

# ZONING BULK REGULATIONS

Regulation	RESIDENTIAL						SEASONAL/RESORT			COMMERCIAL <sup>21</sup>					
	R-1	R-2	R-3	R-4	R-5	R-5A	SR-1	SR-1A	SR-2	C-1	C-2	C-3	C-3A	C-4	MLU
	Single-Family	Single-Family and Duplex Dwellings	Duplex, Triplex and Quadraplex (and all R-1 uses)	Manufactured Housing and Mobile Homes (and all R-1, R-2 and R-3 uses)	Multi-family (and all R-1 and R-3 uses)	Multi-family Light	Seasonal/Resort Residential	Seasonal/Resort Mixed Use	Seasonal/Resort Commercial	Neighborhood Commercial	Plaza Commercial	General Commercial	General Commercial Low	Research and Design	Mixed Land Use
<b>Minimum Lot Area</b>	\	\	\	\	\	\	5,000 sq. ft	6,500 sq. ft	7,500 sq. ft.	\	\	\	\	\	\
<b>Maximum Density<sup>3</sup></b>	\	\	\	\	\	\	15 du/acre <sup>9</sup>	15 du/acre <sup>9</sup>	15 du/acre <sup>9</sup>	10	10	10	10	10	10
Urban	8 du/acre	15 du/acre	15 du/acre	6 du/acre	25 du/acre <sup>2</sup>	25 du/acre <sup>2</sup>	\	\	\	\	\	\	\	\	\
Suburban	5 du/acre	5 du/acre	5 du/acre	5 du/acre	5 du/acre	5 du/acre	\	\	\	\	\	\	\	\	\
<b>Rural Community (paved road)</b>	1 du/acre	1 du/acre	1 du/acre	1 du/acre	N/A	N/A	\	\	\	\	\	\	\	\	\
<b>Rural Community (unpaved road)</b>	1 du/3 acres	1 du/3 acres	1 du/3 acres	1 du/3 acres	N/A	N/A	\	\	\	\	\	\	\	\	\
<b>Minimum Lot Frontage<sup>1,8</sup> (in feet)</b>	\	\	\	\	\	\	50 ft.	50 ft. <sup>5</sup> / 75 ft. <sup>6</sup>	50 ft. <sup>5</sup> / 75 ft. <sup>6</sup>	75	70	100	100	100	25
Square or Rectangular	35	50	50	50	100	100	\	\	\	\	\	\	\	\	\
Irregular or Cul-de-sac	20	20	20	20	50	50	\	\	\	\	\	\	\	\	\
<b>Yard Setbacks<sup>1,8</sup> (in feet)</b>	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\
Front	20	15	20	20	25	25	25 ft.	25 ft.	25 ft.	25 <sup>11</sup>	10	25 <sup>11</sup>	25 <sup>11</sup>	25 <sup>11</sup>	10 <sup>20</sup> 15 <sup>18</sup>
Side	5	5	5	5	10	10	3 ft. / 10 ft. <sup>7</sup>	3 ft. / 10 ft. <sup>7</sup>	3 ft. / 10 ft. <sup>7</sup>	5	10	3	3	10	5 <sup>20</sup> 15 <sup>18</sup>
Side when adjacent to 'R' Zones	\	\	\	\	\	\	\	\	\	10	10	20	20	20	5 <sup>20</sup> 15 <sup>18</sup>
Rear	10	10	10	10	10	10	10	10	10	20	10	20	20	20	10 <sup>20</sup> 15 <sup>18</sup>
<b>Maximum Building Height (in feet)</b>	\	\	\	\	\	\	60 ft.	100 ft.	230 ft. <sup>15</sup>	35	50	230	100	100	100
Urban Areas	45	45	45	45	100	50	\	\	\	\	\	\	\	\	\
Suburban Areas	45	45	45	45	85	50	\	\	\	\	\	\	\	\	\
<b>Impervious Surface Ratio</b>	60%	60%	60%	60%	75%	75%	60%	75%	75%	\	\	\	\	\	\
Urban Area	\	\	\	\	\	\	\	\	\	60%	75%	75%	75%	80%	75%
Beaches STZ and Suburban Area	\	\	\	\	\	\	\	\	\	50%	60%	60%	60%	80%	75%
Rural Area	\	\	\	\	\	\	\	\	\	30%	30%	50%	50%	80%	75%
<b>Maximum Lot Coverage</b>	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\
<b>Floor Area Ratio</b>	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\
Urban Area	\	\	\	\	\	\	\	\	\	100%	200%	200%	200%	100%	200%
Beaches STZ and Suburban Area	\	\	\	\	\	\	\	\	\	50%	200%	200%	200%	60%	200%
Rural Area	\	\	\	\	\	\	\	\	\	30%	30%	30%	30%	30%	30%

