

TABLE V-1 FOOTNOTES

- (1) 50 feet upland from mean high water line.
- (2) Setbacks for single family homes in multifamily zoning districts shall be the same as the R-2 District.
- (3) 50 feet when adjacent to residential zoning/use.
- (4) 25 feet upland from wetlands vegetation.
- (5) 2 story dwellings shall increase side setback additional 5 feet on river, lakes, golf course & common open space.
- (6) From cartway.
- (7) Zero setback abutting RR.
- (8) Abandoned/non-developed streets in Florida Shores require a ten (10) feet side corner setback.
- (9) 3 or more units shall comply with density and other requirements for site plan approval.
- (10) Side corner lots shall have two (2) side yard setbacks, no rear.
- (11) Side corner setbacks shall be the same as front yard.
- (12) Minimum lot square footage shall be calculated based on the minimum lot width, minimum lot depth, and/or uplands area.
- (13) All properties located on SR 442 shall have a forty foot (40') setback from the new right-of-way lines.
- (14) Single family or duplex uses in the R-4 and R-5 district shall have a minimum lot size of 75 feet by 115 feet.
- (15) Commercial gasoline pump island canopies setbacks shall be at least 20-feet from the front property line and five (5)-feet from the side property line.

**TABLE V-1
SITE DIMENSIONS**

Zoning Category	Min. Lot Sq.Ft. (12)	Min. Lot Width Ft.	Min. Lot Depth Ft.	Min. Front Yard Ft. (1) (4) (15)	Min. Rear Yard Ft. (1) (4)	Min. Side Yard Ft. (1) (4) (8) (10) (11) (15)	Max. Height Ft.	Max % Bldg Coverage	Max. % Imp. Coverage	Min. Floor Area Sq. Ft.
AG, Agriculture	2.5 acres	200	N/A	50	50	25	35	15	N/A	1,200
CN, Conservation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
P/SP, Public/Semi-Public	N/A	N/A	N/A	30	20	10	35	40	60	NA
R T, Rural Transitional	1 acre	100	N/A	40	40	25	35	25	60	1,200
R-1, Single Family Residential	12,000	100	120	40	30	(5) 10	26	30	60	1,300
R-2, Single Family Residential (13)	10,000	80	125	30	20	10	26	30	60	1,200
R-3, Single Family Residential	8,625	75	115	30	20	10	26	30	60	1,000
R-4, Multifamily Residential (9)	N/A	(14)	(14)	(2) 40	(2) 25	(2) 10	35	30	60	1,000
R-5, Multifamily Residential (9)	N/A	(14)	(14)	(2) 35	(2) 25	(2) 10	35	35	60	850
RPUD, Residential PUD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RP, Residential Professional	10,000	80	125	N/A	N/A	N/A	26	N/A	60	N/A
MH-1, Mobile Home Park - 5 acres	N/A	N/A	N/A	15	10	10 (between units)	N/A	N/A	60	N/A
MH-2, Manuf. Home Sub.50 acres	N/A	60	110	25 (6)	10	8	15	30	60	N/A
B-2, Neighborhood Business	10,000	80	125	40	20 (3)	10 (3)	26	30	75	N/A
B-3, Highway Commercial	N/A	150	N/A	40	25 (3)	25 (3)	45	30	75	N/A
B-4, Tourist Commercial - 2 acres	N/A	100	N/A	40	40(3)(5)	25	50	40	75	N/A
BPUD, Business PUD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
I-1, Light Industrial	N/A	75	N/A	25	20 (3) (7)	10 (3)	45	50	80	N/A
I-2, Heavy Industrial	N/A	N/A	N/A	25	20 (3) (7)	10 (3)	45	60	80	N/A
IPUD, Industrial PUD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MUPUD, Mixed Use PUD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SCD/PUD, Sustainable Community Development PUD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

