

Article 2. Zoning

2.00.00 Purpose and Intent

It is the purpose and intent of the City Commission to establish and adopt zoning districts to govern the use of land, water, and structures in the City. The regulations set forth in this article governing the use of land, water, and buildings apply to all land, water, and buildings included within the boundaries of each district shown on the Zoning Map.

2.00.01 Regulations and Specification

Commercial and Industrial Uses are prohibited in Residential Land Use and Zoning Districts- including but not limited to:

1. Outdoor storage of construction equipment in areas visible from neighboring properties, except on an active construction site
 2. Quonset huts or cargo shipping containers
 3. Any use requiring drive-through facilities
 4. Pawn shops, convenience stores, fuel dispensing facilities (other than public facilities owned by the City), tattoo and/or body piercing establishments
 5. Animal breeding for retail purposes
 6. Adult gaming facility
 7. Pain management facilities
 8. Adult Uses
 9. Businesses with more than fifty percent (50%) of their sales being tobacco or products used with tobacco or other smokable substances
 10. Any use, structure or activity not specifically permitted
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2.00.02 Official Zoning Map

Zoning districts are hereby established for all land and water areas included within the boundaries of each district as shown on the “Zoning Map, City of Lake Helen, Florida.”

Table 2A shows the relationship between zoning districts and the land use categories on the Future Land Use Map (FLUM).

2.01.00 Establishment and Purpose of Overlay Districts

The purpose of overlay districts is to provide a means of modifying the site design requirements that are otherwise applicable to the underlying zoning district(s). The site design standards and other development criteria applicable within an overlay district shall supersede the standards and criteria applicable within the underlying zoning district, but shall not supersede any applicable supplemental standards.

2.01.02 Historic District (outlined in Article 5)

The Historic District is intended to preserve the form, function, image, balance, and ambiance of the historic district and surrounding area. The Historic District Boundaries are incorporated by reference through City of Lake Helen Historic District Map. Parcels within the Historic District shall be planned and managed following the guidelines established for the construction and renovation of buildings and use of land within the Historic Districts as governed by Article 5, the Historic Preservation Board and the City Commission.

2.01.03 Gateway Corridor (outlined in Article 5)

Lake Helen's Gateway Corridor serves as primary entrances to the City and, as such, provide the first impressions of the City for visitors and maintain the cultural and historical ambiance desired by the citizens of the City of Lake Helen. The purpose of the standards and guidelines is to contribute to the development of a well-planned urban environment by fostering the creation of visually compatible and harmonious development within the City's Gateway Corridor. The benefits of these guidelines will be spread over the City as a whole and be shared by existing and future residents of the City. Guidelines are outlined in Article 5.

Table 2A: Relationship between Zoning Districts and Future Land Use Map Categories.

Zoning	Future Land Use
SFR-3	SFLD
SFR-1	SFLD, R1
SFR-2	SFLD, R1, R2
SFR-R (Rural)	SFLD, R1, R2, RR
SFR-RE (Rural Estate)	SFLD, R1, R2, RR, RE
MHC	RM
DCD (Downtown Commercial District)	DC
BSR (Business Services and Residential)	Transitional
NRC (Non-Retail Commercial)	TC
ECW (Employment Center Workplace)	EC
NCS (Neighborhood Convenience Services)	NC
GCD (Gateway Commercial District)	GED
PLI (Public Land and Institutions)	PL and any Land Use
Planned Development – Residential	Any
Planned Development – Commercial	Any
Planned Development – Mixed Use	Any

2.02.00 SFR-3 Zoning

SFR-3

Purpose. *(SFR-3 Zoning)*

Provides for single-family dwelling units, including modular homes, and one accessory dwelling unit at a maximum density of three (3) units to the acre.

Permitted principal uses and structures.

(SFR-3 Zoning)

1. Single-family dwellings and their permitted accessory uses, including one accessory dwelling unit per principal dwelling unit
2. Home occupations, as permitted
3. Public facilities owned by the City
4. Agricultural, silvicultural and equestrian uses that do not create conditions that are incompatible with neighboring residential uses
5. Non-profit parks and playgrounds
6. Recreational or community structures maintained by home owner associations
7. Licensed Community Residential Facilities with less than seven (7) residents
8. Group homes, and foster Care Facilities with less than six (6) residents

Permitted accessory uses and structures.

(SFR-3 Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions. *(SFR-3 Zoning)*

1. Bed and Breakfast Inn within Historic District (see Article 5 and Historic District Map)
2. Child Care Facilities
3. Adult Care Facilities/ Extended Care Facilities
4. Licensed Community Residential Facilities with more than seven (7) residents
5. Group homes, and foster Care Facilities with more than six (6) residents
6. Model homes

Prohibited uses and structures. *(SFR-3 Zoning)*

1. Mobile/Manufactured homes
2. Multi-family, industrial or commercial uses
3. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor
4. Any use, structure or activity not specifically permitted herein

Density. *(SFR-3 Zoning)*

3 units per Acre

Open Space. *(SFR-3 Zoning)*

35%

Minimum Lot Width. *(SFR-3 Zoning)*

One hundred feet (100')

Minimum Building Square Footage.

(SFR-3 Zoning)

1,500 Living Square Feet

Setbacks (Minimum). *(SFR-3 Zoning)*

Front	25 feet from the property line or 50 feet from the centerline of the road, whichever is higher
Rear	20 Feet
Side	10 Feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum). (SFR-3 Zoning)

Thirty-five (35) feet

Special Requirements. (SFR-3 Zoning)

None.

Additional Use Information. (SFR-3 Zoning)

2.03.00 SFR-2 Zoning

SFR-2

Purpose. (SFR-2 Zoning)

Provides for single-family dwelling units, including modular homes, and one accessory dwelling unit at a maximum density of two (2) units to the acre.

Permitted principal uses and structures.

(SFR-2 Zoning)

1. Single-family dwellings and their permitted accessory uses, including one accessory dwelling unit per principal dwelling unit
2. Home occupations, as permitted
3. Public facilities owned by the City
4. Agricultural, silvicultural and equestrian uses that do not create conditions that are incompatible with neighboring residential uses
5. Non-profit parks and playgrounds
6. Recreational or community structures maintained by home owner associations
7. Licensed Community Residential Facilities with less than seven (7) residents
8. Group homes, and foster Care Facilities with less than six (6) residents

Permitted accessory uses and structures.

(SFR-2 Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions. (SFR-2 Zoning)

1. Private Event Facilities
2. ~~Bed and Breakfast Inn~~—PLDRC 9/25/17 – B&B only in DCD, SFR-3 (Historic District), BSR, GCD
3. Child Care Facilities
4. Adult Care Facilities/ Extended Care Facilities
5. Licensed Community Residential Facilities with more than seven (7) residents
6. Group homes, and foster Care Facilities with more than six (6) residents
7. Model homes

Prohibited uses and structures. (SFR-2 Zoning)

1. Mobile/Manufactured homes

2. Multi-family, industrial or commercial uses
3. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor
4. Any use, structure or activity not specifically permitted herein

Density. (SFR-2 Zoning)

Two (2) Units per acre

Open Space. (SFR-2 Zoning)

35%

Minimum Lot Width. (SFR-2 Zoning)

One hundred feet (100')

Minimum Building Square Footage.

(SFR-2 Zoning)

1,750 Living Square Feet

Setbacks (Minimum). (SFR-2 Zoning)

Front	25 feet from the property line or 50 feet from the centerline of the road, whichever is higher
Rear	20 Feet
Side	10 Feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum). (SFR-2 Zoning)

Thirty-five (35) feet

Special Requirements. (SFR-2 Zoning)

None

Additional Use Information. (SFR-2 Zoning)

2.04.00 SFR-1 Zoning

SFR-1

Purpose. (SFR-1 Zoning)

Provides for single-family dwelling units, including modular homes, and one accessory dwelling unit at a maximum density of one (1) unit to 1 ¼ acres.

