TABLE OF ZONING DISTRICT REGULATIONS

| ZONING DISTRICT Building Building Building Building Building The stable is subject to amodnering throm the totum pressecontent the Planning and Cheeringment Union. Office at 427-685-73 Apriculture A-1 1 acres 160 ft N/A 50 10 30 STRUCTURES ACCESSORY TO THE RESIDENCE: 10 ft reas rebacts, 20 Studivision Standards A-5 5 acres 150 ft N/A 50 50 10 30 STRUCTURES ACCESSORY TO THE RESIDENCE: 10 ft reas rebacts, 20 Studivision Standards A-5 5 acres 150 ft N/A 50 50 10 30 Throuturing the formal residence of minimum residence and minimum residence and minimum residence and a minimum residence and residence | ZONING DISTRICT | | | | MINIMUM HOUSE SIZE | SETBACKS | | | | INFORMATIONAL NOTE: |
|--|---|------|------------------|----------------|-----------------------|----------|------------|-------|---------|---|
| Knall Zomig Classification/Hural A.3 Sacres 100 N/A 50 60 10 20 requirement for main readence, 50 minimum four yard setback and allow in the setback and | | | | | | F | Side St* | S | R | This table is subject to amendment from time to time. Please contact the Planning and Development Division Office at 407-665-737 |
| A-6 5 across 150 0.1 NA 50 90 10 30. front building line for the main residence unless a min. 100 ft acethod control Country Homes R-1 10 arres 150 ft. NA 60 50 10 33. front building line for the main residence unless a min. 100 ft acethod control Country Homes R-1 1 acc 150 ft. NA 60 50 10 33. 50. 100 ft. 100 cm. The processing welling minimal to all of the processing minimal to all of the processing welling welling minimal to all of the processing minimal to all of the processing welling minimal to all of the processing minimal to all of the processing minimal to all of the main teal processing minimal to all of the main teal processing minimal to all of the processing | Agriculture | A-1 | 1 acre | 150 ft. | N/A | 50 | 50 | 10 | 30 | STRUCTURES ACCESSORY TO THE RESIDENCE: 10 ft. rear setback; sid |
| Subdivision Standards A-5 Gauces 150 ft. NA 50 60 100 100 Increase 150 ft. NA 50 60 30 Foot builting the full mask as do readen young Increase of the main residence unless and increase of the main residence and a minimum of the side and rear eventues. Figure and the main residence unless and increase of the main residence and a minimum of the side and rear eventues. Figure and the main residence and a minimum of the side and rear eventues and unless and the main residence and a minimum of the side and rear eventues and unless and the main residence and a minimum of the side and rear eventues and unless and the main residence and a minimum of the side and rear eventues and unless and the main residence and a minimum of the side and rear eventues and unless and the main residence and a minimum of the side and rear eventues and unless and the main residence and a minimum of the side and rear eventues and unless and the main residence and a minimum of the side and rear eventues and unless and the main residence and a minimum of the side and rear eventues and unless and the residence and a minimum of the side and rea | Rural Zoning Classification/Rural | A-3 | 3 acres | 150 ft. | N/A | 50 | 50 | 10 | 30 | requirement for main residence; 50 ft. minimum front yard setback and shall |
| Rc Body County Homes Rc Body County Homes Rc Body County Homes Rc Body County Homes Rc Body Rc R | Subdivision Standards | A-5 | 5 acres | 150 ft. | N/A | 50 | 50 | 10 | 30 | front building line for the main residence unless a min. 100 ft. setback can b |
| Country Homes Co. 1 acre 1000 sq. ft 68 35 20 50 1000 sq. ft 1000 sq. ft 83 20 50 1000 sq. ft 1000 sq. ft 20 | | A-10 | 10 acres | 150 ft. | N/A | 50 | 50 | 10 | 30 | |
| County fores RC-1 1 acre 120 ft 120 | | | | | | | | | | |
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| R-18 67:00 sg, ft. 60 ft. 700 sg, ft. 20 7.5 25 Buddax and other requirements applicable to the main residence and a minimum. R-14 80:00 sg, ft. 76 ft. 1100 sg, ft. 22 25 (15°), 76 3 30 30 31 30 31 30 31 30 31 30 31 30 31 32 32 31 30 31 30 31 30 31 30 31 30 31 30 31 30 31 30 31 30 31 30 31 30 31 30 31 30 31 30 31 31 30 31 31 30 31 31 30 31< | | | | | | | | | | |
