

Section 2-5.2. - Purpose and intent of zoning districts.

This Section presents the basic purpose and intent of each zoning district.

A. *Residential zoning districts.* The overall purpose and intent of residential zoning districts are to provide a management framework for implementing Comprehensive Plan residential development objectives and policies.

All residential development shall comply with the Comprehensive Plan, with performance criteria in Chapters III and IV, as well as with all other applicable land development regulations. Notwithstanding, single-family and two-family dwellings shall not be required to comply with site plan review procedures, but must comply with surface water management criteria as well as any other applicable performance criteria. The maximum density is not guaranteed by rights. Instead, the maximum density shall be determined based on a site-specific assessment, including consideration of the natural characteristics of the site as well as performance standards stipulated in Chapter III. Following is a description of the intended purpose of each zoning district herein established, including reference to the Comprehensive Plan Future Land Use Map designations which shall be implemented through the land development regulations:

1. *Low density single-family residential zoning district (R-12.5, R-9, and R-8, RMH-8).* These zoning districts are established to implement Comprehensive Plan policies for low density residential (LDR) land use designation delineated on the Comprehensive Plan Future Land Use Map. These zoning districts, except the RMH-8, are designed to accommodate conventional single-family permanent residential development. The RMH-8 district is intended to accommodate mobile homes.

The maximum allowable residential density for development within these designations shall be five dwelling units per gross acre and the minimum lot size is denoted below:

<i>District</i>	<i>Minimum Lot Size</i>
R-12.5	12,500 sq. ft.
R-9	9,000 sq. ft.
R-8	8,000 sq. ft.
RMH-8	8,000 sq. ft.

Specific density on a site will be determined by such factors as natural features of the land, existing density and/or intensity of surrounding development, level of accessibility, adequacy of public facilities, and other factors identified in the land development regulations.

2. *Planned residential development zoning district (PRD).* The PRD zoning district is established to implement Comprehensive Plan policies which promote cluster residential development and innovative, high quality residential design within the "Low Density Residential," "Medium Density Residential" and "High Density Residential" land use designations delineated on the Comprehensive Plan Future Land Use Map (FLUM). The maximum allowable density shall not exceed five units per acre in areas designated Residential Low Density on the Comprehensive Plan Future Land Use Map. The maximum allowable density shall not exceed 13 units per acre in areas designated Residential

Medium Density on the Comprehensive Plan Future Land Use Map. The maximum allowable density shall not exceed 20 units per acre, or 25 units/acre with density bonuses, in areas designated Residential High Density on the Comprehensive Plan Future Land Use Map.

The PRD is designed to accommodate cluster residential development in order to provide innovative, high quality residential design, preserve open space, including environmentally sensitive land, and in order to concentrate development within developable uplands. The purpose is to encourage flexible cluster design techniques, such as townhouses, attached patio homes, zero lot lines, and other similar design techniques while preserving greater amounts of open space than can generally be achieved through conventional single-family detached units on standard lots. Within areas designated Residential Low Density on the Comprehensive Plan Future Land Use Map, attached dwelling and two-family development shall not be permitted.

Planned Residential Developments (PRD) shall be available for multi-family residential development in areas where urban services are readily available and in order to concentrate development within areas designated as suitable for high-density development. The purpose of this district is to encourage high standards of design, while protecting adjacent areas of lower density development. Such residential development shall be located in proximity to commercial centers, with safe and adequate pedestrian access and access to mass transit service. Density bonuses shall be available to properties with a future land designation of High Density Residential as an incentive for the provision of additional open space; public lake access; provision of mass transit facilities; and high standards of residential design.

3. *Medium density single/two-family residential zoning district (R-2F)*. The R-2F zoning district is established to implement Comprehensive Plan policies for medium density residential (MDR) land use designation. Lots for single-family residential units shall be no less than 8,000 square feet. Lots for two-family residential units shall be 9,000 square feet. This zoning district is designed to accommodate single- and two-family residential units.
4. *Medium density multifamily residential zoning district (RMF-13)*. The RMF-13 zoning district is established to implement Comprehensive Plan policies for land use areas designated "MDR" on the Comprehensive Plan Future Land Use Map (FLUM). The RMF-13 zoning district is intended to accommodate multifamily residential development with a maximum density of 13 units per acre.