Permitted principal uses and structures.

(SFR-1 Zoning)

1. Single-family dwellings and their permitted accessory uses, including one accessory dwelling unit per principal dwelling unit
2. Home occupations, as permitted
3. Public facilities owned by the City
4. Agricultural, silvicultural and equestrian uses that do not create conditions that are incompatible with neighboring residential uses
5. Non-profit parks and playgrounds
6. Recreational or community structures maintained by home owner associations
7. Licensed Community Residential Facilities with less than seven (7) residents
8. Group homes, and foster Care Facilities with less than six (6) residents

Permitted accessory uses and structures.

(SFR-1 Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions. (SFR-1 Zoning)

1. ~~Bed and Breakfast Inn~~—PLDRC 9/25/17 – B&B only in DCD, SFR-3 (Historic District), BSR, GCD
2. Child Care Facilities
3. Adult Care Facilities/ Extended Care Facilities
4. Licensed Community Residential Facilities with more than seven (7) residents
5. Group homes, and foster Care Facilities with more than six (6) residents
6. Model homes
7. Private Event Facilities

Prohibited uses and structures. (SFR-1 Zoning)

1. Mobile/Manufactured homes
2. Multi-family, industrial or commercial uses
3. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor
4. Any use, structure or activity not specifically permitted herein

Density. (SFR-1 Zoning)

One (1) Unit per 1.25 Acres

Open Space. (SFR-1 Zoning)

35%

Minimum Lot Width. (SFR-1 Zoning)

One hundred feet (100')

Minimum Building Square Footage.

(SFR-1 Zoning)

1,850 Living Square Feet

Setbacks (Minimum). (SFR-1 Zoning)

Front	25 feet from the property line or 50 feet from the centerline of the road, whichever is higher
Rear	20 Feet
Side	10 Feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum). (SFR-1 Zoning)

Thirty-five (35) feet

Special Requirements. (SFR-1 Zoning)

None

Additional Use Information. (SFR-1 Zoning)

2.05.00 SFR-R (Rural) Zoning.

SFR-R (Rural)

Purpose. (SFR-R (Rural) Zoning)

Provides for single-family dwelling units, including modular homes, and one accessory dwelling unit at a maximum density of one (1) unit to 2 ½ acres in a rural residential setting.

Permitted principal uses and structures.

(SFR-R (Rural) Zoning)

1. Single-family dwellings and their permitted accessory uses, including one accessory dwelling unit per principal dwelling unit
2. Home occupations, as permitted
3. Public facilities owned by the City
4. Agricultural, silvicultural and equestrian uses that do not create conditions that are incompatible with neighboring residential uses
5. Non-profit parks and playgrounds
6. Recreational or community structures maintained by home owner associations
7. Licensed Community Residential Facilities with less than seven (7) residents
8. Group homes, and foster Care Facilities with less than six (6) residents

Permitted accessory uses and structures.

(SFR-R (Rural) Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions. *(SFR-R (Rural) Zoning)*

- ~~1. Bed and Breakfast Inn~~—PLDRC 9/25/17 – B&B only in DCD, SFR-3 (Historic District), BSR, GCD
2. Child Care Facilities
3. Adult Care Facilities/ Extended Care Facilities
4. Licensed Community Residential Facilities with more than seven (7) residents
5. Group homes, and foster Care Facilities with more than six (6) residents
6. Model homes
7. Animal breeding for retail purposes
8. Commercial Equestrian Stables
9. Private Event Facilities

Prohibited uses and structures.

(SFR-R (Rural) Zoning)

1. Mobile/Manufactured homes
2. Multi-family, industrial or commercial uses
3. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor
4. Any use, structure or activity not specifically permitted herein

Density. *(SFR-R (Rural) Zoning)*

One (1) unit to 2 ½ acres in a rural residential setting.

Open Space. *(SFR-R (Rural) Zoning)*

35%

Minimum Lot Width. *(SFR-R (Rural) Zoning)*

One hundred feet (100')

Minimum Building Square Footage.

(SFR-R (Rural) Zoning)

2,000 Living Square Feet

Setbacks (Minimum).

(SFR-R (Rural) Zoning)

Front	Thirty (30) feet from the property line or Fifty feet (50') from the road centerline, whichever is greater
Rear	20 feet
Side	15 feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum).

(SFR-R (Rural) Zoning)

Thirty-five (35) feet

Special Requirements. *(SFR-R (Rural) Zoning)*

None

Additional Use Information.

(SFR-R (Rural) Zoning)

2.06.00 SFR-RE (Rural Estate) Zoning.

SFR-RE (Rural Estate)

Purpose. *(SFR-RE (Rural Estate) Zoning)*

Provides for single-family dwelling units, including modular homes, and one accessory dwelling unit at a maximum density of one (1) unit per 5 acres and agricultural pursuits.

Permitted principal uses and structures.

(SFR-RE (Rural Estate) Zoning)

1. Single-family dwellings and their permitted accessory uses, including one accessory dwelling unit per principal dwelling unit
2. Home occupations, as permitted
3. Public facilities owned by the City
4. Agricultural, silvicultural and equestrian uses that do not create conditions that are incompatible with neighboring residential uses
5. Non-profit parks and playgrounds
6. Recreational or community structures maintained by home owner associations
7. Public and private game preserves and wildlife management areas, fish hatcheries, and refuges
8. Emergency and essential services
9. Distribution facilities of a utility
10. Licensed Community Residential Facilities with less than seven (7) residents
11. Group homes, and foster Care Facilities with less than six (6) residents

Permitted accessory uses and structures.

(SFR-RE (Rural Estate) Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions. *(SFR-RE (Rural Estate) Zoning)*

1. ~~Bed and Breakfast Inn~~—PLDRC 9/25/17 – B&B only in DCD, SFR-3 (Historic District), BSR, GCD
2. Child Care Facilities

3. Adult Care Facilities/ Extended Care Facilities
4. Licensed Community Residential Facilities with more than seven (7) residents
5. Group homes, and foster Care Facilities with more than six (6) residents
6. Model homes
7. Animal breeding for retail purposes
8. Equestrian Sables
9. Private Event Facilities
10. Public and private game preserves and wildlife management areas, fish hatcheries, and refuges

Prohibited uses and structures.

(SFR-RE (Rural Estate) Zoning)

1. Mobile/Manufactured homes
2. Multi-family, industrial or commercial uses
3. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor
4. Any use, structure or activity not specifically permitted herein

Density. *(SFR-RE (Rural Estate) Zoning)*

One (1) unit to five (5) acres in a rural estate setting

Open Space.

(SFR-RE (Rural Estate) Zoning)

35%

Minimum Lot Width.

(SFR-RE (Rural Estate) Zoning)

One hundred feet (100')

Minimum Building Square Footage.

(SFR-RE (Rural Estate) Zoning)

2,150 Living Square Feet

Setbacks (Minimum).

(SFR-RE (Rural Estate) Zoning)

Front	25 feet from the property line or 50 feet from the centerline of the road, whichever is higher
Rear	20 Feet
Side	10 Feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum).

(SFR-RE (Rural Estate) Zoning)

Forty-five (45) feet

Special Requirements.

(SFR-RE (Rural Estate) Zoning)

None

Additional Use Information.

(SFR-RE (Rural Estate) Zoning)

2.07.00 MHC Zoning.

MHC

Purpose. (MHC Zoning)

Provides for single family manufactured housing, single family manufactured buildings, and conventional single family housing located within a planned development, incorporating design standards as set forth in the City's land development regulations, at a maximum density of six (6) units to the acre.

Permitted principal uses and structures.