TABLE III-2
ZONING DISTRICT DESCRIPTIONS

Zoning District Title	Category	Purpose and General Description
Conservation	CN	Protection of wetlands, aquifer recharge & environmentally sensitive areas.
Rural Transitional	RT	Provide for limited agriculture and provide for a transition between rural and residential land uses – min. 1 acre lot.
SF Residential	R-1	Single family residential – (1.0 to 4.0 units/net acre) min. 12,000 sq. ft. lot.
SF Residential	R-2	Single family residential – (1.0 to 4.0 units/net acre) min. 10,000 sq. ft. lot
SF Residential	R-3	Single family residential – (1.0 to 4.0 units/net acre) min. 8,625 lot.
MF Residential	R-4	Medium density residential (4.1 to 8.0 units/net acre) – single family, duplex, apartments, and townhouses.
MF Residential	R-5	High density residential (8.1 to 12.0 units/net acre) – single family, duplex, apartments, and townhouses.
Recreation	R	This zoning category includes parks and recreation facilities owned by the City, as well as recreation facilities located at area schools that are under lease to the City. This category includes land committed to both active and passive recreational uses.
Residential Planned Unit Development	RPUD	Intended for mixed residential, personal service and limited retail commercial with a single development plan.
Residential Professional	RP	Intended for office professional and personal service along SR#442 and a rezoning must be accompanied by a site plan.
Mobile Home Park	MH-1	Medium density residential (5.1 to 8.0 units/acre). Provide for mobile home parks – min. 5 acre parcel (See Sec. 21-71 for Non-Conforming Parks).
Manufactured Home Subdivision	MH-2	Medium density residential (5.1 to 8.0 units/acre). Provide for manufactured home subdivisions – min. 50 acre parcel.
Neighborhood Business	B-2	Intended for retail goods and services for frequent residential needs – min. 10,000 sq. ft.
Public/Semi-Public	P/SP	Consists of public facilities and private not-for-profit uses such as churches, schools, and cemeteries. All other public lands and facilities, including but not limited to, government offices, post offices, hospitals, utility sub-stations, water and wastewater treatment plants, fire stations, and libraries are also included in this category.
Highway Commercial	B-3	Intended for high volume highway related commercial uses – no min. parcel size.
Tourist Commercial	B-4	Intended for short term waterfront accommodations for visitors and accessory uses, may include residential mixed use – min. 2 acres.
Business Planned Unit Development	BPUD	Intended for mixed commercial and limited multifamily residential with a single development plan
Light Industrial	I-1	Intended for storage, light manufacturing, wholesaling and distribution uses and adult entertainment – no min. parcel size.
Heavy Industrial	I-2	Intended for heavy manufacturing uses – no min. parcel.
Industrial Planned Unit Development	IPUD	Intended for mixed industrial and limited commercial with a single development plan.
Agriculture	AG	Intended for general agriculture uses – min. 2.5-acre parcel – temporary or hold zoning intended for future urban development.
Employment Center/Community Center	EC/CC	Intended to allow a mix of uses to satisfy varying degrees of intensity and balance the residential and non-residential needs of the City.
Mixed Use Planned Unit Development	MUPUD	Intended for innovative mixed use developments to include, but not be limited to commercial, light industrial and residential.
Sustainable Community Development/Planned Unit Development	SCD/PUD	See SCD Sub-Element of the City of Edgewater Comprehensive Plan.

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TABLE III – 3
PERMITTED (P), CONDITIONAL (C), AND ACCESSORY (A) USES
ZONING DISTRICTS

USE, STRUCTURE, OR ACTIVITY	AG	CN	RT	R-1	R-2	R-3	R-4	R-5	RPUD	RP	MH-1	MH-2	B-2	B-3	B-4	BPUD	I-1	I-2	IPUD	P/SP	EC	CC	MUPUD	SCD/PUD
Adult Entertainment (19)																	P							
Agriculture - General	P		P																	C				
Aircraft Manufacturing																	P	P	C		C		C	C
Airport Fixed Base Operations																	P	C	C	P	C		C	C
Aluminum Can Transfer Facility																	P	P	C		C		C	C
Animal Hospital									C	C			P	P		C	P		C				C	C
Antennas (1) (2)	C		C	C	C	C	P	P	P		C	C	C	C	C	C	C	C	C	C			C	C
Aquaculture	P	C																						
Auction/Flea Market – Indoor Only													P				P		C				C	C
Automobile Paint & Body (7) (17)													P				P	P	C				C	C
Automobile Repair – Indoor (7)													P	P			P	P	C				C	C
Automobile Service (7)													P	P		C	P	P	C				C	C
Automobile Sales/Leasing													P	P		C	A	A	C				C	C
Bed & Breakfast (3)				C					C					P	P	C							C	C
Boat Building & Repair													C	C	C	C	C	P	C		C		C	C
Boat Sales and Leasing													P	P		C	A	A	C		C		C	C
Bulk Processing																		P	C		C		C	C
Car Wash									C				P	P	C	C	C	C	C				C	C
Chauffeur/Vehicle for Hire														P		C	C	C	C				C	C
Cemeteries	P																			P				
Containment Facilities	P		C															C	P	C				
Day Care – Children or Adult (17)			P	P	P	P	P	P	P	P	P	P	C	P	A	C						C	C	C
Dispensing Facility									C				P	P	A	C	A	A	C	A			C	C
Distribution Facilities														C		C	P	P	C		C		C	C
Financial Institute									C	C				P		C			C		C	C	C	C
Garden & Yard Supplies	P													P		C	P	P	C				C	C
Government Facilities	P	C	P	P	P	P	P	P	C	C	P	P	P	P	P	C	P	P	C	P	C	C	C	C