Review of specific densities of developments shall be directed toward preserving stability of established residential areas. Sites for medium density residential developments should be located so that they provide a smooth transition between lower density residential areas and areas developed and/or designated for other more intense uses. Generally, medium density residential development should be located between the perimeter of low density residential areas and more intense development.

5. *High density multifamily residential zoning district (RMF-20)*. The RmF-20 zoning district is established to implement Comprehensive Plan policies for land use areas designated "HDR" on the Comprehensive Plan Future Land Use Map (FLUM). The RMF-20 zoning district is intended to accommodate multifamily residential developments which exceed a maximum density of 13 units per acre in order to recognize existing development patterns and allow such established land uses within a conforming zoning district.

Sites for high density residential developments should be located so that they provide a smooth transition between low and medium density residential area and areas developed and/or designated for other more intense uses. Generally, high-density residential development should be located between the perimeter of low and medium density residential areas and more intense development such as commercial or industrial areas.

- B. *Commercial zoning districts*. The overall purpose and intent of commercial zoning districts are to provide a management framework for implementing Comprehensive Plan commercial development objectives and policies.

All commercial development shall comply with the Comprehensive Plan, performance criteria in Chapters III and IV, as well as all other applicable land development regulations. Table 2-5.3 cites the allowable commercial uses, accessory uses, and appropriate facilities allowed within each commercial zoning district. Following is a description of the intended purpose of each zoning district herein established, including reference to the Comprehensive Plan Future Land Use Map designation which shall be implemented through the land development regulations.

Properties zoned for commercial development shall be designed to minimize negative impacts upon adjacent residential areas as well as upon the roadway network, by incorporating appropriate traffic control and urban design measures. Such measures shall include appropriate site design, landscape and buffering techniques.

1. *Office/residential zoning district (OR)*. The zoning district is established to implement Comprehensive Plan policies for areas designated "Commercial" (C) on the Comprehensive Plan Future Land Use Map (FLUM). The OR zoning district is intended to accommodate business and professional offices as well as single-family and two-family dwellings incidental to the office use.

The allowable maximum residential density shall be 13 units per acre. The maximum intensity of office or mixed-use development shall not exceed a floor area ratio (FAR) of 0.2 inclusive of all residential and nonresidential floor area. The OR zoning district expressly excludes transient lodging and guest homes as well as all other commercial development, excepting business and professional offices.

Consistent with Comprehensive Plan policies, development within the OR zoning district shall include perimeter landscaping and screening consisting of a vegetative berm system, where feasible, including an upper-story tree canopy and lower-story hedge or shrubbery, and/or an aesthetic decorative fence or wall to ensure privacy and promote compatibility among existing and anticipated future residential uses and office developments. Landscaping, screening and buffering shall be applied to ensure smooth transition between differing residential structure types and densities.

2. *Limited commercial zoning district (CL)*. The CL zoning district is established to implement Comprehensive Plan land use policies for areas designated "Commercial" on the Comprehensive Plan Future Land Use Map (FLUM). The CL zoning district is intended to accommodate limited commercial development which shall include shops catering primarily to the following markets:
 - a. Neighborhood residential markets within the immediate vicinity as opposed to Citywide or regional markets.
 - b. Specialized markets with customized market demands and limited inventory as opposed to larger full service or large-scale discount operations.

Commercial development within the CL zoning district shall be restricted to those uses identified in Table 2-5.3. Uses which are not intended to be accommodated within the limited commercial area include the following: large-scale discount stores or supermarkets; department stores; wholesale and warehousing activities; sales, service or repair of motor vehicles, machine equipment or accessory parts, including tire and battery shops; automotive services centers; and fast food establishments primarily serving in disposable containers and/or providing drive-in facilities. In addition, the CL zoning district is not intended to accommodate transient residential uses, including motels or hotels.