(MHC Zoning)

1. Single-family manufactured housing dwellings and their permitted accessory uses, when located within a planned manufactured housing residential development
2. Single-family dwellings and their permitted accessory uses, when located within a planned residential development
3. A mix of single-family manufactured housing dwellings and single-family dwellings and their permitted accessory uses, when located within a planned residential development
4. Community centers, club houses and similar uses integral to and supporting, the planned residential development
5. Home occupations, as permitted
6. Public facilities owned by the City
7. Licensed Community Residential Facilities with less than seven (7) residents
8. Group homes, and foster Care Facilities with less than six (6) residents

Permitted accessory uses and structures.

(MHC Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions. (MHC Zoning)

None

Prohibited uses and structures. (MHC Zoning)

1. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor
2. Any use, structure or activity not specifically permitted herein including specifically adult uses.

Density. (MHC Zoning)

Six (6) units to the acre

Open Space. (MHC Zoning)

35%

FAR (Floor Area Ratio). (MHC Zoning)

40%

ISR (Impervious Surface Ratio). (MHC Zoning)

30%

Minimum Lot Width. (MHC Zoning)

Fifty feet (50')

Minimum Building Square Footage.

(MHC Zoning)

600 Living Square Feet

Maximum Building Square Footage.

(MHC Zoning)

7,500 Square Feet

Setbacks (Minimum).

(MHC Zoning)

Front	Fifteen (15) feet
Rear	Ten (10) feet
Side	Ten (10) feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum).

(MHC Zoning)

Thirty-five (35) feet

Special Requirements. *(MHC Zoning)*

None

Additional Use Information. *(MHC Zoning)*

2.08.00 DCD Zoning.

DCD (Downtown Commercial District)

Purpose. *(DCD Downtown Commercial District Zoning)*

Provide an area for a co-located mixture of single family, limited scale multi-family, and diverse retail, personal service and professional service commercial uses, located as an individual unit, or as multiple units in a “campus-like” manner as a planned development consistent with sound and generally accepted land use planning principles, in a centralized downtown setting. The district is designed to provide for the general retail and service needs of the community in a setting that is pedestrian oriented and aesthetically and functionally compatible with residential land uses that are located within, and adjacent to, the district.

Existing light industrial uses in place and operating as of May 10, 2005, such as automobile repair garages, contractor’s yards, light manufacturing, storage and other similar uses located within the Downtown Commercial District shall be deemed as lawfully existing non-conforming uses.

Permitted principal uses and structures.

(DCD Downtown Commercial District Zoning)

1. Mixture of single family, limited scale multi-family, and diverse retail, personal service and professional service commercial uses
2. Art, antique, gift, china, glassware, watch, jewelry, confections, florist, clothing, books, publications, and similar retail stores and specialty shops
3. Electronics, computers, household appliance, and similar hard goods sales stores, with servicing and repair of such products permitted as an accessory use within a fully enclosed structure
4. Bicycle, equestrian, track and pedestrian and sporting goods retail stores and specialty shops, with servicing and repair of products permitted as an accessory use within a fully enclosed structure
5. Office and paper goods supply stores
6. Art, photography, music, dance, and similar supply stores
7. Art, photography, dance, and music instruction studios
8. Clothes tailoring and alteration, shoe repair, and similar personal service shops

9. Restaurants, coffee shops, cafes, ice cream parlors, delicatessens, and similar establishments providing food and beverages in a "sit-down" setting
10. Taverns and lounges, as either stand-alone facilities or restaurant accessory uses
11. Wine, beer and liquor stores selling such products for off premises consumption
12. Grocery, produce market, meat market, baked goods market, and similar food supply establishments
13. Drug store, pharmacy and tobacco shop
14. Financial, insurance, and investment institutions and offices
15. Real estate acquisition and sales, construction contracting, accounting, financial planning, engineering, surveying, planning, architecture, site and structure design, interior decoration and design, legal and similar office uses
16. Hardware, home supply, home decorating and paint stores
17. Beauty and hair styling salons and barber shops
18. Museums, art galleries, theaters
19. Public facilities owned by the City
20. Establishments offering rides by carriage, where no animals are kept overnight on premises
21. Laundry and dry cleaning establishments, where no cleaning or pressing of goods is conducted on premises
22. Child day care facilities
23. Medical and dental clinics
24. Licensed Community Residential Facilities with less than seven (7) residents
25. Group homes, and foster Care Facilities with less than six (6) residents
26. Exercise facilities, indoor gymnasiums and health spas
27. School tutoring and instruction facilities
28. Home occupations, as permitted
29. House of worship sanctuaries and administrative offices
30. Single-family, two-family and multi-family (containing no more than 5 dwelling units) dwellings
31. Existing light industrial uses in place and operating as of May 10, 2005

Permitted accessory uses and structures.

(DCD Downtown Commercial District Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions.

(DCD Downtown Commercial District Zoning)

1. New light industrial uses
2. New and used vehicle sales
3. Bed and Breakfast Inn
4. Vehicle detailing conducted in a fully enclosed structure
5. Vehicle audio/video equipment sales, servicing and installation in a fully enclosed structure
6. Licensed Community Residential Facilities with more than seven (7) residents
7. Group homes, and foster Care Facilities with more than six (6) residents
8. Adult Care Facilities/ Extended Care Facilities
9. Other uses that can be conducted in a fully enclosed building, and can demonstrate, to the City's satisfaction, the ability, through design and operational standards, to be compatible with residential land uses and in compliance with this Code.

Prohibited uses and structures.

(DCD Downtown Commercial District Zoning)

1. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor
2. Any use requiring outside storage not in compliance with this code (Article 4)
3. Any use requiring drive-through facilities
4. Pawn shops, convenience stores, fuel dispensing facilities (other than public facilities owned by the City), tattoo and/or body piercing establishments
5. Mobile homes
6. Adult gaming facilities
7. Pain management facilities
8. Adult uses

Density.
(DCD Downtown Commercial District Zoning)

4 Units per Acre

Open Space.
(DCD Downtown Commercial District Zoning)

25%

FAR (Floor Area Ratio).
(DCD Downtown Commercial District Zoning)

50%

ISR (Impervious Surface Ratio).
(DCD Downtown Commercial District Zoning)

75%

Minimum Lot Width.
(DCD Downtown Commercial District Zoning)

One hundred feet (100')

Minimum Building Square Footage.
(DCD Downtown Commercial District Zoning)

1,000 Square Feet

Maximum Building Square Footage.
(DCD Downtown Commercial District Zoning)

10,000 Square Feet

Setbacks (Minimum).
(DCD Downtown Commercial District Zoning)

Front	25 feet from the property line or 50 feet from the centerline of the road, whichever is higher
Rear	20 Feet
Side	10 Feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum).
(DCD Downtown Commercial District Zoning)

Thirty-five (35) feet

Special Requirements.
(DCD Downtown Commercial District Zoning)

A ten (10) foot landscape buffer is required between Commercial and Residential Uses.

Additional Use Information.

(DCD Downtown Commercial District Zoning)

Prior to final approval of a building permit within this Zoning, a Gateway Corridor or Historic District Review is required. The plans and renditions shall be presented to both the Historic Preservation Board and the City Commission for the opportunity of public review and comment or Certificate of Appropriateness as outlined in Article 5.

2.09.00 BSR Zoning.

BSR (Business Services & Residential)

Purpose. *(BSR (Business Services & Residential) Zoning)*

Provides for limited transitional commercial uses in areas impacted by adjacent commercial use and provides for the economic use of property while maintaining its general residential character.

Permitted principal uses and structures.

(BSR (Business Services & Residential) Zoning)

1. Single-family dwellings and their permitted accessory uses, including one accessory dwelling unit per principal dwelling unit
2. Home occupations, as permitted
3. Professional office, small scale retail sales and service, deli/restaurant (only ancillary to main use)
4. Public facilities owned by the City
5. Agricultural, silvicultural and equestrian uses that do not create conditions that are incompatible with neighboring residential uses
6. Non-profit parks and playgrounds
7. Recreational or community structures maintained by home owner associations
8. Emergency and essential services
9. Distribution facilities of a utility
10. Licensed Community Residential Facilities with less than seven (7) residents
11. Group homes, and foster Care Facilities with less than six (6) residents

Permitted accessory uses and structures.

