-1AA	R-1A	R-1	R-1B	R-1BB	R-1C	R-2	R-3	MU	R-P	O-C	C-1	C-2	I	A	PLI	DN	CA	DC	GW	MP	MHC
8.4 Motor Vehicle Painting and Body Work															S	P								
8.5 Automobile Service Station											S			S	S	P						S	S	S
8.6 Car Wash															P	P								

**9.0 STORAGE AND PARKING**

9.1 Large Vehicle and Watercraft Parking / Storage												S	P	P	P	P		P						
9.2 Structured Parking											P			P	P	P			P	P	P	P	P	P
9.3 Surface Parking														P	P				P	P	P	S	S	S
9.4 Warehouse Storage/Distribution Center															S	P		P						
9.5 Mini-warehouse (Personal Storage) <sup>7</sup>											S			S	P	P						S	S	S
9.6 Scrap Materials, Junkyards, Auto Graveyards																S								

**10.0 AGRICULTURAL AND MINING OPERATIONS**

10.1 Agricultural Farming (excluding livestock)	P																P							
10.2 Agricultural Farming (including livestock, maximum 1 per acre)	S																P							

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USE	R-CE	R-1AAA	R-1AA	R-1A	R-1	R-1B	R-1BB	R-1C	R-2	R-3	MU	R-P	O-C	C-1	C-2	I	A	PLI	DN	CA	DC	GW	MP	MHC
10.3 Community Garden	P	P	P	P	P	P	P	P	P	P	P								P	P	P		P	
10.4 Mining or Quarrying <sup>8</sup>																S	S							
10.5 Borrow Pit <sup>8</sup>																S	S							
10.6 Landfill																S	S							
<b>11.0 MISC. PUBLIC AND SEMI-PUBLIC FACILITIES</b>																								
11.1 Airport/Utility Facility																S	S	P						
11.2 Post Office											P		P	P	P	P		P	P	P	P	P	P	P
11.3 Cemetery	S	S	S	S	S	S	S	S	S	S		S	S				S	P						
11.4 Bus Stations															S	P								
<b>12.0 OPEN AIR MARKET/SALES</b>																								
12.1 Open Air Markets, Flea Markets, Crafts, etc.											S				S	P	S							
12.2 Temporary: Farmer's Market, Produce Market, Craft Market, or Open Horticultural Sales											P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>13.0 COMMUNICATION TOWERS</b>																								
13.1 Monopole Towers											P					S		S	S		S	S	S	S
13.2 Communication Towers/											P					P		S	S		S	S	S	S
13.3 Camouflage Towers											P				S	P			S		S	S	S	S

<sup>1</sup> Existing single-family detached homes are a legally nonconforming use.

<sup>2</sup> Subject to the standards in Article V, Section 5.10.

<sup>3</sup> Notwithstanding any provision of this LDC, pharmacies existing at the time of the Ordinance No. 1655 effective date (09/07/2017) shall be considered permissible uses as a matter of right at their present location.

<sup>4</sup> See Article V, [Section 5.7](#).

<sup>5</sup> Convenience store with fuel station in MHC zoning district will only be permitted along Mitchel Hammock Road.

<sup>6</sup> Prohibited in Shopping Center unless it is a detached building. This prohibition shall not apply to pet care services.

<sup>7</sup> If located in a target area, the first floor shall be commercial not related to the storage use.

<sup>8</sup> See Article XV, [Section 15.9](#).

<sup>9</sup> Within five hundred (500) feet of West Mitchell Hammock Road, detached single-family housing and single-use residential projects are prohibited.

### **Legend**

P — Use is permissible with a zoning permit issued by Land Use Administrator.

S — Use is permissible with special exception permit issued by the City Council.

M – Use is permissible only as part of a mixed-use development per the Comprehensive Plan.

Blank Cell – Use is prohibited.