Single-family, duplex and multiple-family residential activities may be accommodated in the CL zoning district only if approved as a conditional use pursuant to conditions and procedures identified in Article VI. The allowable residential density shall be a maximum 13 units per acre. The intensity of limited commercial development shall not exceed a floor area ratio (FAR) of 0.20. Sites within this designation are intended to accommodate shops with limited inventory of goods which comply with Comprehensive Plan policies and the land development regulations.

3. *General commercial zoning district (CG)*. The CG zoning district is established to implement Comprehensive Plan land use policies for areas designated "Commercial" (C) on the Comprehensive Plan Future Land Use Map (FLUM). The CG

zoning district is intended to accommodate general commercial uses which shall include general retail sales and all other general commercial uses listed in Table 2-5.3. The intensity of general commercial development shall not exceed a floor area ratio (FAR) of 0.25; however, the FAR may be increased to 0.35 on sites adjacent to arterial roadways if approved by the Planning and Zoning Commission pursuant to applicable site plan review procedures and performance criteria.

The CG zoning district is not intended to accommodate manufacturing of goods or other activities which may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration or major fire hazards, or other impacts generally associated with more intensive industrial uses.

4. *Service commercial zoning district (CS)*. The CS zoning district is established to implement Comprehensive Plan land use policies for areas designated "Commercial" (C) on the Comprehensive Plan Future Land Use Map (FLUM). The CS zoning district is intended to accommodate service commercial uses which shall include trades and services, vehicular services, laboratories, light manufacturing which does not generate nuisance impacts, and other service commercial uses identified in Table 2-5.3. The intensity of service commercial development shall not exceed a floor area ratio (FAR) of 0.25; however, the FAR may be increased to 0.35 on sites adjacent to arterial roadways if approved by the Planning and Zoning Commission pursuant to site plan review procedures and performance criteria.

The CS zoning district is not intended to accommodate manufacturing of goods or other activities which may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration or major fire hazards, or other impacts generally associated with more intensive industrial uses.

- C. *Mixed-use zoning districts*. The purpose and intent of the mixed-use zoning districts are to provide a management framework for implementing Comprehensive Plan policies for low intensity nonresidential/medium residential (LI/MDR), high intensity nonresidential/medium residential (HI/MDR), and planned mixed-use: high rise (PMX-HIGH) and planned mixed-use: medium rise (PMX-MID) land use designations. All mixed-use development shall comply with the Comprehensive Plan, performance criteria in Chapter III, as well as other applicable land development regulations. Following is a description of the intended purpose of each zoning district herein established:

1. *Mixed-use office/residential zoning district (OR)*. The OR zoning district is established to implement Comprehensive Plan policies for areas designated "LI/MDR" on the Comprehensive Plan Future Land Use Map (FLUM). The OR zoning district is intended to accommodate business and professional offices as well as single-family, duplex, and multifamily residential structures.

The allowable maximum residential density shall be 13 units per acre. The maximum intensity of office or mixed-use development shall not exceed a floor area ratio (FAR) of 0.2 inclusive of all residential and nonresidential floor area. The OR zoning district expressly excludes transient lodging and guest homes as well as all other commercial development, excepting business and professional offices.

Consistent with Comprehensive Plan policies, development within the OR zoning district shall include perimeter landscaping and screening consisting of a vegetative berm system, where feasible, including an upper-story tree canopy and lower-story hedge or shrubbery, and/or an aesthetic decorative fence or wall to ensure privacy and promote compatibility among existing and anticipated future residential uses and office developments. Landscaping, screening and buffering shall be applied to ensure smooth transition between differing residential structure types and densities.

2. *Planned mixed-use development zoning districts (PMX-L and PMX-H, PMX-HIGH and PMX-MID)*. The PMX-L and PMX-H zoning districts are intended to implement the Comprehensive Plan Future Land Use Map (FLUM) designations for "Low Intensity/Medium Density Residential" and "High Intensity/Medium Density Residential," respectively. The PMX-HIGH and PMX-MID zoning districts are intended to implement the Comprehensive Plan Future Land Use Map (FLUM) designation for "Major Thoroughfare Mixed-Use (MTMU)".