(BSR (Business Services & Residential) Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions.

(BSR (Business Services & Residential) Zoning)

1. Bed and Breakfast Inn
2. Child Care Facilities
3. Adult Care Facilities/ Extended Care Facilities
4. Licensed Community Residential Facilities with more than seven (7) residents
5. Group homes, and foster Care Facilities with more than six (6) residents
6. Model homes

Prohibited uses and structures.

(BSR (Business Services & Residential) Zoning)

1. Mobile/Manufactured homes
2. Multi-family, industrial or commercial uses (excluding commercial uses listed under Permitted Principal Uses and Structures)
3. Animal breeding for retail purposes

4. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor
5. Any use requiring outside storage which is not properly screened as regulated in this Code
6. Any use requiring drive-through facilities
7. Pawn shops, convenience stores, fuel dispensing facilities (other than public facilities owned by the City), tattoo and/or body piercing establishments
8. Adult gaming facility
9. Pain management facilities
10. Businesses with more than fifty percent (50%) of their sales being tobacco or products used with tobacco or other smokable substances
11. Any use, structure or activity not specifically permitted herein, including especially adult uses

Density.
(BSR (Business Services & Residential) Zoning)

3 units per Acre

Open Space.
(BSR (Business Services & Residential) Zoning)

35%

FAR (Floor Area Ratio).
(BSR (Business Services & Residential) Zoning)

35%

ISR (Impervious Surface Ratio).
(BSR (Business Services & Residential) Zoning)

70%

Minimum Lot Width.
(BSR (Business Services & Residential) Zoning)

One hundred feet (100')

Minimum Building Square Footage.
(BSR (Business Services & Residential) Zoning)

1,500 Square Feet

Maximum Building Square Footage.
(BSR (Business Services & Residential) Zoning)

10,000 Square Feet

Setbacks (Minimum).
(BSR (Business Services & Residential) Zoning)

Front	25 feet from the property line or 50 feet from the centerline of the road, whichever is higher
Rear	20 Feet
Side	10 Feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum).
(BSR (Business Services & Residential) Zoning)

Thirty-five (35) feet

Special Requirements
(BSR (Business Services & Residential) Zoning)

1. Commercial uses shall be limited to business and professional office, low intensity commercial and home occupations.
2. External lighting and signs shall be limited to that which would normally be permitted in adjacent residential districts.
3. The scale of commercial uses to that which would support adjacent residential neighborhoods shall be limited.
4. The scale of commercial uses shall have an off-street parking requirement of eight spaces or less.
5. Buildings shall not be modified in such a way that takes away the resident appearance similar to adjoining residential properties.
6. Display of merchandise shall comply with article 4.04.00.

Additional Use Information

(BSR (Business Services & Residential) Zoning)

Prior to final approval of a building permit within this Zoning, a Gateway Corridor or Historic District Review is required. The plans and renditions shall be presented to both the Historic Preservation Board and the City Commission for the opportunity of public review and comment or Certificate of Appropriateness as outlined in Article 5.

2.10.00 NCS Zoning.

NCS (Neighborhood Convenience Services)

Purpose.

(NCS (Neighborhood Convenience Services) Zoning)

Provides for limited commercial uses so that such convenience commercial services can be provided individually to neighborhoods without conflicting with residential neighborhood character, or attract traffic outside the neighborhood. Structures shall reflect a residential character in appearance.

Permitted principal uses and structures.

(NCS (Neighborhood Convenience Services) Zoning)

Convenience store and gas stations

Permitted accessory uses and structures.

(NCS (Neighborhood Convenience Services) Zoning)

Car washes, gas pump canopies

Special Exceptions.

(NCS (Neighborhood Convenience Services) Zoning)

None

Prohibited uses and structures.

(NCS (Neighborhood Convenience Services) Zoning)

Any use not listed herein including, but not limited to adult uses and the following:

1. Adult gaming facilities
2. Pain management facilities
3. Medical marijuana distribution facilities
4. Stores with more than fifty percent (50%) of their merchandise being tobacco or products used with tobacco or other smokable products.

Density.

(NCS (Neighborhood Convenience Services) Zoning)

None

Open Space.

(NCS (Neighborhood Convenience Services) Zoning)

20%

FAR (Floor Area Ratio).

(NCS (Neighborhood Convenience Services) Zoning)

30%

ISR (Impervious Surface Ratio).

(NCS (Neighborhood Convenience Services) Zoning)

70%

Minimum Lot Width.

(NCS (Neighborhood Convenience Services) Zoning)

One hundred feet (100')

Minimum Building Square Footage.

(NCS (Neighborhood Convenience Services) Zoning)

1,500 Square Feet

Maximum Building Square Footage.

(NCS (Neighborhood Convenience Services) Zoning)

7,500 Square Feet

Setbacks (Minimum).

(NCS (Neighborhood Convenience Services) Zoning)

Front	Twenty-five feet (25')
Rear	Ten (10) feet
Side	Twenty (20) feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum).

(NCS (Neighborhood Convenience Services) Zoning)

Thirty-five (35) feet

Special Requirements.

(NCS (Neighborhood Convenience Services) Zoning)

Display of merchandise: All open display, storage, or sale of merchandise outside of fully enclosed buildings shall be prohibited, except when enclosed within a structure providing screening from view with eighty percent (80%) opacity (ex. a fenced area with a cover for screening).

Additional Use Information.

(NCS (Neighborhood Convenience Services) Zoning)

Prior to final approval of a building permit within this Zoning, a Gateway Corridor or Historic District Review is required. The plans and renditions shall be presented to both the Historic Preservation Board and the City Commission for the opportunity of public review and comment or approval of a Certificate of Appropriateness as outlined in Article 5.

2.11.00 NRC Zoning.

NRC (Non-Retail Commercial)

Purpose.

(NRC (Non-Retail Commercial) Zoning)

Provides space for a limited variety of non-retail commercial uses, such as financial institutions, professional offices, adult congregate living facilities, child care facilities, local service area eco-tourism transport services, medical and dental clinics, and multi-family dwelling units. Structures shall reflect a residential character in appearance.

Permitted principal uses and structures.

(NRC (Non-Retail Commercial) Zoning)

1. Single-Family residential dwellings
2. Financial, insurance, and investment institutions and offices located individually or in a "campus-like" setting consistent with sound and generally accepted land use planning principles and practices
3. Real estate acquisition and sales, construction contracting, accounting, financial planning, engineering, surveying, planning, architecture, site and structure design, interior decoration and design, legal and similar office uses, located individually or in a "campus-like" setting as a planned development consistent with sound and generally accepted land use planning principles and practices
4. Beauty and hair styling salons and barber shops
5. Laundry and dry cleaning establishments, where no cleaning or pressing of goods is conducted on premises
6. Eco-tourism transport services utilizing historic or historic-replica vehicles to convey passengers in the immediate vicinity of the City
7. Medical and dental offices
8. Child Care Facilities
9. Adult congregate living facilities, Nursing homes and/or Adult Care Facilities/ Extended Care Facilities
10. Light manufacturing, contractor facilities and mini-storage and warehousing, in fully enclosed structures (except where storage is required by law to be outside a structure, whereupon such storage shall be fully screened from view), located individually or in a "campus-like" setting consistent with sound and generally accepted land use planning principles and practices
11. Multi-family development with up to five dwelling units located as a single structure, or as multiple structures in a "campus-like" setting as a planned development consistent with sound and generally accepted land use planning principles and practices

Permitted accessory uses and structures.

(NRC (Non-Retail Commercial) Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions.

