

# TABLE OF ZONING DISTRICT REGULATIONS

ZONING DISTRICT		MINIMUM LOT SIZE	WIDTH AT BUILDING LINE	MINIMUM HOUSE SIZE	SETBACKS				INFORMATIONAL NOTE: This table is subject to amendment from time to time. Please contact the Planning and Development Division Office at 407-665-7371 for further information.
					F	Side St*	S	R	
Agriculture Rural Zoning Classification/Rural Subdivision Standards	A-1	1 acre	150 ft.	N/A	50	50	10	30	STRUCTURES ACCESSORY TO THE RESIDENCE: 10 ft. rear setback; side setback equal to requirement for main residence; 50 ft. minimum front yard setback and shall not project beyond the front building line for the main residence unless a min. 100 ft. setback can be maintained. Accessory dwelling units limited to 35% of the gross floor area of the main residence. <b>BARN &amp; STRUCTURES FOR LIVESTOCK, STRUCTURES FOR AGRICULTURAL USE:</b> 50 ft. front, side and rear setback. 100 ft. from any residential structure on an adjacent lot or parcel.
	A-3	3 acres	150 ft.	N/A	50	50	10	30	
	A-5	5 acres	150 ft.	N/A	50	50	10	30	
	A-10	10 acres	150 ft.	N/A	50	50	10	30	
Country Homes Single-Family Dwelling	RC-1	1 acre	120 ft.	700 sq. ft.	35	35	20	35	DETACHED ACCESSORY BUILDING SETBACKS (not including RC-1 zoning): Accessory buildings exceeding 200 sq. ft. in size and/or 12 feet in height shall meet all of the district setbacks and other requirements applicable to the main residential structure located on the same parcel. Accessory structures 200 sq. ft. and under in size and 12 feet and under in height shall maintain the same side yard district requirement applicable to the main residence and a minimum 10 ft. rear yard setback. See General Requirements below for side street setbacks applicable to corner lots. RC-1 accessory setbacks to maintain 20 ft. side and rear setbacks unless abutting one or more streets, and shall not project forward of the front building line of the principal structure. <b>POOLS AND POOL SCREEN ENCLOSURES:</b> A pool shall maintain a minimum 10 ft. side and rear yard setback and a pool screen enclosure shall maintain the same side yard district requirement applicable to the main residence and a minimum 5 ft. rear yard setback except when abutting a natural water body. When abutting a natural water body a pool shall maintain 30 ft. and a pool screen enclosure shall maintain a 25 ft. setback from the mean high water line. <b>GENERAL REQUIREMENTS:</b> Accessory structures shall not project beyond the established front building line of the main residence. Corner lots are considered to have two front yards. See Land Development Code for accessory building setbacks for structures to house horses, livestock or fowl.
	R-1BB	5,000 sq. ft.	50 ft.	450 sq. ft.	20	15	5	20	
	R-1B	6,700 sq. ft.	60 ft.	450 sq. ft.	20	15	7.5	25	
	R-1	8,400 sq. ft.	70 ft.	450 sq. ft.	25	15	7.5	30	
	R-1A	9,000 sq. ft.	75 ft.	700 sq. ft.	25	15	7.5	30	
	R-1AA	11,700 sq. ft.	90 ft.	700 sq. ft.	25	25	10	30	
	R-1AAA	13,500 sq. ft.	100 ft.	700 sq. ft.	25	25	10	30	
One and Two-Family Dwelling <small>(Duplex lot may be platted to facilitate separate ownership; min. lot size shall be 4,500 sq. ft. and 37.5 min. width at building line.)</small>	R-2	9,000 sq. ft. for single or duplex dwelling unit.	75 ft.	450 sq. ft.	25	15	10	30	
	R-3	Max. Density 13 du/ac with BCC approval			25' F, S & R				Where buffers required under Chapter 30 Part 67 exceed the setback requirements stated herein, setbacks shall equal the width of the buffers.