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TABLE III – 3
PERMITTED (P), CONDITIONAL(C), AND ACCESSORY (A) USES (cont'd)
ZONING DISTRICTS

USE, STRUCTURE, OR ACTIVITY	AG	CN	RT	R-1	R-2	R-3	R-4	R-5	RPUD	RP	MH-1	MH-2	B-2	B-3	B-4	BPUD	I-1	I-2	IPUD	P/SP	EC	CC	MUPUD	SCD/PUD
Health/Fitness Facilities									C			C	P	P	A	C	C	C	C			C	C	C
Home Occupations	P		P	P	P	P	P	P	C	C	P	P	P	P		C					C	C	C	C
Hotel/Motel														P	P	C						C	C	C
Internet/Sweepstakes Café (20)																	P							
Kennels & Boarding (4)	C		C											P		C	C	P	C	P			C	C
Laboratories									C					P		C	C	P	C		C		C	C
Lodges – Fraternal/Sorority														P	C	C							C	C
Marina		C							A						P	C				P	C	C	C	C
Marina Related Industrial																		P	C		C		C	C
Machine Shop/Repair													P	P		C	P	P	C		C		C	C
Manufacturing – General													C				P	P	C		C		C	C
Medical/Dental Offices									C	C			P	P		C						C	C	C
Mini-warehouse (5)													P	C		C	P	P	C		C		C	C
Mining/Excavation (18)																	P	P	P					
Mobile Home Sales													P		C						C			
Night Club / Lounge/Bar									C					P	A	C					C	C	C	C
Nursing Homes (6)														P		C	C			P		C	C	C
Outdoor Equipment Sales														P		C	P	P	C		C		C	C
Outdoor Storage (7)													A	C		C	C	P	C		C		C	C
Pain Clinic (21)														C										
Pawn Shop (20)																	P							
Personal Service Facilities									C	C				P	P	C	C	C	C				C	C
Pool Hall/Billiards									C			C	P	P	C	C	C	C	C		C	C	C	C
Places of Worship			C	C	C	C	C	C	C			C	P	P	C	C				P			C	C
Places of Worship – Schools (14)	C		C	C	C	C	C	C	C			C	P	P		C				P	C	C	C	C
Professional Office Facilities (12)					C				C	C		C	P	P	C	C	P	P	C		C	C	C	C
Railroad Facilities																	P	P	C	P	C			
Recording Facilities										C				P	P		C	C	C		C	C	C	C

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TABLE III – 3
PERMITTED (P), CONDITIONAL (C), AND ACCESSORY (A) USES (cont'd)
ZONING DISTRICTS

USE, STRUCTURE, OR ACTIVITY	AG	CN	RT	R-1	R-2	R-3	R-4	R-5	RPUD	RP	MH-1	MH-2	B-2	B-3	B-4	BPUD	I-1	I-2	IPUD	P/SP	EC	CC	MUPUD	SCD/PUD
Recreational Uses (R*) (13)	P	C	P	P	P	P	P	P	C	C	A	A	P	P	C	C	C	C	C	P	C	C	C	C
Research Facilities										C				P		C	P	P	C		C		C	C
Residential – ALF (9)	P		P	P	P	P	P	P	C					C		C						C	C	C
Residential - Community Home (8)	P		P	P	P	P	P	P	C		P	P				C					C	C	C	C
Residential – Duplex (15)							P	P	C							C						C	C	C
Residential – Multifamily (10) (15)							P	P	C							C							C	C
Residential – Manufactured/ Mobile Homes	P		P						C		P	P										C	C	C
Residential – Modular Home	P		P	P	P	P	P	P	C			P				C					C	C	C	C
Residential – Single Family (15)	P		P	P	P	P	P	P	C							C					C	C	C	C
Restaurants									C			A	P	P	A	C	C	C	C			C	C	C
Retail – General									C				P	P	A	C	A	A	C	A			C	C
RV & Boat Storage									C			A	C	C	A	C	P	P	C		C		C	C
Salvage Yards (11)																		C						
Satellite Dishes	A		A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A
Schools – Public	P		P	P	P	P	P	P	C		P	C	P	P	C	C	C		C	P		C	C	C
Schools – Private	C		C						C	C		A	C	P	C	C	C	C	C	P		C	C	C
Shopping Center									C				C	P	C	C					C	C	C	C
Silviculture	P		C																					
Tattoo Parlor/Body- Piercing Studio (20)																	P							
Telecommunication - Unmanned	P		P	P	P	P	P	P	C		P	P	P	P	P	C	P	P	C	C			C	C
Telecommunication Towers (2)	C		C				C	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C
Theaters									C					P		C						C	C	C
Truck Freight Terminal																		P	C		C		C	C
Warehousing & Storage													P	C		C	P	P	C		C		C	C
Wholesale & Distribution													P	C		C	P	P	C		C		C	C
Wrecker/Tow Truck Service													P	P		C	P	P	C		C		C	C