(NRC (Non-Retail Commercial) Zoning)

1. School tutoring and instruction facilities
2. Specifically permitted uses listed above that require drive-through facilities
3. Self-service laundry
4. Clubs and fraternal organizations
5. Other uses that can be conducted in a fully enclosed building, and can demonstrate, to the City's satisfaction, the ability, through design and operational standards, to be compatible with residential land uses.

Prohibited uses and structures.

(NRC (Non-Retail Commercial) Zoning)

1. Any retail sales use
2. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor
3. Any use requiring outside storage, except as provided in article 4

4. Any use unable to be conducted in a fully enclosed structure except when enclosed within a structure providing screening from view with eighty percent (80%) opacity (ex. a fenced area with a cover for screening).

Density.
(NRC (Non-Retail Commercial) Zoning)

4 Units per Acre

Open Space.
(NRC (Non-Retail Commercial) Zoning)

20%

FAR (Floor Area Ratio).
(NRC (Non-Retail Commercial) Zoning)

40%

ISR (Impervious Surface Ratio).
(NRC (Non-Retail Commercial) Zoning)

70%

Minimum Lot Width.
(NRC (Non-Retail Commercial) Zoning)

100 Square Feet

Minimum Building Square Footage.
(NRC (Non-Retail Commercial) Zoning)

1,500 Square Feet

Maximum Building Square Footage.
(NRC (Non-Retail Commercial) Zoning)

10,000 Square Feet

Setbacks (Minimum).
(NRC (Non-Retail Commercial) Zoning)

Front	25 feet from the property line or 50 feet from the centerline of the road, whichever is higher
Rear	20 Feet
Side	10 Feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum).
(NRC (Non-Retail Commercial) Zoning)

Forty-five (45) feet

Special Requirements.
(NRC (Non-Retail Commercial) Zoning)

None

Additional Use Information.
(NRC (Non-Retail Commercial) Zoning)

Prior to final approval of a building permit within this Zoning, a Gateway Corridor or Historic District Review is required. The plans and renditions shall be presented to both the Historic Preservation Board and the City Commission for the opportunity of public review and comment or approval of a Certificate of Appropriateness as outlined in Article 5.

2.12.00 GCD Zoning.

GCD (Gateway Commercial District)

Purpose. (GCD (Gateway Commercial District) Zoning)

Encourage economic development through job creation while maintaining the character of Lake Helen. This zoning district provides for a variety of small retail commercial, office and light industrial uses.

Permitted principal uses and structures.

(GCD (Gateway Commercial District) Zoning)

All development shall be developed as a Planned Development (PD). Uses allowed include:

1. Commercial offices, personal care services, instructional institutions or day care, restaurant/deli (including drive-thru), and small scale retail sales (under 5,000 square feet).
2. Adult congregate living facilities, Nursing homes and/or Adult Care Facilities/ Extended Care Facilities
3. Professional offices
4. Hotels/motels

Permitted accessory uses and structures.

(GCD (Gateway Commercial District) Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions.

(GCD (Gateway Commercial District) Zoning)

- ~~1. Bed and Breakfast Inn~~ – PLDRC 9/25/17 – B&B only in DCD, SFR-3 (Historic District), BSR, GCD

Prohibited uses and structures.

(GCD (Gateway Commercial District) Zoning)

1. Residential uses
2. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor
3. Adult gaming facilities
4. Pain management facilities
5. Stores with more than fifty percent (50%) of merchandise being tobacco or products used with tobacco or other smokable products
6. Adult uses

Sidewalks.

(GCD (Gateway Commercial District) Zoning)

A 10' sidewalk shall be provided along W. Main Street along with interconnection requirements within the planned development.

Open Space.

(GCD (Gateway Commercial District) Zoning)

40%

FAR (Floor Area Ratio).

(GCD (Gateway Commercial District) Zoning)

50%

ISR (Impervious Surface Ratio).

(GCD (Gateway Commercial District) Zoning)

70%

Minimum Lot Width.

(GCD (Gateway Commercial District) Zoning)

One hundred feet (100')

Minimum Building Square Footage.

(GCD (Gateway Commercial District) Zoning)

1,700 Feet

Maximum Building Square Footage.

(GCD (Gateway Commercial District) Zoning)

Commercial Uses: 15,500 Feet

Retail Uses: 5,000 Square Feet

- When combined with another use, retail use area must be limited to 5,000 square feet of the Gross Floor Area.

Setbacks (Minimum).

(GCD (Gateway Commercial District) Zoning)

Front: Twenty-five feet (25') from the property line or Fifty feet (50') from the road centerline, whichever is greater when facing a collector road, seventy-five feet (75') when facing an arterial road.

Side: Ten (10) feet except where a commercial use directly abuts a residential one, where a thirty (30) foot setback is required.

Rear: Twenty (20) feet, except where a commercial use directly abuts a residential use, where a 30 (thirty) foot setback is required.

Waterfront yard: Seventy-five feet (75') from the High Water Line

Building Heights (Maximum).

(GCD (Gateway Commercial District) Zoning)

Fifty feet (50') (may be increased by the City Commission)

Special Requirements.

(GCD (Gateway Commercial District) Zoning)

All development shall be developed as a Planned Development (PD), with the minimum area requirement being waived within this district. All development within this zoning category shall adhere to the following standards:

1. Landscape buffers shall emulate natural vegetation on adjacent sites and provide sixty percent (60%) opacity within one (1) year of planting.
2. All development shall provide for infrastructure and open space interconnectivity with adjacent parcels where legally feasible. An internal road system shall be created to access Main Street such that it aligns with the intersection of Industrial Center Drive and Goodwin Street where legally feasible.
3. A ten feet (10') sidewalk shall be provided along W. Main Street.
4. Two (2) story buildings must have at least a one (1) story for twenty-five (25') then go to two (2) stories.
5. All development must comply with the architectural design standards.
6. All parking areas shall be provided in the rear or side yards, and shall not extend beyond the furthest set back portion of the front façade of the building(s).
7. The maximum square footage of retail establishments shall not exceed 5,000 square feet.
8. Display of merchandise: All open display, storage, or sale of merchandise outside of fully enclosed buildings shall be prohibited, except when enclosed within a structure providing screening from view with eighty percent (80%) opacity (ex. a fenced area with a cover for screening).
9. A market study shall be submitted upon PD submittal for any proposed retail commercial uses showing need.

10. Walkways shall be provided connecting businesses to roadways when the building site fronts an arterial or collector roadway.
11. Trellises and similar structures attached to the front of a building shall not be used for measurement of the front setback. Front porches and walkways in front of buildings may be counted towards this standard.

Additional Use Information.

(GCD (Gateway Commercial District) Zoning)

Prior to final approval of a building permit within this Zoning, a Gateway Corridor or Historic District Review is required. The plans and renditions shall be presented to both the Historic Preservation Board and the City Commission for the opportunity of public review and comment or approval of a Certificate of Appropriateness as outlined in Article 5.

2.13.00 ECW Zoning.

ECW (Employment Center Workplace)

Purpose.

(ECW (Employment Center Workplace) Zoning)

Provides for large volume traffic generating commercial retail, employment center/workplace uses, and appropriate supporting uses, that are incorporated into a planned development.

Permitted principal uses and structures.

(ECW (Employment Center Workplace) Zoning)

1. Professional offices, corporate offices, hotels/motels and other appropriate supporting uses which are incorporated into a planned development.
2. Commercial Retail, Automotive Sales and Services, Highway Commercial and related accessory uses.
3. Public facilities owned or approved by the City

Permitted accessory uses and structures.

(ECW (Employment Center Workplace) Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Prohibited uses and structures.

(ECW (Employment Center Workplace) Zoning)

To be determined within the Development Agreement.

Density.

(ECW (Employment Center Workplace) Zoning)

To be determined within the Development Agreement.

FAR (Floor Area Ratio).