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| R-14AAA 13.500 sg. ft 100 ft 11000 st. ft 25 25 10 300 RC-1 accessory subtacks to maining 20 ft, side and rear subtacks unless 3 One and Two-Family Dwelling 9.000 sq. ft. 75 ft. 1400 sq. ft. 30 75 ft. 1400 sq. ft. 100 100 sq. ft. < | | | | | | | | | | |
| R:IAAA 21/200 a) ft 1000 ft | | | 13 500 sq. ft | | | | 25 | | | |
| One and Two-Family Dwolling R-2 9,000 sp. ft. ringle or duplex diversing or duplex di | | | | | | | 25 | | | and shall not project forward of the front building line of the principal structur |
| Coupex tormay be platted to facilitate separate ownership: mix.dt as balted for acilitate separate dwelling unit. for Single or duplex and to 700 sq. ft. single- family for Duplex, and to 700 sq. ft. single- family A pool shift and animum. 10 ft. side and rear yard setback are given seld yard shift requirement applicable to the main resi- rear yard setback or except when abuting a natural water body. When abuting a selback for accept when abuting a natural water body. When abuting a selback for accept when abuting a natural water body. When abuting a selback for accept when abuting a natural water body. When abuting a selback for accept when abuting a natural water body. When abuting a selback shall use to body. The selback be to selbacks for accept were inclosure shall not project beyond the established front building. Mutiple-Family Dwelling R-3 Max. Density 13 du/ac with BCC approval. 25 25 25 25 25 25 25 25 25 25 25 25 26 25 25 25 26 25 25 25 25 25 25 26 25 25 25 25 25 25 25 25 25 25 25 25 25 25 25 25 25 25 | One and Two-Family Dwelling | | | | | | | | | POOLS AND POOL SCREEN ENCLOSURES: |
| Duplex tormay be platted to facilitate separate winemain: mich size shall be 4.500 sq. ft. and 37.5 duplex dwelling unit. and winemain: mich with single- family and mich with shall maintain 30 ft. and a pool screen enclosure shall maintain a 25 ft. set wingle- family Multiple-Family Dwelling R.3 Max. Density 13 du/ac with BCC approval 25 F, 58 R Set Land Development 2.3 Story Building: 2.3 Story Building: | | | | | | | 20 | | | |
| ownership::min.disize shall be 4,500 sq. ft. and 37.5 dwelling unit. isingle-family | (Duplex lot may be platted to facilitate separate | | | | | | | | | |
| min. width at building line.) annal and a pool screen enclosure shall maintain 2 b. ft. sett water line. shall maintain 30 ft. and a pool screen enclosure shall maintain 2 b. ft. sett water line. Multiple-Family Dwelling R.3 Max. Density 13 du/ac with BCC approval -Story Building: 25' F. S & R Where buffers tequired under Chapter 30 Part 67 exceed the setback or ft. M. R-3 Max. Density 10 du/ac with BCC approval 25' F. S & R Where buffers tequired under Chapter 30 Part 67 exceed the setback or form. Single-Family Mobile Home RM-4 Max. Density 10 du/ac with BCC approval 25' F. S & R In the R-4 District, increase the setback by 10 ft, for each story over one. Single-Family Mobile Home RM-4 700. sq. ft. 10 ft. N/A 20 10 20 10 20 See the Code for the buffer and setback requirements around the perimete Development Plan Single-Family Mobile Home RM-4 50.00 sq. ft. 50.01 N/A 20 20 10 20 See the Code for the buffer and setback requirements around the perimete Development Plan Planed Development PD Master Development Plan Required Development Plan Development Plan Development Plan Development Plan equired under Chapter 30 Part 67 exceed the setback requirements stated herein, setback shall equal the width of the buffers. General Commercial </td <td>ownership: min.lot size shall be 4,500 sq. ft. and 37.5</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> | ownership: min.lot size shall be 4,500 sq. ft. and 37.5 | | | | | | | | | |
| Multiple-Family Dwelling R3 Max. Density 13 du/ac with BCC approval 1-Story Building: 2-Story Buildi | min. width at building line.) | | | | single- | | | | | |