* R – Recreation Zoning District, Recreational Uses permitted only

TABLE III-3 FOOTNOTES

The sections cited below identify special requirements for the listed land uses and are found on the following pages. In addition, many of the proposed projects must also comply with the requirements of Article IV – Natural Resource Protection, Article V – Site Design Criteria, Article VI – Signs, Article XVIII - Indian River Boulevard – S.R. 442 Corridor Design Regulations and Article XX – Ridgewood Avenue Corridor Design Regulations.

1. See Satellite Dishes, Section 21-36.04 – Dishes greater than 39 centimeters in diameter are required to obtain a building permit and otherwise conform to the site development criteria.
2. See Telecommunications, Article XII for details.
3. See Bed & Breakfast, Section 21-34.08 for details.
4. See Kennels/Boarding, Section 21-34.06 for details.
5. See Mini-Warehouses, Section 21-34.07 for details.
6. See Nursing Homes, Section 21-34.09 for details.
7. See Outdoor Storage, Section 21-34.04 and 21-36.03 for details.
8. See Community Residential Homes, Section 21-34.02 for details.
9. See Adult Living Facilities (ALF), Section 21-34.03 for details.
10. Multifamily residential is permitted in BPUD only as part of a single business/residential development plan – See Article V, Section 21-57 for details.
11. See Salvage Yards, Section 21-34.04 for details.
12. Residential Professional offices may be permitted as a conditional use in the R-2 district for certain properties abutting State Road #442. See Section 21-34.10 for details.
13. No artificial lights or recreational activity within 25 feet of the perimeter of the property line shall be permitted adjacent to residential property.
14. Places of Worship – Schools/Child Care, see Section 21-36.05 for details.
15. Attached and detached aircraft hangars permitted in residential districts adjacent to airport taxiways.
16. Outside application of flammable finishes and/or environmentally sensitive finishes (spray painting) is strictly prohibited.
17. State license required.

18. Mining/Excavation is defined as the exploration for or extraction of surface or subterranean compounds; which shall include oil and gas exploration and production, and the mining of metallic and non-metallic minerals, sand, gravel, fill dirt, and rock.
19. Adult Entertainment is permitted in the I-1 (Light Industrial) zoning district with the exception of properties with frontage on Park Avenue.
20. Internet/Sweepstakes Cafés, Pawn Shops and Tattoo Parlors/Body Piercing Studios are permitted in the I-1 (Light Industrial) zoning district with the exception of properties with frontage on Park Avenue. This section shall not apply to any existing Internet/Sweepstakes Café locations, in operation and in compliance with chapter 205 and 849 Florida Statute, and Pawn Shops and Tattoo Parlors/Body Piercing Studios in compliance with Florida Statute at the time of the passage of this ordinance. Such use may be continued within the present zoning category as a nonconforming use subject to all restrictions, limitations and requirements set forth in Article VII, Land Development Code, and all other applicable provisions of the Code of Ordinances. However, any change in ownership will remove said business or operation from this exception. Change in ownership in the case of a partnership or corporation, for the purpose of this section only, means more than fifty percent change in partners or shareholders from the partners or shareholders owning the partnership or corporation as of the date of passage of this ordinance. For purposes of any Internet/Sweepstakes Café deemed a non-conforming use as described above, the provisions of Article VII, Land Development Code pertaining to expansion and relocation shall be modified to allow the non-conforming use to continue if expanded or relocated on a one-time basis within the present zoning category if 1) the Internet/Sweepstakes Café deemed a nonconforming use dedicated less than 25% of its square footage to internet/sweepstakes activity in the original location prior to the expansion or relocation, and 2) the Internet/Sweepstakes Café dedicates less than 25% of its square footage to internet/sweepstakes activity after the expansion or relocation.
 - a. No person or entity shall propose, cause or permit the operation of, or enlargement of Internet/Sweepstakes Cafés, Pawn Shops and Tattoo Parlors/Body Piercing Studios that would or will be located within, 1,000 feet of a preexisting Internet/Sweepstakes Cafés, Pawn Shops and Tattoo Parlors/Body Piercing Studios, within 500 feet of a preexisting commercial establishment that in any manner sells or dispenses alcohol for on-premises consumption, within 500 feet of a preexisting religious institution, within 500 feet of a preexisting park, or within 2,500 feet of a preexisting educational institution. In this subsection the term "enlargement" includes, but is not limited to, increasing the floor size of the establishment by more than ten percent.
 - b. In addition to the distance requirements set forth in the subsection above, Internet/Sweepstakes Cafés, Pawn Shops and Tattoo Parlors/Body Piercing Studios shall not be allowed to open anywhere except in the I-1 district (with the exception of parcels having frontage on Park Avenue) where