- a. *PMX-L zoning districts.* Development within the PMX-L zoning district shall provide for general retail and service corridors as attached and detached residential units. The maximum land use intensity shall be 0.25 floor area ratio (FAR) and density shall not exceed 13 units per acre. An intensity bonus of 0.05 FAR may be granted if 30 percent of the total development shall be in residential use. Land use within the PMX-L zoning district shall be consistent with Table 2-5. The location of PMX-L zoning districts and development within PMX-L zoning districts shall comply with the following policies:
- i. Medium density residential development shall generally be located in between areas zoned for low density residential development and areas zoned for low intensity nonresidential development.
 - ii. The PMX-L zoning district shall be located along collector roadways or roadways having a higher functional classification.
 - iii. Land area of greater than three acres and under single ownership which complies with Subparagraphs i. and ii. above shall be encouraged to develop as a mixed-use planned unit development.
- b. *PMX-H zoning district.* Properties designated PMX-H shall have a maximum land use intensity of 0.50 floor area ratio (FAR) and a maximum gross residential density of 13 units per acre. The location of PMX-H zoning districts and development within PMX-H zoning districts shall comply with the following policies:
- i. Properties zoned PMX-H shall have direct access to roadways classified as arterials.
 - ii. Properties zoned PMX-H shall be developed at a high intensity with wide-ranging general retail commercial activity and shall have a high potential for multifamily attached residential units.
 - iii. Properties zoned PMX-H shall not be located adjacent to areas zoned for low density residential development and in single-family use. In the event of existing incompatible development, substantial buffering including structural setbacks, site design, and appropriate vehicular access controls shall be mandated as part of the site plan review process.
 - iv. Development within the PMX-H zoning district shall be removed from existing or proposed areas of less intensive development. Where potential land use conflicts may be anticipated, the site plan shall incorporate techniques such as those identified in Subparagraph iii. above in order to mitigate potential adverse impacts.
 - v. Properties zoned PMX-H shall have convenient access to public transit. The site plan for PMX-H developments shall incorporate techniques which encourage the use of public transit.
 - vi. Land area of greater than three acres and under single ownership shall be encouraged to develop as a mixed-use planned unit development.
 - vii. The site plan for properties zoned PMX-H shall be designed to minimize adverse impacts on the transportation system. The site plan shall incorporate measures designed to accomplish this objective through techniques such as dedicated cross-easements, joint use of parking and internal circulation facilities as well as limited points of access and egress. In addition, the site plan shall promote use of mass transit where possible.
 - viii. *Comprehensive graphics plan.* Developments within PMX-H zoning shall have the option to submit a "comprehensive graphics plan" to the Planning and Zoning Commission for review and consideration as part of the site plan approval process. The comprehensive graphics plan shall be consistent with Article XVI, Chapter 3, Part III of Unified Land Development Regulations except where specifically noted within this Section of the Code. The "comprehensive graphic plan" shall include a sign plan detailing all signage and graphics for all structures and businesses on-site. At a minimum, a "comprehensive graphics plan" shall address the following specific details:

Eligibility for option of "comprehensive graphics plan."

To be eligible to submit to the Planning and Zoning Commission for the option of a "comprehensive graphics plan" the site must meet all of the following criteria:

1. The future land use designation must be High Intensity Nonresidential/Medium Density Residential (HI-MDR).
2. The zoning must be Planned Mixed Use-High Intensity (PMX-H).
3. The site must be at an identified "gateway" intersection, pursuant to the Community Redevelopment Agency's Redevelopment Plan or the Comprehensive Plan.
4. The site must be developed as a shopping center or mixed use project which includes a shopping center. A shopping center is defined within Section 5-21.2 of the ULDRs.

"Comprehensive graphics plan" requirements.