Multiple-Family Dwelling	R-3A	Max. Density 10 du/ac with BCC approval							In the R-4 District, increase the setback by 10 ft. for each story over one.
	R-4	Max. density varies with BCC approval.			25	25	25	25	Refer to the code for setbacks for accessory structures.
	RM-1	7,000 sq. ft.	70 ft.	N/A	20	20	10	20	See the Code for the buffer and setback requirements around the perimeter of the RM-1 or RM-2 Zoned property.
Single-Family Mobile Home	RM-1	7,000 sq. ft.	70 ft.	N/A	20	20	10	20	Minimum development size in RM-2 is 10 acres.
Single-Family Mobile Home Park	RM-2	5,000 sq. ft.	50 ft.*	N/A	20	20	10	15	RM-1: A setback of 50' shall be provided from lot lines and any right-of-way which borders the RM-1 district. RM-2: Each mobile home residence space shall be 5,000 sq. ft. minimum and a minimum average width of 50 feet.
Travel Trailer Park & Campsites	RM-3	500 sq. ft.	30 ft.	N/A	25	25	25	25	No setbacks for the individual spaces. A 25 ft. setback is required around the perimeter of the entire park. See Land Development Code for details.
		See Land Development Code							
Planned Development	PD	Master Development Plan Required			Determined by Master Development Plan				Development criteria determined by BCC based on future land use designation, neighborhood compatibility, traffic safety, etc. Final development plan approved administratively by Economic & Community Development Services Director.
Public Lands and Institutions	PLI				25	25	25	25	See Chapter 30, Part 32 for development criteria.
Residential Professional	RP	See Chapter 30, Part 34 for minimum requirements			25	25	10	30	Development of vacant property for office use shall comply with the requirements of the OP, Office Professional Zoning District. Where buffers required under Chapter 30 Part 14 exceed the setback requirements stated herein, setbacks shall equal the width of the buffers. Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than 50% of the required open space.
		9,000 sq. ft.*	75 ft.*	N/A					
Office	OP	15,000 sq. ft.	100 ft.	N/A	25	0	0	10	Where buffers required under Chapter 30 Part 14 exceed the setback requirements stated herein, setbacks shall equal the width of the buffers.
Retail Commercial	C-1			N/A	25	0	0	10	In the M-1A, M-1 and M-2 zoning districts, the front yard setback for lots internal to an industrial park may be 25 ft. minimum.
General Commercial	C-2			N/A	25	0	0	10	
Heavy Commercial and Very Light Industrial	C-3			N/A	25	0	0	10	A minimum of 25% must be dedicated as open space.
Convenience Commercial	CS			N/A	50	0	0	10	Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than 50% of the required open space. Sideyard setback may be reduced to 0' except when a side lot abuts property zoned residential or has a res. FLU.
Restricted Neighborhood Commercial	CN			N/A	50	0	0	10	
Very Light Industrial	M-1A			N/A	50	10	10	10	Rear yards for M-A, M-1, M-2 may be reduced to 0' when abutting railroad siding, as long as no trackage shall be located nearer than 300 ft. to any residential district.
Industrial	M-1			N/A	50	10	10	10	
Impact-General Industrial	M-2			N/A	50	10	10	10	
University Community	UC	10,000 sq. ft.		N/A	25	25	25	25	See Chapter 30, Part 30 for all building requirements. Max building height 100'.
Affordable Housing Dwelling Subdivision Standards	R-AH	SF-3600 sq. ft.	40 ft.	700 sq. ft. for each unit.	LDC	LDC	LDC	LDC	See the Land Development Code (LDC) for detailed setback requirements.
		Duplex-7,200 sq. ft.	80 ft.						