Internet/Sweepstakes Cafés, Pawn Shops and Tattoo Parlors/Body Piercing Studios are an expressly permitted use.

- c. The aforementioned distance requirements are independent of and do not supersede the distance requirements for alcoholic beverage establishments which may be contained in other laws, rules, ordinances or regulations.

21. See Pain Clinics, Section 21-39 for details.

SECTION 21-34 – SPECIAL USE REQUIREMENTS

The following uses are subject to the special restrictions described below in addition to the applicable natural resource standards described in Article IV and the project design standards described in Article V.

21-34.01 – Home Occupations

The purpose of this Section is to provide criteria under which a home occupation may operate in the City's residential districts. The Home Business Tax Receipt is designed to allow for office type uses within a residence. No home business tax receipt shall be issued unless the City determines the proposed home occupation (business) is compatible with the criteria shown below:

- a. The use must be conducted by a member, or members, of the immediate family residing on the premises and be conducted entirely within the living area of the dwelling unit, not to exceed twenty percent (20%) of the dwelling unit space (excluding garage/carport) for the home occupation.
- b. No manufacturing, repairing, storing, or other uses that are restricted to commercial and industrial districts are allowed.
- c. No chemicals/equipment, supplies or material, except that which is normally used for household domestic purposes, shall be used or stored on site.
- d. Noise, dust, odors or vibrations emanating from the premises shall not exceed that which is normally emanated by a single dwelling unit. Activities that cause a nuisance shall not be permitted in residential areas.
- e. No electrical, electro-magnetic or mechanical equipment that causes any interference or excessive noise to adjacent dwelling units shall be installed or operated.
- f. No products, services, or signage may be displayed in a manner that is visible from the exterior of the dwelling unit, except signage required by state law.
- g. Except as provided in the City of Edgewater Code of Ordinances, no commercial vehicles or equipment shall be permitted in the driveway, or adjacent public right-of-way, including commercial vehicles used for mobile vending and no delivery of commercial products for the

SECTION 21-33 – USES AND RESTRICTIONS

21-33.01 – Purpose

This portion of Article III depicts the permitted, conditional and accessory uses by zoning district using the matrix format. The footnotes in Table III-3 refer to any applicable special criteria for that use in the particular zoning district and are described in Section 21-34 of this Article.

If a use is not present in a given square in the matrix, that use is not permitted in that zoning district. Changes to the list of uses, the zoning districts and/or the permitted, conditional or accessory use status of a given land use can only be changed by completing the Land Development Code amendment process described in Article IX.

21-33.02 – Permitted Uses

The use depicted as “P” in the matrix (Table III-3) means that it is permissible in that zoning district as a matter of right, subject to satisfactory compliance with the project design standards found in the Land Development Code and any applicable site plan review requirements in the Land Development Code.

The list of permitted uses cannot be all inclusive. The uses described in Table III-3 shall be interpreted by the Development Services Director/Planning Director to include other uses that have similar impacts to those listed. Any dispute or request regarding interpretations shall be resolved by the City Manager subject to an appeal to the City Council.

All permitted uses or businesses requiring business tax receipts shall operate from within a permanent structure.

21-33.03 – Conditional Uses

The use depicted as a “C” in the matrix (Table III-3) means that it is permitted in that zoning district only after satisfactory completion of the conditional use process described in Article IX or the satisfactory completion of a Planned Unit Development. Satisfactory compliance with the applicable project design standards described in Article V and the concurrency requirements described in Article XI must also be achieved prior to commencement of a project.

21-33.04 – Accessory Uses

The use depicted as an “A” in the matrix (Table III-3) means a use that is incidental, related, appropriate and clearly subordinate to the existing principle permitted use.