| Multiple-Family Dwelling R3 Max. Density 13 du/ac with BCC approval 1-Story Building: 25 F, S & R Constructures shall not project beyond the stabilished front building setbacks for structures to house horses, livestock or fowl. R-3 Max. Density 13 du/ac with BCC approval 1-Story Building: R-3 Visual Structures to house horses, livestock or fowl. Where buffers required under Chapter 30 Part 67 exceed the setback require setbacks for structures to house horses, livestock or fowl. R-4 Max. Density 10 du/ac with BCC approval. 25 25 25 25 Single-Family Mobile Home Park RM-2 500 sg. ft. NA 20 20 10 25 See the Code for the buffer raquised to set the setback requirements around the perimete Single-Family Mobile Home Park RM-2 500 sg. ft. NA 20 20 10 15 No setbacks for the individual spaces. 25 25 Planned Development RM-3 See Land Development Plan Required Determined by Master No setbacks for the individual spaces. See Chapter 30, Part 34 for minimum 25 25 25 26 26 Planned Development RP See Chapter 30, Part 34 for minimum 25 25 25 25 <td></td> <td></td> <td></td> <td></td> <td>family</td> <td></td> <td></td> <td></td> <td></td> <td></td> | | | | | family | | | | | |
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| Multiple-Family Dwelling R.3 Max. Density 13 du/ac with BCC approval Story Building: 25 F, S & R. seatbacks for structures to house horses. [Ivestock or fow.] R-3 Max. Density 10 du/ac with BCC approval 25 F, S & R. Story Building: 25 F, S & R. In the R-4 District, increase the setback requirements around the perimete Single-Family Mobile Home Park R4 Max. density raries with BCC approval 25 Z 25 Z 25 25 25 Single-Family Mobile Home Park RM-2 50.00 sg. ft. 50 ft. N/A 20 20 10 20 See the Code for the buffer and setback requirements around the perimete property. Minimum development size in RM-2 is 10 acres. Planned Development PD Master Development Plan Required Code Determined by Master Determined by Master Development retriai determined by BCC based on future land use designat community Development for a cate proved administic Community Development of vacant property for office use shall comply with the require professional Development retriai determined by BCC based on future land use designat requirements Public Lands and Institutions PLI See Chapter 30, Part 34 for minimum requirements 25 25 52 52 52 52 52 52 52 52 52 52 52 <td></td> | | | | | | | | | | |
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| R-3A Max. Density 10 du/ac with BCC approval. Single-Family Mobile Home 2-3 Story Building: 35 F. S & R In the R-4 District, increase the setback by 10 ft, for each story over one. Single-Family Mobile Home RM-1 7,000 sq. ft. 70 ft. N/A 20 20 10 20 set the A-4 District, increase the setback by 10 ft, for each story over one. Single-Family Mobile Home Park RM-1 7,000 sq. ft. 50 ft. N/A 20 20 10 10 property. Minimum development size in RM-2 is 10 acres. Travel Trailer Park & Campsites RM-3 See Land Development N/A 20 20 10 15 No setbacks for the individual spaces. A 25 ft. setback is required around the park. See Land Development Code for details. Planned Development PD Master Development Plan Required Determined by Master Development of vacant property for office use shall comply with the require requirements Public Lands and institutions PLI Intervents 25 25 25 25 25 25 26 10 30 Core OP 15,000 sg. ft. 100 ft. N/A 25 25 0 10 30 Development of vacant property for office use shall comply with the require requirements stated herein, setbacks shall equal the width of the buffers. Office OP 15, | Multiple-Family Dwelling | | | | | | | ng: | • | Where buffers required under Chapter 30 Part 67 exceed the setback requir |
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| Code Code park. See Land Development Code for details. Planned Development PD Master Development Plan Required Determined by Master Development criteria determined by BCC based on future land use designa compatibility, traffic safety, etc. Final development plan approved administic community Development Services Director. Public Lands and Institutions PLI Z5 25 25 25 See Chapter 30, Part 32 for development criteria. Residential Professional RP See Chapter 30, Part 34 for minimum requirements 25 25 0 10 Development of vacant property for office use shall comply with the require requirements stated herein, setbacks shall equal the width of the buffers. Office OP 15,000 sq. ft. 100 ft. N/A 25 25 0 10 Restricted Neighborhood Commercial C-1 N/A 25 25 0 10 Where buffers required under Chapter 30 Part 67 exceed the setback require setback requirements and institutions industrial N/A 25 25 0 10 General Commercial C-3 N/A 25 25 0 10 Restricted Neighborhood Commercial CN N/A 25 25 0 10 <t< td=""><td>Single-Family Mobile Home Park</td><td>RM-2</td><td></td><td>50 ft.</td><td>N/A</td><td>20</td><td>20</td><td>10</td><td>15</td><td>property. Minimum development size in RM-2 is 10 acres.</td></t<> | Single-Family Mobile Home Park | RM-2 | | 50 ft. | N/A | 20 | 20 | 10 | 15 | property. Minimum development size in RM-2 is 10 acres. |