(ECW (Employment Center Workplace) Zoning)

To be determined within the Development Agreement.

ISR (Impervious Surface Ratio).

(ECW (Employment Center Workplace) Zoning)

To be determined within the Development Agreement.

Minimum Lot Width.

(ECW (Employment Center Workplace) Zoning)

To be determined within the Development Agreement.

Minimum Building Square Footage.

(ECW (Employment Center Workplace) Zoning)

To be determined within the Development Agreement.

Maximum Building Square Footage.

(ECW (Employment Center Workplace) Zoning)

To be determined within the Development Agreement.

Setbacks (Minimum).

(ECW (Employment Center Workplace) Zoning)

Front	To be determined within the Development Agreement.
Rear	
Side	
Water Yard	

Building Heights (Maximum).

(ECW (Employment Center Workplace) Zoning)

To be determined within the Development Agreement.

Special Requirements.

(ECW (Employment Center Workplace) Zoning)

Additional Use Information.

(ECW (Employment Center Workplace) Zoning)

Billboards adjacent to Interstate 4 may be permitted to the extent allowed under applicable regulations promulgated by the Florida Department of Transportation.

2.14.00 PLI Zoning.

PLI (Public Land and Institution)

Purpose. *(PLI (Public Land & Institution) Zoning)*

Provide land for a variety of public, institutional and civic uses. Public land use densities and intensities shall be consistent with the land use districts to which the public uses are adjacent.

Permitted principal uses and structures.

(PLI (Public Land & Institution) Zoning)

Health, religious, and civic uses such as, but not limited:

1. Public/private schools and colleges
2. Child day care facilities
3. Hospitals and medical clinics
4. Churches and religious institutions
5. Cemeteries
6. Social and public service agencies
7. Municipal office buildings, library, public safety facilities and emergency service buildings
8. Fire stations
9. Police stations
10. Public works and utilities facilities
11. Public Recreation Facilities, Public Parks, including skateboard/BMX parks
12. Libraries
13. Post offices
14. Community theaters

Permitted accessory uses and structures.

(PLI (Public Land & Institution) Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions.

(PLI (Public Land & Institution) Zoning)

Uses consistent with the land use districts to which the public uses are adjacent

Prohibited uses and structures.

(PLI (Public Land & Institution) Zoning)

1. Adult gaming facilities
2. Pain management facilities
3. Stores with more than fifty percent (50%) of merchandise being tobacco or products used with tobacco or other smokable products
4. Adult uses.

Density.

(PLI (Public Land & Institution) Zoning)

Public Land & Institution zoning densities and intensities shall be consistent with the zoning districts to which the public uses are adjacent (strictest standard shall apply when more than adjacent zoning district about the property)

FAR (Floor Area Ratio).

(PLI (Public Land & Institution) Zoning)

Public Land & Institution zoning densities and intensities shall be consistent with the zoning districts to which the public uses are adjacent (strictest standard shall apply when more than adjacent zoning district about the property)

ISR (Impervious Surface Ratio).

(PLI (Public Land & Institution) Zoning)

Public Land & Institution zoning densities and intensities shall be consistent with the zoning districts to which the public uses are adjacent (strictest standard shall apply when more than adjacent zoning district about the property)

Minimum Lot Width.

(PLI (Public Land & Institution) Zoning)

One hundred feet (100')

Minimum Building Square Footage.

(PLI (Public Land & Institution) Zoning)

Public Land & Institution zoning densities and intensities shall be consistent with the zoning districts to which the public uses are adjacent (strictest standard shall apply when more than adjacent zoning district about the property)

Maximum Building Square Footage.

(PLI (Public Land & Institution) Zoning)

Public Land & Institution zoning densities and intensities shall be consistent with the zoning districts to which the public uses are adjacent (strictest standard shall apply when more than adjacent zoning district about the property)

Setbacks (Minimum).

(PLI (Public Land & Institution) Zoning)

Front	Thirty (30) feet from the property line or Fifty feet (50') from the road centerline, whichever is greater.
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Rear	Thirty (30) feet
Side	Fifteen (15) feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum).

(PLI (Public Land & Institution) Zoning)

Thirty-five (35) feet

Special Requirements.

(PLI (Public Land & Institution) Zoning)

Buildings should include sidewalks connecting to adjacent roads.

Additional Use Information.

(PLI (Public Land & Institution) Zoning)

None

2.15.00 CNR Zoning.

CNR (Conservation Areas)

Purpose. *(CNR (Conservation) Zoning)*

Provides for public and private uses of land that require preservation and conservation of natural resources. Typically, such lands would include wetlands, water bodies, conservation corridors and easements, wildlife refuges, lake and wetland protection and buffer areas and similar properties that are dedicated to a public entity.

Permitted principal uses and structures.

(CNR (Conservation) Zoning)

1. Scenic, wildlife, historic, environmental, and scientific preserves
2. Catwalks, docks and trail bridges constructed of wood or City approved recycled materials
3. Public facilities owned or approved by the City

Permitted accessory uses and structures.

(CNR (Conservation) Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions.

(CNR (Conservation) Zoning)

None

Prohibited uses and structures.

(CNR (Conservation) Zoning)

Density.

(CNR (Conservation) Zoning)

NA

FAR (Floor Area Ratio).

(CNR (Conservation) Zoning)

40%

ISR (Impervious Surface Ratio).

(CNR (Conservation) Zoning)

50%

Minimum Lot Width.

(CNR (Conservation) Zoning)

NA

Minimum Building Square Footage.

(CNR (Conservation) Zoning)

1,000 Square Feet

Maximum Building Square Footage.

(CNR (Conservation) Zoning)

10,000 Square Feet

Setbacks (Minimum).

(CNR (Conservation) Zoning)

Front	Thirty (30) feet from the property line or Fifty feet (50') from the road centerline, whichever is greater
Rear	Thirty (30) feet
Side	Ten (10) feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum).

(CNR (Conservation) Zoning)

Thirty-five (35) feet

Special Requirements.

(CNR (Conservation) Zoning)

Because of the limited ability to accurately depict the exact locations of lands within the Conservation District, the depictions of such lands on the Future Land Use Map and Zoning Map are considered to be illustrative and exact locations shall be determined by field survey, or other scientific means, at time of development or use. Property depicted on the Future Land Use Map and Zoning Map as having a CS or CNR designation, but subsequently determined not to meet criteria for inclusion in the CS land use or CNR Zoning District shall be assigned the designation that is determined to be most appropriate for the location in which the property is located.

Additional Use Information.

(CNR (Conservation) Zoning)

Wetlands and/or water bodies that are contained within easements dedicated to a public entity.

2.16.00 PD-R (Residential) Zoning.

PD-R Planned Development - Residential

Purpose.

(PD-R (Planned Development - Residential) Zoning)

1. Provide for planned residential communities containing a variety of residential structures and a diversity of building arrangements, with complementary and compatible development in accordance with an approved final development plan.
2. Allow diversification of uses, structures and open spaces in a manner compatible with existing and permitted land uses on abutting properties.
3. Reduce improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through the application of other zoning districts.

4. Ensure that development will occur according to the limitations of use, design, density, coverage and phasing stipulated on an approved final development plan.
5. Preserve the natural amenities and environmental assets of the land by encouraging the preservation and improvement of scenic and functional open areas.
6. Encourage an increase in the amount of usable open space areas by permitting a more economical and concentrated use of building areas than would be possible through conventional subdivision practices.
7. Provide the maximum opportunity for the application of innovative concepts of site planning in the creation of aesthetically pleasing living environments on properties of adequate size, shape and location. The Planned Unit Development district is permitted within all land use categories shown on the future land use map of the comprehensive plan.

Designated areas.

