

**CITY OF SANFORD**  
**SCHEDULE C: AREA AND DIMENSION REGULATIONS**

AREA AND DIMENSION REGULATIONS	ZONING DISTRICT MAP SYMBOL														UNIT OF MEASURE
	RESIDENTIAL							RES/OF RMOI	COMMERCIAL			INDUSTRIAL		AGR	
	SR-1AA	SR-1A	SR-1	SR-2	MR-1	MR-2	MR-3		RC-1	GC-2	SC-3	RI-1	MI-2	AG	
Min. Parcel Area Required	10,000	7,500	6,000	43,560	10,000	10,000	10,000	10,000	10,000	10,000	None	10,000	10,000	43,560 (2)	Sq. Feet
Minimum Parcel Frontage on a Street	20	20	20	100	35	35	35	35	35	35	None	35	35	20	Feet
Min. Parcel Width at Building Line	85	70	60	(3)	100	100	100	100	75	75	None	75	75	100	Feet
Min. Front Yard Requirement	25	25	25	(3)	30	30	30	30	25	25	None	25	25	35 (2)	Feet
Min. Side Yard Requirement	10	10	7.5	(3)	20	20	20	20	10	20	None	15	15	20	Feet
Min. Rear Yard Requirement	20	20	20	(3)	20	20	20	20	20	20	None	20	20	35 (2)	Feet
Open Space	50	50	50	50	50	50	50	30	25	25	None	20	20	None	% of Parcel Area
Maximum Building Height	35	35	35	35	35 (3)	35 (3)	35 (3)	50	35	50	100	50	50	35	Feet
Floor Area Ratio	NA	NA	NA	NA	NA	NA	NA	.35	.35	.35	2.0	.50	.50	NA	Floor Area/ Lot Size
Minimum Living Area One Family Two Family	1,500	1,200	700	700	700	700	700								Sq. Feet Sq. Feet
Accessory Rear Building Setback	4 (1)	4 (1)	4 (1)		4 (1)	4 (1)	4 (1)	4 (1)	4 (1)	4 (1)	None	4 (1)	4 (1)	4 (1)	Feet
Land Use Capability Requirements	See Schedule J – Landscape, Buffer and Tree Protection														
Planned Development Project Requirements	See Schedule D – Planned Development Project Regulations														

- (1) Accessory buildings are not permitted in required front yards or required side yards when such side yard abuts a street. Also, in addition to a building setback of four (4) feet, all accessory buildings which are greater than 15 feet in height shall be set back an additional one (1) foot from the side and rear parcel line for each foot or fractional portion thereof, of height over 15 feet.
- (2) Except for one-family dwellings, all other uses shall have a minimum required parcel area of five (5) acres, minimum required front yard of 100 feet, minimum required side yard of 50 feet and a minimum required rear yard of 100 feet
- (3) Building heights may be increased pursuant to Schedule E, section 16.0, D. 4.