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| Very Light IndustrialM-1AN/A50501010IndustrialM-1N/A50501010Impact-General IndustrialM-2N/A50501010University CommunityUCN/A25252525See Chapter 30, Part 30 for all building requirements.Affordable Housing Dwelling SubdivisionR-AHSF-3600 sq. ft. Duplex-7,20040 ft.700 sq. ft. for eachQQQQQUniversity CommunityUCN/A252525See the Land Development Code (LDC) for detailed setback requirements. | | | | | | | | | | |
| IndustrialM-1N/A50501010NOTE: In the M-1A, M-1 and M-2 zoning districts, the front yard setback for park may be 25 ft. minimum.Impact-General IndustrialM-2N/A50501010NOTE: In the M-1A, M-1 and M-2 zoning districts, the front yard setback for park may be 25 ft. minimum.University CommunityUCN/A25252525See Chapter 30, Part 30 for all building requirements.Affordable Housing Dwelling Subdivision StandardsR-AHSF-3600 sq. ft. Duplex-7,20040 ft. 80 ft.700 sq. ft. for each OO< | | | | | | | | - | | |
| Impact-General Industrial M-2 N/A 50 50 10 10 park may be 25 ft. minimum. University Community UC N/A 50 50 10 10 park may be 25 ft. minimum. Affordable Housing Dwelling Subdivision R-AH SF-3600 sq. ft. 40 ft. 700 sq. ft. 50 50 10 10 park may be 25 ft. minimum. Standards 0 | <i>, , , , , , , , , , , , , , , , , , , </i> | | | | | | | | | NOTE: In the M-1A, M-1 and M-2 zoning districts, the front vard setback for |
| Impact General industrial Impact General industrial Impact General industrial Impact General industrial University Community UC N/A 25 25 25 25 See Chapter 30, Part 30 for all building requirements. Affordable Housing Dwelling Subdivision R-AH SF-3600 sq. ft. 40 ft. 700 sq. ft. See the Land Development Code (LDC) for detailed setback requirements. Standards Bo ft. for each O O O O O | | | | | | | | - | | |
| Affordable Housing Dwelling Subdivision R-AH SF-3600 sq. ft. 40 ft. 700 sq. ft. See the Land Development Code (LDC) for detailed setback requirements. Standards Standards See the Land Development Code (LDC) for detailed setback requirements. | | | | | | | | | | |
| Standards Duplex-7,200 80 ft. for each 0 0 0 0 | | | SE-3600 cg. ft | 40 ft | | 20 | 20 | 20 | 20 | |
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*Side street setbacks shall be the same as the front yard setbacks unless otherwise noted. **Side street setback for the main residence may be reduced to 15 feet with approval by the Seminole County Traffic Engineer. NOTE: If a parcel or lot is located within an Overlay District such as the Lake Mary Corridor, SR-46 Corridor, Markham Rd., Longwood Markham Rd., Lake Markham Rd. Corridor or Scenic Corridor District, the setback requirements may be more restrictive. **MEASUREMENT OF SINGLE-FAMILY AND DUPLEX DWELLING SETBACKS:** *Front and Side Yard*: measured perpendicular to the property line to the first vertical plane which intersects any portion of the structure other than a nominal roof overhang. An open, unroofed porch or paved terrace may project into a required front yard for a distance not to exceed 10 feet. For double frontage through lots, see the Land Development Code for the rear yard setback. **Rear Yard**: measured parallel with the side of the dwelling unit such that wherever the line strikes the closest property line shall be the point at which the rear yard setback is measured. Whenever a lot abuts an alley, one-half of the alley width may be considered as a portion of the required rear yard. **Water front Yard**: a waterfront yard is a yard required on waterfront property with depth measured from mean-high-water line. **Irregularly Shaped Lots**: the lot width for irregularly shaped lots, such as at the end of a cul-de-sac, may be reduced to 75% of the District requirement, providing all required building setbacks are met. **Fences**: Closed fences or walls in excess of 3 ft. in height shall maintain the same front or side street setback district requirement applicable to the main dwelling structure.