(PD-R (Planned Development - Residential) Zoning)

1. Residential PDs (PD-R) shall be located within residentially designated areas
2. The minimum acreage requirement is ten (10) acres with the exception of undeveloped lands consisting of a minimum of five (5) acres adjacent to the Downtown Commercial District (DCD) category shall be required to be zoned PD. A lesser minimum area may be approved if the City Commission determines that the intent and purpose of the PD district and expressed municipal development policy would be served in such case.
3. Planned development techniques shall be used as a management strategy for promoting smart growth principles, negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts and to protect environmentally, historically or archeologically significant sites.

Permitted principal uses and structures.

(PD-R (Planned Development - Residential) Zoning)

1. Single-family dwellings and their permitted accessory uses, including one accessory dwelling unit per principal dwelling unit.
2. Home occupations, as permitted.
3. Public facilities owned by the City.
4. Agricultural, silvicultural and equestrian uses that do not create conditions that are incompatible with neighboring residential uses.
5. Non-profit parks and playgrounds.
6. Recreational or community structures maintained by home owner associations.
7. Licensed Community Residential Facilities with less than seven (7) residents.
8. Group homes, and foster Care Facilities with less than six (6) residents.

Permitted accessory uses and structures.

(PD-R (Planned Development - Residential) Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions.

(PD-R (Planned Development - Residential) Zoning)

1. Bed and Breakfast Inn
2. Child Care Facilities
3. Adult Care Facilities/ Extended Care Facilities
4. Licensed Community Residential Facilities with more than seven (7) residents
5. Group homes, and foster Care Facilities with more than six (6) residents
6. Model homes

Prohibited uses and structures.

(PD-R (Planned Development - Residential) Zoning)

1. Non-residential uses in residential PDs
2. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor

Density.

(PD-R (Planned Development - Residential) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Residential is within or adjacent to.

Minimum Lot Width.

(PD-R (Planned Development - Residential) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Residential is within or adjacent to.

Minimum Building Square Footage.

(PD-R (Planned Development - Residential) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Residential is within or adjacent to.

Maximum Building Square Footage.

(PD-R (Planned Development - Residential) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Residential is within or adjacent to.

Setbacks (Minimum).

(PD-R (Planned Development - Residential) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Residential is within or adjacent to.

Building Heights (Maximum).

(PD-R (Planned Development - Residential) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Residential is within or adjacent to.

Special Requirements.

Performance and development standards.

(PD-R (Planned Development - Residential) Zoning)

1. Pedestrian Orientation: The PD shall incorporate the following principles to guide development in creating pedestrian friendly neighborhoods and communities:
 - a. An open space system that compliments the development to include features such as public gathering spaces and plazas, landscaping, statuary, seating, light and water features, recreation amenities and areas, bicycle racks, and natural open space.
 - b. All developments shall provide for infrastructure and open space interconnectivity both internally and externally with adjacent properties unless physical constraints are present such as wetlands, environmental preservation areas or right-of-way that make interconnection detrimental to the public wellbeing. For development located along an arterial or collector road, the number and type of access points shall be

limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.

- c. A sidewalk meeting the required landscaping for pedestrian connections shall be provided where a commercial or office use abuts an arterial or collector roadway, providing bicyclists and pedestrians direct access from said roadway to the business.

Additional Use Information.

(PD-R (Planned Development - Residential) Zoning)

PD Approval procedures. (PD Zoning)

Article 13.10 of this code outlines requirements for rezoning to a Residential Planned Development.

2.17.00 PD- C (Commercial) Zoning.

PD-C Planned Development - Commercial

Purpose.

(PD-C (Planned Development - Commercial) Zoning)

1. Provide for planned commercial centers with complementary and compatible residential or industrial uses or both; or planned industrial parks with complementary and compatible residential or commercial uses or both developed in accordance with an approved final development plan.
2. Allow diversification of uses, structures and open spaces in a manner compatible with existing and permitted land uses on abutting properties.
3. Reduce improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through the application of other zoning districts.
4. Ensure that development will occur according to the limitations of use, design, density, coverage and phasing stipulated on an approved final development plan.
5. Preserve the natural amenities and environmental assets of the land by encouraging the preservation and improvement of scenic and functional open areas.
6. Encourage an increase in the amount of usable open space areas by permitting a more economical and concentrated use of building areas than would be possible through conventional subdivision practices.
7. Provide the maximum opportunity for the application of innovative concepts of site planning in the creation of aesthetically pleasing living, shopping and working environments on properties of adequate size, shape and location.

Designated areas.

(PD-C (Planned Development - Commercial) Zoning)

1. Commercial PDs (PD-C) shall be located within commercially designated areas of the Future Land Use Map. Light industrial uses may be allowed within a commercial PD.
2. Commercial uses shall be allowed within a PD located within residentially designated areas of the Future Land Use Map provided the site is located adjacent to or in close proximity to the Downtown Commercial land use district and that the commercial uses do not exceed 25% of the gross acreage of the site and are intended to serve the principal use.
3. The minimum acreage requirement is ten (10) acres within all land use categories with the exception that undeveloped lands consisting of a minimum of five (5) acres adjacent to the Downtown Commercial land use category shall be required to be zoned PD. A lesser minimum area may be approved if the City Commission determines that the intent and purpose of the PD district and expressed municipal development policy would be served in such case.

4. Planned development techniques shall be used as a management strategy for promoting smart growth principles, negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts and to protect environmentally, historically or archeologically significant sites.

Permitted principal uses and structures.

(PD-C (Planned Development - Commercial) Zoning)

Uses consistent with the zoning districts to which the Planned Development - Commercial is within or adjacent to.

Permitted accessory uses and structures.

(PD-C (Planned Development - Commercial) Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions.

(PD-C (Planned Development - Commercial) Zoning)

NA

Prohibited uses and structures.

(PD-C (Planned Development - Commercial) Zoning)

Any use, structure or activity not specifically approved by the City Commission within the Development Order, including, but not limited to:

1. Mobile homes
2. Adult gaming facilities
3. Pain management facilities
4. Shops with more than fifty percent (50%) of merchandise being tobacco and products used with tobacco or other smokable products
5. Adult uses.
6. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor

Density.

(PD-C (Planned Development - Commercial) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Commercial is within or adjacent to.

FAR (Floor Area Ratio).

(PD-C (Planned Development - Commercial) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Commercial is within or adjacent to.

ISR (Impervious Surface Ratio).

(PD-C (Planned Development - Commercial) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Commercial is within or adjacent to.

Minimum Lot Width.

(PD-C (Planned Development - Commercial) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Commercial is within or adjacent to.

Minimum Building Square Footage.

(PD-C (Planned Development - Commercial) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Commercial is within or adjacent to.

Maximum Building Square Footage.

(PD-C (Planned Development - Commercial) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Commercial is within or adjacent to.

Setbacks (Minimum).

(PD-C (Planned Development - Commercial) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Commercial is within or adjacent to.

Building Heights (Maximum).

(PD-C (Planned Development - Commercial) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Commercial is within or adjacent to.

Special Requirements.

Performance and development standards.

(PD-C (Planned Development - Commercial) Zoning)

1. Commercial Uses: A market study shall be provided which identifies the need for the proposed commercial uses.
2. Complimentary residential uses at a maximum of 25% of the gross acreage of the site shall be allowed within a Commercial PD.
3. **Commercial Support Intersections within Commercial Planned Development** shall follow the requirements:
 - a. Uses include professional office, personal services, convenience retail, agriculture/equestrian related retail sales of goods and services, child day care centers, grocery, drug store, financial services, and hardware stores or similar uses.
 - b. Structures used for commercial purposes shall be limited to a maximum aggregate floor area ratio of .50 within each property.
 - c. The impervious surface ratio shall not exceed .70.
 - d. Elements of compatibility shall be addressed in the Development Agreement, including but not limited to signage, hours of operation, lighting, building orientation, height, façade, architectural design, parking, landscaping and buffering.
 - e. Commercial Retail Uses is limited to 5,000 square feet.
 - f. The commercial square footage may be increased (developed in conjunction with a mixed use community); however, big box retail is prohibited and market study is required.
4. Landscaping: A 10 (ten) foot landscape buffer meeting code design requirements shall be provided in the area between the road right-of-way and the building.
5. Building Design: Buildings shall be designed to reflect human scale, with building massing and style reflecting the surrounding neighborhood. The use of long areas of with blank walls shall be avoided, with walls containing periodic architectural features creating visual

interest. Flat roofs, including those using parapet walls, shall be prohibited. Windows shall be provided on all building façades facing arterial or collector streets.