In order to submit for approval of a "comprehensive graphics plan", a developer shall:

1. Demonstrate how the overall signage permitted shall be distributed to all the business and structures on-site.
 - a. List the amount of sign copy area available for all signage. This shall be one overall control number derived from the standard formula provided for in Section 3-16.3.A of the sign code. Details must include the calculations of building frontage. Each building shall be identified and included in the calculations. If a building has yet to be designed, the approximate building footprint shall be utilized.
 - b. List the respective area(s) of the monument, and/or ground sign(s) and the copy area on each sign. This includes signs on outparcels.
 - c. Show the geographical location of each monument, and/or ground sign on an approved overall site plan.
 - d. List the amount of wall signage allocated to each tenant. (This amount cannot exceed the total amount of copy area available.) If tenant space has yet to be determined, list the formula to be used to determine sign copy area distribution.
 - e. List the amount of wall signage allocated to each outparcel building. (This amount, in conjunction with all other sign area, cannot exceed the total amount of copy area available.)
2. Submit, as a part of the "comprehensive graphics plan", a master plan for wall signage which demonstrates an uniform design theme.
3. Describe the process for individual tenants or outparcels to obtain signs. This include directions regarding authorization from the property manager and the property owner.
4. List the quantity and size of each ground, directional and wall sign available for each outparcel.
5. Provide delineated elevations of all ground, and monument signs proposed.
6. Provide color renderings of all ground and/or monument signage.
7. Provide details regarding any amenities such as landmarks or City identifiers that will be constructed as part of the comprehensive sign plan.
8. Describe the process for any future modifications to the "comprehensive graphics plan" as approved by the Planning and Zoning Commission.

Parameters of review.

Planning and Zoning Commission may grant approval of a "comprehensive graphics plan" as a part of the approved site plan. Consideration of the "comprehensive graphics plan" shall be limited to the following listed options. All other sign criteria shall be consistent with Article XVI, Chapter 3, Part III of Unified Land Development Regulations.

1. For all ground and/or monument signs, sign height in excess of 15 feet but no greater than 26 feet.
 - a. No advertising for retailers shall be placed at a height greater than 15 feet.
 - b. The sign must include the project's name.
 - c. The project's name may be placed at a height greater than 15 feet.
 - d. Architectural features may be placed on a sign at a height greater than 15 feet, but no greater than 26 feet in height.
2. Ground/monument signs shall be utilized for no more than six tenants on any one sign.
3. With parcels in excess of 700 linear feet of street frontage along an arterial street, the "comprehensive graphics plan" may include up to a total of four ground and/or monument signs. All signs shall provide a minimum 300 feet of separation between the ground/monument signs.
4. The aggregate sign copy area shall be two square feet for each linear foot of building frontage along primary roadways.

The following signs shall not be eligible for inclusion in the "comprehensive graphics plan" option:

1. Roof signs,
2. Pylon signs,
3. Off-premises signs,
4. Flashing, audible, traveling, animated, intermittently illuminated signs,
5. Window signs, and
6. Any sign not otherwise permitted by the Sign Code (Article XVI, Chapter 3, Part III of the ULDRs).

Criteria for review. Consideration for reviewing these special sign criteria shall be based on the improvements and urban design amenities incorporated into the site plan. This shall include consideration of the overall design of the proposed signage, the architecture for the building and sign, and any landmarks or City identifiers. The applicant shall have the burden of presenting an overall design theme that reinforces principles of human scale and sound design, including safety, prevention of sign clutter, linking people with all activity centers, provision of open space amenities, and other development amenities. Amenities may include, but not be limited to, water fountains, clock towers, public art, pedestrian overpass and mass transit features.

The Planning and Zoning Commission shall determine whether the proposed "comprehensive graphics plan" satisfies the intention of this ordinance. Before it approves the "comprehensive graphics plan" and any concomitant waivers, the Planning and Zoning Commission must find that the applicant has incorporated urban design amenities generally exceeding the minimum standards of design as applied to commercial development and which enhances the overall appearance of the project and the City. Qualified proposals would document how any particular goals or policies such as Urban Design Guidelines, Redevelopment Plan, Seminola Boulevard Small Area Study or other special plans or small area studies are being met by the "comprehensive graphics plan".

- c. *Planned Mixed Use: High-Rise (PMX-HIGH) zoning districts.* Development within the PMX-HIGH zoning district shall provide for general retail and service commercial activities as well as attached residential units. The maximum land use intensity shall be 1.50 floor area ratio (FAR) and the gross residential density shall not exceed 30 dwelling units per acre (DUA). Hotel units may be provided with a density of up to 80 DUA, if deemed

compatible with surrounding uses. The maximum height shall be ten stories. Land Uses within the PMX-HIGH zoning district shall be consistent with Table 2-5.3 and development criteria shall be consistent with Table 2-5.4. Development must be in accordance with the specific design and development criteria adopted for both the PMX-HIGH and PMX-MID zoning categories as provided within ULDR Article VII, General Regulations and FLU Policy 1.22 in the Comprehensive Plan.