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	CONSERVATION			INDUSTRY		AGRICULTURE		AIRPORT / INDUSTRIAL			
	CSVP	CSVR	CSVH	IND-1	IND-2	AG-1	AG-2	Regulation		Airport/Industrial Zone	
Regulation	Conservation Preservation	Conservation Recreation	Conservation Habitation	Light Industry	Industrial	General Agriculture	Agriculture / Timberland				
<b>Minimum Lot Area</b>	N/A	20 Acres	21,780 sq. ft. (1/2 acre)	21,780 sq. ft. (1/2 acre)	43,560 sq. ft.	10 acres	20 acres	<b>Maximum Density</b>		none	
<b>Maximum Density</b>	N/A	N/A	2 du/acre <sup>12</sup> 1du/10 acres <sup>13</sup>	N/A	N/A	1 du/10 acres	1 du/20 acres	<b>Minimum Lot Size</b>		1 acre	
<b>Minimum Lot Frontage</b>	N/A	100 ft.	100 ft.	100 ft.	200 ft.	\	\	<b>Minimum Lot Frontage (in ft)</b>		150	
<b>Minimum Setbacks</b>	\	\	\	\	\	\	\	<b>Setbacks</b>			
<b>Front</b>	N/A	100 ft.	25 ft.	25 ft	25 ft	\	\			<b>to Building</b>	<b>Paved Areas</b>
<b>Side</b>	N/A	100 ft.	10 ft.	25 ft. (50 ft if adjacent to residential)	25 ft.	\	\	<b>Airport entrance road</b>		75 feet	25 feet
<b>Rear</b>	N/A	100 ft.	25 ft.	25 ft. (50 ft if adjacent to residential)	25 ft.	\	\	<b>Cargo Road</b>		50 feet	20 feet
<b>Yard Setbacks</b>						None	None	<b>Other airport service roads</b>		25 feet	20 feet
<b>Maximum Bldg Height<sup>14</sup></b>	N/A	35 ft.	35 ft.	100 ft.	None	50 feet	50 feet	<b>Minimum Open Space</b>		10%	
<b>Maximum Lot Coverage</b>	N/A	10%	50%	\	\	25%	10%	<b>Maximum Building Height (in ft)<sup>16</sup></b>		100' not to exceed the height approved by the FAA <sup>17</sup>	
<b>Floor Area Ratio</b>	N/A	20%	40%	\	\	\	\				
Urban Area	\	\	\	100%	150%	\	\				
Beaches STZ and Suburban Area	\	\	\	60%	80%	\	\				
Rural Area	\	\	\	30%	30%	\	\	<b>Maximum Impervious Surface</b>		75%	
<b>Impervious Surface Ratio</b>	\	\	\	80%	80%	\	\	<b>Maximum Floor Area Ratio</b>		100%	

<sup>1</sup> Townhouse Developments will not require minimum lot frontage or side setbacks with exception of the "end" unit having a five (5) foot setback at the property line.

<sup>2</sup> Allowable density is limited to fifteen (15) units per acre in the Coastal Planning Area/Beaches Special Treatment Zone.

<sup>3</sup> Maximum allowable density subject to availability of central water and sewer services.

<sup>4</sup> The intensity of non-residential uses shall not exceed a floor area ratio of 50 percent (0.5 FAR).

<sup>5</sup> Frontage for residential uses.

<sup>6</sup> Frontage for commercial uses.