# SEMINOLE COUNTY FUTURE LAND USE DESIGNATIONS AND ALLOWABLE ZONING DISTRICTS

## Policy Notes Integral to and Part of the Table Entitled "Future Land Use Designations and Allowable Zoning Districts"

<sup>1</sup> See Policy FLU 1.9 and Objective FLU 12 for all parcels located within the Wekiva River Protection Area and Objective 13 for all parcels within the Wekiva Study Area. See Policy FLU 1.10 for all parcels located within the Econlockhatchee River Protection Area.

<sup>2</sup> See Future Land Use Element Policies, future land use definitions and Land Development Code provisions for more specific land use definitions and requirements.

<sup>3</sup> Net Buildable Acres is defined as: within the Urban Service Area of Seminole County - the total number of acres within the boundary of a development excluding natural lakes and wetlands or floodprone areas; or within the East Rural Area as identified by Exhibit FLU: Special Area Boundaries - the total number of acres within the boundary of a development excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or floodprone areas. For purposes of this definition, a development is defined as: for properties with PD (Planned Development) zoning - all property included within the legal description of the approved PD zoning ordinance and/or Development Order; or for properties in all zoning districts other than PD (Planned Development) - all property included within the final subdivision plat or site plan. The square feet of building divided by the net buildable acres within a development site, is used as a measure of the intensity of nonresidential development.

<sup>4</sup> Existing sites (as of Sept. 11, 1991) are permitted per Policy FLU 10.4. No new sites within Suburban Estates are permitted.

<sup>5</sup> The Comprehensive Plan sets forth the range of potential uses of property in the context of a specific planning horizon and provides for a wide array of potential zoning classifications within each future land use designation. The zoning classifications indicated in the table for each land use designation may be considered for approval, but are not guaranteed. The appropriateness of a requested zoning classification on a particular parcel of property is determined based on availability of public facilities and services, impacts on natural resources, compatibility with surrounding zoning and uses, and requirements of the Land Development Code. See Policy FLU 17.3, Relationship of Land Use to Zoning Classification.

<sup>6</sup> The following zoning classifications require a site development plan in conjunction with a rezoning application: PD, R-3, R-3A, R-4, RM-2, RM-3. See Land Development Code for specific submittal requirements.

**Commercial:** Commercial land use designations may be developed as mixed commercial/residential planned developments per Policy FLU 5.2.

**Environmentally Sensitive Lands Overlay:** The exact boundary of Environmentally Sensitive Land Overlay areas is determined at time of development order or permit approval. All development must comply with applicable Land Development Code requirements addressing natural resource characteristics of the specific site, which take precedence over the underlying future land use designation. (See Definitions of Future Land Use Designations in FLU Element regarding allowed uses and special provisions of development).

**Higher Intensity Planned Development:** Policies FLU 5.6 through FLU 5.14 and the definitions of HIP future land use in this Plan establish the allowable uses and special provisions for development within this future land use designation. Limitations relating to height and noise contours may restrict maximum densities within the HIP-Airport area.

**Low Density Residential:** See Policy FLU 10.1 Affordable and Workforce Housing Density Bonuses, and Policy HSG 3.3 Affordable Housing Density Bonus.

**Mixed Development:** Policy FLU 5.15 and the definition of MXD future land use in this Plan establish the uses and special provisions for development within this future land use designation.

**Office:** Architectural standards may be required for compatibility with adjacent residential development. See Office future land use definition.

**Planned Development:** Planned Development (PD) land use designations are made through applicant-requested amendments to the Future Land Use Map. Plan amendments to PD must be accompanied by a PD rezoning application including master development plan per Section 30.445 of the Land Development Code. See Definitions of Future Land Use Designations section of Future Land Use Element for details on architectural compatibility.

**Preservation/Managed Lands:** The PML land use designation consists of natural lands owned by Seminole County or other governmental agencies. See Definitions of Future Land Use Designations for purposes and allowable uses. Properties within the PML designation may retain their existing zoning classifications as of the PML adoption date.

**Recreation:** Properties in PD, A-3, A-5, and A-10 may be amended to the Recreation future land use designation without the need to undergo rezoning. The purpose of permitting these zoning classifications in Recreation is to recognize existing zoning while precluding development on publicly owned property within the Recreation land use designation.

**Rural-3, Rural-5 and Rural-10:** PD zoning is permitted within the Econlockhatchee River Basin only where a transfer of density is to be used in accordance with the provisions of the Econlockhatchee River Protection Overlay Standards Classification.