time 5-7371 for further information. k; side setback equal to shall not project beyond the can be maintained. ain residence. RICULTURAL USE: on an adjacent lot or parcel. zoning): ht shall meet all of the district acture located on the same parcel. the shall maintain the same side um 10 ft. rear yard setback. See ner lots. ess abutting one or more streets, ructure. a pool screen enclosure shall residence and a minimum 5 ft. butting a natural water body a pool setback from the mean high ding line of the main residence. ment Code for accessory building requirements stated herein, neter of the RM-1 or RM-2 Zoned and the perimeter of the entire ignation, neighborhood inistratively by Economic & puirements of the OP. Office Part 67 exceed the setback requirements stated herein, k for lots internal to an industrial ents.



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"

¹ 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. ² See Future Land Use Element Policies, future land use definitions and Land Development Code provisions for more specific land use definitions and requirements.

³ 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. ⁴ Existing sites (as of Sept. 11, 1991) are permitted per Policy FLU 10.4. No new sites within Suburban Estates are permitted.

⁵ 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 17.4, Relationship of Land Use to Zoning Classification.

⁶ The following zoning classifications require a site development plan in conjunction with a rezoning application: PD, RP, OP, 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 | Overlay informational land designation indicating | NA | | |
| Lands Overlay [′] | protected wetland and flood prone areas. | | | |
| Urban Centers and Corridors | Overlay areas with incentives to encourage a | NA | | |
| Overlay | development pattern consistent with the Central | | | |
| | Florida Regional Growth Vision (see Policy FLU 5.17) | | | |
| Oxford Place Future Land Use | Minimum 20 DU/AC | C-1, C-2, R-3, and PD | | |
| Overlay District | • Maximum 50 DU/AC | | | |
| D | • Maximum FAR – 1.0 | | | |
| 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 ⁴ | | |
| | | | | |
| 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 | PD, R-AH | | |
| | Policy HSG 3.3) | | | |
| Medium Density Residential | Maximum 10 DU/AC, Maximum 12 DU/AC with | RM-1, RM-2, R-2, R3-A, R-1B, R-1BB, RP, all | | |
| (MDR) | affordable housing (see Policy HSG 3.3) | LDR zonings, PD | | |
| High Density Residential | Maximum residential density - 20 DU/AC Maximum | R-3, R-3A, R-4, all MDR zonings, PD | | |
| | 22 DU/AC with affordable housing (See Policy HSG 3.3) | | | |
| Mixed Development | Maximum residential density - 30 DU/AC | PLI, C-1, C-2, PD, and zoning in place at time | | |
| - | (maximum 40 DU/AC per Policy FLU 5.15) | Mixed Development designation was assigned. | | |
| | • Maximum FAR - 0.60 (Commercial and Industrial) | | | |
| | (additional FAR allowable per Policy FLU 5.15) | | | |
| Planned Development | Maximum FAR - 1.0 (see Policy FLU 5.15) Max density/intensity: See Policy FLU 5.16; link to | PD | | |
| Planned Development | table on Comprehensive Plan webpage | PD | | |
| Higher Intensity Planned | Minimum residential density – 20 DU/AC | | | |
| Development – Core | • Maximum residential density – 50 DU/AC | | | |
| Development core | • Minimum FAR – 0.5 | PD, PLI | | |
| | • Maximum FAR – 1.0 | | | |
| Higher Intensity Planned | • Maximum residential density – 20 DU/AC | PD, PLI | | |
| Development – Transitional | • Maximum FAR – 0.35 | | | |
| Higher Intensity Planned | Abutting single-family residential area – 20 DU/AC** | PD, PLI | | |
| Development – Target Industry | • All other areas – 50 DU/AC** | Also, MDR and Office zoning classifications only | | |
| | • FAR abutting single-family residential area – 0.35 | where such development buffers existing single | | |
| Higher Intensity Planned | FAR all other areas – 1.5 Maximum residential density – 30 DU/AC | family subdivisions from target industry. | | |
| Higher Intensity Planned | Maximum residential density – 30 DO/AC Maximum FAR – 1.0 | PD, PLI | | |
| Development – Airport Office | Maximum FAR – 0.35 | OP, RP, A-1, PD, PLI | | |
| Commercial | Maximum FAR – 0.35 | | | |
| | $\begin{array}{l} \text{Maximum FAR} = 0.35\\ \text{Range 10} = 20 \text{ DU/AC} \end{array}$ | CN, CS, C-1, C-2, A-1, PD, PLI, OP, RP | | |
| Commercial (see Policy FLU 5.2) | | | | |
| 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 | | |

* 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

Source: Seminole County Comprehensive Plan Revised Ordinance Number 2018-48, Effective December 11, 2018