

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

AREA AND DIMENSION REGULATIONS	ZONING DISTRICT MAP SYMBOL															UNIT OF MEASURE	
	RESIDENTIAL										COMMERCIAL			INDUSTRIAL			AGR
	SR-1AA	SR-1A	SR-1	SR-2	MR-1	MR-2	MR-3	RMOI	RC-1	GC-2	SC-3	RI-1	MI-2	AG			
	10,000	7,500	6,000	43,560	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	43,560 (2)		
Min. Parcel Area Required	20	20	20	100	35	35	35	35	35	35	35	35	35	35	20	Sq. Feet	
Minimum Parcel Frontage on a Street	85	70	60	(3)	100	100	100	100	100	75	75	75	75	100	20	Feet	
Min. Parcel Width at Building Line	25	25	25	(3)	30	30	30	30	30	25	25	25	25	35	20	Feet	
Min. Front Yard Requirement	10	10	7.5	(3)	20	20	20	20	20	10	20	15	15	20	20	Feet	
Min. Side Yard Requirement	20	20	20	(3)	20	20	20	20	20	20	20	20	20	35	20	Feet	
Min. Rear Yard Requirement	50	50	50	(3)	50	50	50	50	50	25	25	20	20	35	20	Feet	
Open Space	35	35	35	(3)	35	35	35	35	35	35	50	50	50	35	20	% of Parcel Area	
Maximum Building Height	NA	NA	NA	NA	NA	NA	NA	NA	NA	.35	.35	.35	.35	NA	20	Feet	
Floor Area Ratio	1,500	1,200	700	700	700	700	700	700	700	700	700	700	700	700	700	Floor Area/Lot Size	
Minimum Living Area One Family	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	Sq. Feet	
Minimum Living Area Two Family	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	Sq. Feet	
Accessory Rear Building Setback																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.