- i. PMX-HIGH zoning shall be located adjacent to a major arterial corridor and shall not be immediately adjacent to low density residential development.
 - ii. No minimum acreage is required; however, properties should be aggregated to provide sufficient development area to support the allowed building densities and intensities within this district.
 - iii. As adopted by the MTMU future land use district, a mix of uses is required available within this zoning district.
 - iv. Developments within this zoning district that are three (3) acres or greater are hereby defined as "Developments of Community Impact" and require City Commission approval.
 - v. Development within this zoning district shall consider accommodating regional and local transportation goals.
- d. *Planned Mixed Use: Medium-Rise (PMX-MID) zoning districts.* Development within the PMX-MID zoning district shall provide for general retail and service commercial activities as well as attached residential units. The maximum land use intensity shall be 1.0 floor area ratio (FAR) and the gross residential density shall not exceed 25 dwelling units per acre (DUA). Hotel units may be provided with a density up to 80 DUA, if deemed compatible with surrounding uses. The maximum height shall be six stories. Uses within the PMX-MID zoning district shall be consistent with Table 2-5.3. Development shall be consistent with the criteria provided in Table 2-5.4. Development must be in accordance with the specific design and development criteria adopted for both the PMX-HIGH and PMX-MID zoning categories as provided within ULDR Article VII, General Regulations and FLU Policy 1.22 in the Comprehensive Plan.
- i. PMX-MID zoning shall be located adjacent to a major arterial corridor and, if adjacent to low density residential development, shall provide sufficient buffers and landscaping.
 - ii. No minimum acreage is required; however, properties should be aggregated to provide sufficient development area to support the allowed building densities and intensities within this district.
 - iii. As adopted by the MTMU future land use district, a mix of uses is available within this zoning district.
 - iv. Developments within this zoning district that are three acres or greater are hereby defined as "Developments of Community Impact" and require City Commission approval.
 - v. Development within this zoning district shall consider accommodating regional and local transportation goals.
- D. *Public and semipublic services zoning district (PS).* The purpose and intent of PS zoning districts are to provide a management framework for implementing Comprehensive Plan policies for areas designated for public use on the Future Land Use Map (FLUM). All public and semipublic services hereafter developed shall comply with the Comprehensive Plan, performance criteria in Chapters III and IV, as well as other applicable land development regulations.
- The PS zoning district is intended to accommodate existing public and semipublic services including all land uses incorporated within the PS zoning district within Table 2-5.3. Site plans for public facilities shall incorporate measures which mitigate against land use incompatibility as well as against adverse environmental impacts. Plans shall include appropriate buffering, landscaping, and screening as deemed appropriate and reasonable. The City shall allow a maximum 0.80 impervious surface ratio.
- E. *Recreation and open space (ROS).* The purpose and intent of the ROS zoning district are to provide a management

framework for implementing Comprehensive Plan policies for areas designated for recreation and open space on the Future Land Use Map (FLUM). All recreation and open space areas hereafter developed shall comply with the Comprehensive Plan, performance criteria in Chapters III and IV as well as other applicable land development regulations. The ROS zoning district is intended to accommodate existing and anticipated future needs for recreation and open space including all land uses incorporated within the ROS zoning district within Table 2-5.3. The site plans for recreation and open space shall incorporate measures which mitigate against land use incompatibility as well as adverse environmental impacts and shall include appropriate buffering, landscaping, and screening. The City shall allow a maximum 0.30 impervious surface ratio and a maximum 0.10 floor area ratio (FAR).