6. Parking: All vehicular parking shall be no closer to the road right-of way than the furthest set back portion of the building(s).
7. Display of merchandise: All open display, storage, or sale of merchandise outside of fully enclosed buildings shall be prohibited, except when enclosed within a structure providing screening from view with eighty percent (80%) opacity (ex. a fenced area with a cover for screening).

Additional Use Information.

(PD-C (Planned Development - Commercial) Zoning)

PD Approval procedures. *(PD-C (Planned Development - Commercial) Zoning)*

Article 13.10 of this code outlines requirements for rezoning to a Residential Planned Development.

2.18.00 PD Zoning.

PD-MUX (Mixed Use)

Purpose.

(PD-MUX (Planned Development - Mixed Use) Zoning)

1. Provide for planned residential communities containing a variety of residential structures and a diversity of building arrangements, with complementary and compatible commercial or industrial uses or both; planned commercial centers with complementary and compatible residential or industrial uses or both; or planned industrial parks with complementary and compatible residential or commercial uses or both developed in accordance with an approved final development plan.
2. Allow diversification of uses, structures and open spaces in a manner compatible with existing and permitted land uses on abutting properties.
3. Reduce improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through the application of other zoning districts.
4. Ensure that development will occur according to the limitations of use, design, density, coverage and phasing stipulated on an approved final development plan.
5. Preserve the natural amenities and environmental assets of the land by encouraging the preservation and improvement of scenic and functional open areas.
6. Encourage an increase in the amount of usable open space areas by permitting a more economical and concentrated use of building areas than would be possible through conventional subdivision practices.
7. Provide the maximum opportunity for the application of innovative concepts of site planning in the creation of aesthetically pleasing living, shopping and working environments on properties of adequate size, shape and location.
8. Planned development techniques shall be used as a management strategy for promoting smart growth principles, negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts and to protect environmentally, historically or archaeologically significant sites.

Designated areas.

(PD-MUX (Planned Development - Mixed Use) Zoning)

1. The Mixed Use Planned Development district is permitted within all land use categories shown on the future land use map of the comprehensive plan.

2. **Minimum Gross Acreage:** The minimum acreage requirement is twenty-five (25) acres. A lesser minimum area may be approved if the City Commission determines that the intent and purpose of the Comprehensive Plan and expressed municipal development policy would be served in such case.

Permitted principal uses and structures.

(PD-MUX (Planned Development - Mixed Use) Zoning)

1. Residential townhomes/villas, multi-family residential, single family residential.
2. Commercial offices, personal care services, day care, restaurant/deli. Single occupant structures shall not exceed 25,000 square feet.
3. Retail Commercial shall not to exceed 5,000 square feet per unit or when paired with another use, retail area cannot exceed 5,000 square feet. (Market study required, see performance and development standards)
4. Government, civic, institutional, or recreational

Permitted accessory uses and structures.

(PD-MUX (Planned Development - Mixed Use) Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions.

(PD-MUX (Planned Development - Mixed Use) Zoning)

NA

Prohibited uses and structures.

(PD-MUX (Planned Development - Mixed Use) Zoning)

Any use, structure or activity not specifically approved by the City Commission within the Development Order, including, but not limited to:

1. Mobile homes
2. Adult gaming facilities;
3. Pain management facilities;
4. Shops with more than fifty percent (50%) of merchandise being tobacco and products used with tobacco or other smokable products
5. Adult uses.
6. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor

Density.

(PD-MUX (Planned Development - Mixed Use) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development – Mixed Use is within or adjacent to.

Open Space.

(PD-MUX (Planned Development - Mixed Use) Zoning)

25% of the gross acreage of the site

FAR (Floor Area Ratio).

(PD-MUX (Planned Development - Mixed Use) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development – Mixed Use is within or adjacent to.

ISR (Impervious Surface Ratio).

(PD-MUX (Planned Development - Mixed Use) Zoning)

Commercial Support Intersections: .70

All others: To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development – Mixed Use is within or adjacent to.

Minimum Lot Width.

(PD-MUX (Planned Development - Mixed Use) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development – Mixed Use is within or adjacent to.

Minimum Building Square Footage.

(PD-MUX (Planned Development - Mixed Use) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development – Mixed Use is within or adjacent to.

Maximum Building Square Footage.

(PD-MUX (Planned Development - Mixed Use) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development – Mixed Use is within or adjacent to.

Setbacks (Minimum).

(PD-MUX (Planned Development - Mixed Use) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development – Mixed Use is within or adjacent to.

Building Heights (Maximum).

(PD-MUX (Planned Development - Mixed Use) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development – Mixed Use is within or adjacent to.

Special Requirements.

Performance and development standards.

(PD-MUX (Planned Development - Mixed Use) Zoning)

1. A mixed-use PD (PD-MUX) includes a mix of housing types (i.e. single family and multi-family) shall be allowed and the housing mix shall be flexible; however, multi-family dwelling units within the PD in the single family designated areas shall not exceed 49% of the housing stock.
2. Residential units may be clustered and include a mix of housing.
3. Residential dwellings shall be permitted above or attached to commercial, office, or civic uses.
4. The Mixed Community shall accommodate a land use mix consistent with the following table:

Use	Minimum	Maximum
Residential	40%	65%
Commercial	5%	25%

Parks & Open Space	35%	N/A
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5. Pedestrian Orientation: The Mixed-Use PD shall incorporate the following principles to guide development in creating pedestrian friendly neighborhoods and communities:
 - g. An open space system that compliments the development to include features such as public gathering spaces and plazas, landscaping, statuary, seating, light and water features, recreation amenities and areas, bicycle racks, and natural open space.
 - h. All developments shall provide for infrastructure and open space interconnectivity both internally and externally with adjacent properties unless physical constraints are present such as wetlands, environmental preservation areas or right-of-way that make interconnection detrimental to the public wellbeing. For development located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.
 - i. A sidewalk meeting the required landscaping for pedestrian connections shall be provided where a commercial or office use abuts an arterial or collector roadway, providing bicyclists and pedestrians direct access from said roadway to the business.
6. Commercial Support Intersections within Mixed Use Planned Development shall comply with the following requirements:
 - a. Uses include professional office, personal services, convenience retail, agriculture/equestrian related retail sales of goods and services, child day care centers, grocery, drug store, financial services, and hardware stores or similar uses.
 - b. Elements of compatibility shall be addressed in the Development Agreement, including but not limited to signage, hours of operation, lighting, building orientation, height, façade, architectural design, parking, landscaping and buffering.
 - c. The commercial square footage may be increased (developed in conjunction with a mixed use community); however, big box retail is prohibited.
 - d. Commercial Retail Uses is limited to 5,000 square feet.
7. Parking: All vehicular parking shall be no closer to the road right-of way than the furthest set back portion of the building(s).
8. Display of merchandise: All open display, storage, or sale of merchandise outside of fully enclosed buildings shall be prohibited, except when enclosed within a structure providing screening from view with eighty percent (80%) opacity (ex. a fenced area with a cover for screening).

Additional Use Information.
(PD-MUX (Planned Development - Mixed Use) Zoning)

PD Approval procedures.
(PD-MUX (Planned Development - Mixed Use) Zoning)

Article 13.10 of this code outlines requirements for rezoning to a Residential Planned Development.