<sup>7</sup> Setback for commercial uses.

<sup>8</sup> Zero lot line commercial developments will not require minimum lot frontage or side setbacks with exception at the "end" of a unit having a five (5) foot setback to the property line.

<sup>9</sup> Allowable density is limited to 25 dwelling units per acre in the Urban Service Area outside the Coastal Planning Area/Beaches Special Treatment Zone.

<sup>10</sup> Residential densities in commercial zones shall be as described in Chapter 4 for residential zones.

<sup>11</sup> Setback from front property line adjacent to arterial and collector.

<sup>12</sup> Allowable density in urban, suburban service areas.

<sup>13</sup> Allowable density in other service areas.

<sup>14</sup> Maximum Building Height does not apply to silos, barns, storage buildings, and communication towers.

<sup>15</sup> To exceed 100 ft in height, a minimum property site of (1) acre is required.

<sup>16</sup> All building heights shall comply with FAA regulations.

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<sup>17</sup> Air traffic control towers are exempt from the 100' height limitation and shall be permitted in accordance with FAA requirements.

<sup>18</sup> Minimum yards on the perimeter of the overall development; no minimum required within the development to accommodate zero lot line designs.

<sup>19</sup> Rural Communities, only.

<sup>20</sup> Setback for single family homes.

<sup>21</sup> Residential Uses only allowed in Beaches Special Treatment Zone.

**West Bay DSAP Bulk Regulations<sup>1</sup>**

	Regional Employment Center	Business Center	West Bay Center (west of SR 79)	West Bay Center (east of SR 79)	Village Center (Residential Communities)	Village Center (Mixed Use Center)	Low Impact Residential	Agriculture / Timberland	West Bay Preservation Area
<b>Maximum Density</b>	Not applicable	Not applicable	15 Dwelling units per acre (multi-family)	15 dwelling units per acre	15 dwelling units per acre	Minimum of 5 and maximum of 15	1 dwelling unit per 3 acres	1 dwelling unit per 20 acres	Not applicable
<b>Minimum Lot Frontage (in feet)</b>	100	75	50	50	75	50	35	None	None
<b>Yard Setbacks (in feet)</b>									
<b>Front</b>	25	25	25	25	5	10	15	None	None
<b>Side</b>	25	5	5	5	5	5	5	None	None
<b>Side when adjacent to "R" Zones</b>	50	15	15	15	None	15	None	None	None
<b>Rear</b>	25	20	20	20	10	10	10	None	None
<b>Maximum Building Height (in feet)<sup>2</sup></b>	230 feet	230 feet	100 feet	100 feet	100' and 50' <sup>3</sup>	85 feet	65 feet	65 feet	65 feet
<b>Impervious Surface Ratio</b>	65%	70%	60%	60%	40% for Residential uses and 60% for Commercial & Mixed Use	40% for Residential uses and 60% for Commercial & Mixed Uses	30%	10%	1% <sup>4</sup>
<b>Floor Area Ratio</b>	25% for Retail; 50% for Office, Hotel and Industrial; 100% for all other uses	25% for Retail; 50% for Office, Hotel and Industrial; 200% for all other uses	30% for Retail and Industrial; 200% for all other uses	25% for Retail, unless incorporated in mixed-use buildings; 200% for other uses	50% for Residential and 100% for Commercial	40%	30%	4%	Not applicable
<b>Mid-Block Connection<sup>5</sup></b>					300-400 feet	300-400 feet			

<sup>1</sup> Unless modified by the PUD, these criteria shall be determined at the time of approval of the PUD and shall be contained within the PUD.

<sup>2</sup> Building Height only applied to habitable structures.

<sup>3</sup> Height limit is 100 feet for all property within 2000 feet of the InterCoastal Waterway. Beyond this 2000 foot buffer, the height limit for Residential Communities in the Village Center is 50 feet.

<sup>4</sup> This Impervious Surface Ratio will be evaluated based on the entire West Bay Preservation Zoning Category.

<sup>5</sup> Mid-block connection only applies to Village Center and blocks that are built in communities with a grid pattern.