- F. *Industrial zoning districts (I and I-M)*. The overall purpose and intent of the industrial zoning districts are to provide a management framework for implementing Comprehensive Plan industrial development objectives and policies. All industrial development shall comply with the Comprehensive Plan performance criteria in Chapters III and IV, as well as all other applicable land development regulations. Table 2-5.3 cites the allowable industrial uses, accessory uses, and appropriate facilities allowed within each industrial zoning district. Following is a description of the intended purpose of each zoning district herein established, including reference to the Comprehensive Plan Future Land Use Map designation which shall be implemented through the land development regulations. The maximum intensity of industrial development shall be no greater than 0.35 floor area ratio (FAR).

Properties zoned for industrial development shall be designed to minimize negative impacts upon adjacent residential areas as well as upon the roadway network by incorporating appropriate traffic control and urban design measures, including appropriate site design, landscape and buffering techniques.

The industrial zoning district (I) shall provide for a wide range of clean, light industry, including electronics and other high-technology uses, light fabrication, warehousing, wholesale commercial, manufacturing, and supportive office activities. This zoning district is not intended to accommodate activities which may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration or major fire hazards, or other impacts generally associated with more intensive industrial uses.

The industrial medium (I-M) zoning district shall allow, as a principal use, adult entertainment establishments/sexually oriented businesses in addition to the uses noted above. The City shall provide adequate locations for adult entertainment establishments within the industrial-medium future land use designation as required by the United States and Florida Constitutions. The I-M District shall be the only location for adult entertainment establishments/sexually oriented businesses in the City. Properties located within the I-M zoning district shall meet the design and performance criteria provided in Section 2-7.28 of this Code.

- G. *Conservation overlay zoning district*. The conservation overlay zoning district is intended to implement the mapped conservation overlay zone identified in the Comprehensive Plan future land use element. This overlay zoning district includes floodways, wetlands, 100-year floodplain uplands, water management areas, vegetative communities, and wildlife habitat which contains threatened, endangered, or species of special concern, and other environmentally sensitive areas identified in the Comprehensive Plan.

The underlying zoning district shall determine the land use density and intensity. However, more restrictive development constraints within specific environmentally sensitive areas may be imposed based on site plan review in a manner consistent with Chapters III (Performance Criteria) and IV (Specific Development Procedures). Applicants proposing development of areas within (or potentially within) the conservation overlay zoning district shall be required to verify through environmental assessment the specific boundaries of their respective development sites.

- H. *Seminola Boulevard Overlay Zoning District*. The purpose and intent of this overlay district is to implement the design guidelines for the redevelopment of the Seminole Greyhound Park properties, and adjacent city properties included in the

Seminola Boulevard Small Area Study, known as Phase I or "SB-1" and the Seminola Dog Track Small Area Study, known as Phase II or "SB-2". This zoning overlay district will coincide with the underlying zoning designations and shall comply with the existing Comprehensive Plan's Future Land Use Map designations of both small study areas.

The "SB-2" overlay zoning designation promotes more compact and efficient design to create a traditional neighborhood development. These criteria shall be imposed at the time of site plan review process in a manner consistent with Chapter III (Performance Criteria) of the Code.

- I. *Transportation Concurrency Exception Area Overlay District.* The purpose and intent of the TCEA Overlay District is to establish and designate the Community Redevelopment Area (CRA) as a Transportation Concurrency Exception Area (TCEA) as shown on Map 2 of the Future Land Use Map Series in the City's Comprehensive Plan. This designation will provide exemptions to the State's Growth Management transportation concurrency requirements to enable the City to support urban infill development, redevelopment, and the achievement of the City's redevelopment goals by addressing mobility, urban design, land use mix, and network connectivity. The City will work with the development community to provide Transit Emphasis Corridor passenger amenities along US 17-92 and will work with LYNX towards a long range vision of implementing higher capacity transit modes along US 17-92, such as bus rapid transit or streetcar service.

(Ord. No. 96-867, § II, 7-15-96; Ord. No. 99-964, § II, III 10-4-99; Ord. No. 99-966, § I, 12-6-99; Ord. No. 02-1071, § III, 12-9-02; Ord. No. 06-1200, § III, 7-24-06; Ord. No. 09-1294, § 3, 5-11-09; Ord. No. 09-1299, § 1, 8-10-09; Ord. No. 16-1446, § 1, 8-22-16)