FUTURE LAND USE / OVERLAY	NET DENSITY/INTENSITY	ALLOWABLE ZONING DISTRICTS
Notes: 1,2	Note: 3 and *	Notes: 5,6
Environmentally Sensitive Lands Overlay	Overlay informational land designation indicating protected wetland and flood prone areas.	NA
Urban Centers and Corridors Overlay	Overlay areas with incentives to encourage a development pattern consistent with the Central Florida Regional Growth Vision (see Policy FLU 5.17)	NA
Oxford Place Future Land Use Overlay District	<ul style="list-style-type: none"> <li>• Minimum 20 DU/AC</li> <li>• Maximum 50 DU/AC</li> <li>• Maximum FAR - 1.0</li> </ul>	C-1, C-2, R-3, and PD
Rural-10	Maximum 1 DU/10AC or 1 DU/5AC if units are sited specifically on 1 acre lots	PLI, PD, A-10
Rural-5	Maximum 1 DU/5AC	PLI, PD, A-5, A-10
Rural-3	Maximum 1 DU/3AC	PLI, PD, A-3, A-5, A-10
Suburban Estates	Maximum 1 DU/AC	A-1, RC-1, PLI, PD, RM-3*
Low Density Residential (LDR)	Maximum 4 DU/AC	R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, A-1, RC-1, PLI, PD
	Maximum 7 DU/AC with affordable housing (see Policy HSG 3.3)	PD, R-AH
Medium Density Residential (MDR)	Maximum 10 DU/AC, Maximum 12 DU/AC with affordable housing (see Policy HSG 3.3)	RM-1, RM-2, R-2, R3-A, R-1B, R-1BB, RP, all LDR zonings, PD
High Density Residential	Maximum residential density - 20 DU/AC Maximum 22 DU/AC with affordable housing (See Policy HSG 3.3)	R-3, R-3A, R-4, all MDR zonings, PD
Mixed Development	<ul style="list-style-type: none"> <li>• Maximum residential density - 30 DU/AC (maximum 40 DU/AC per Policy FLU 5.15)</li> <li>• Maximum FAR - 0.80 (Commercial and Industrial) (additional FAR allowable per Policy FLU 5.15)</li> <li>• Maximum FAR - 1.0 (see Policy FLU 5.15)</li> </ul>	PLI, C-1, C-2, PD, MUCD, and zoning in place at time Mixed Development designation was assigned.
Planned Development	Max density/intensity: See Policy FLU 5.16; link to table on Comprehensive Plan webpage	PD, MUCD
Higher Intensity Planned Development - Core	<ul style="list-style-type: none"> <li>• Minimum residential density - 20 DU/AC</li> <li>• Maximum residential density - 50 DU/AC</li> <li>• Minimum FAR - 0.5</li> <li>• Maximum FAR - 1.0</li> </ul>	PD, PLI
Higher Intensity Planned Development - Transitional	<ul style="list-style-type: none"> <li>• Maximum residential density - 20 DU/AC</li> <li>• Maximum FAR - 0.35</li> </ul>	PD, PLI
Higher Intensity Planned Development - Target Industry	<ul style="list-style-type: none"> <li>• Abutting single-family residential area - 20 DU/AC**</li> <li>• All other areas - 50 DU/AC**</li> <li>• FAR abutting single-family residential area - 0.35</li> <li>• FAR all other areas - 1.5</li> </ul>	PD, PLI Also, MDR and Office zoning classifications only where such development buffers existing single-family subdivisions from target industry.
Higher Intensity Planned Development - Airport	<ul style="list-style-type: none"> <li>• Maximum residential density - 30 DU/AC</li> <li>• Maximum FAR - 1.0</li> </ul>	PD, PLI
Office	Maximum FAR - 0.35	OP, RP, A-1, PD, PLI
Commercial	Maximum FAR - 0.35	CN, CS, C-1, C-2, A-1, PD, PLI, OP, RP
Commercial (see Policy FLU 5.2)	Range 10 - 20 DU/AC	
Industrial	Maximum FAR - 0.65	C-3, C-2, C-1, M-1A, M-1, M-2, A-1, OP, PD, PLI
Public, Quasi-Public	Maximum FAR - 0.65	PLI, A-1
Preservation / Managed Lands	Maximum - 0.10	PLI
Recreation	Maximum FAR - 0.50	PLI, A-1, PD, A-3, A-5, A-10

**Source: Seminole County Comprehensive Plan**  
Revised Ordinance Number 2024-8, Effective March 26, 2024

\* Dwelling Units Per Net Buildable Acre (DU/AC) and Floor Area Ratios (FAR) are the measurements of density or intensity of land use.

\*\* Residential uses permitted per Policy FLU 5.8