

Table 21-32(A)  
Table of Land Uses

Category / Use	AGI	RE	R1	R2	R3	R4	R5	RM	OP	DBD	C-1	C-2	C-3	C-4	I-1	I-2	PI	PR	CON
<i>Key to Table: P = Permitted Use S = Special use approval required C = Conditional Use, board action required</i>																			
<i>Single Family Detached and Auxiliary uses</i>																			
Single family, std. construction	P	P	P	P	P														
Single family, modular home	P	P	P	P	P														
Single family, manufactured home	P							P											
Agricultural uses with house	P															P	P	P	
Caretaker's cottage	P	P																	
Fruit stand	P	P																	
Garage apartment	P	P	P	P	P	P													
Home Occupation	P	P	P	P	P	P		P											
Limited agricultural uses with house	P	P																	P
Manufactured home park								P											
Private stable, one horse per acre, limited to two horses	P	P							P										
RV park																			
Servants quarters	P	P	P						S										
<i>Multiple Family Residential</i>																			
Apartment building, multiplex					P	P	P			P			S						
Apartment building, high rise, greater than 15 units per acre							P			P									
Cluster home, Lot line house																			
Dormitory, fraternity or sorority house																			P
Duplex, twin house								P											
Garden Apartment, atrium house																			
Patio house																			
Rooming house, boarding house, guest homes																			
Townhouse, weak-link townhouse																			P
<i>Group Care Facilities</i>																			
Adult family care home,		P	P	P	P	P		P	P										
Family day care home,																			
Family foster home																			
Special needs facility:																			
Child care facility,					S	S													P
Adult day care center,																			
Assisted living facility,																			
Foster care facility,																			
Group home facility,																			
Hospice residential unit																			

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<b>Lodging</b>																			
Bed and breakfast	P	P	P	P	P	P			P	P	P	P	P	P	P				
Hotel/motel									P		P	P	P	P	P				
RV campground							S							P	P				
<b>Offices/Services</b>																			
Business office									P	P	P	P	P	P	P				
Clubs, community/fraternal									P	P	P	P	P	P	P				
Crematorium									S	S	S	P	P	P	P	P			
Funeral home/mortuary									P	P	P	P	P	P	P				
Medical/health care office									P	P	P	P	P	P	P				
Personal services									P	P	P	P	P	P	P				
Professional office									P	P	P	P	P	P	P				
<b>Retail Commercial, No Outdoor Storage or Activities</b>																			
Antique shops									P	P	P	P	P	P	P				
Bake shop									P		P	P	P	P	P				
Bakery plant																			
Convenience store									P	P	P	P	P	P	P				
Convenience store, with gas																			
Drinking establishment and nightclub										S		P	S	S	S	S			
Dry cleaning drop-off site									P			P	P	P	P				
Gas station												P	P	P	P				
Laundromat-self service												P	P	P	P				
Minor repair shop												P	P	P	P				
Pet services, no outdoor activities												P	P	P	P				
Recreation, indoor, commercial												P	P	P	P				
Restaurant conventional, inc. cafeterias, delicatessens									P	P	P	P	P	P	P				
Restaurant short-order; min. seating for 20												P	P	P	P				
Restaurant drive-in, drive-thru or walk-up; and short-order with seating for less than 20												S	S	P	P	P			
Retail sales												P	P	P	P				
Retail shops												P	P	P	P				
Repair shop for small appliances												P	P	P	P				
Shopping center less than 20,000 s.f.												P	P	P	P				
Shopping center small, 20,000—50,000 s.f.												S	P	P	P				
Shopping center large, more than 50,000 s.f.													P	P	P				
<b>Retail Commercial Outdoor Storage and Displays Allowed</b>																			
Agricultural roadside stand	P																		
Automotive paint/body shop																			
Boat and water craft sales, service and light repair														P	P	P			
Farm equipment sales														P	P	P			

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Major automotive repairs														P	P	P			
Manufactured home sales and/or RV sales														P	P	P			
Marinas														P	P	P			
Nursery with outdoor displays/storage												S	P	P	P	P			
Parking lot									S					P	P	P			
Pet services: indoor/outdoor														P	P	P			
Private club: indoor/outdoor														P	P	P			
Recreation, outdoor, commercial														P	P	P			
Recreational Vehicle sales and accessory servicing														P	P	P			
Recycling center (outdoor)														P	P	P			
Rental of motor scooters, motorcycles, automobiles or any other self-propelled conveyance													P	P	P				
Retail sales, outdoor activities														P	P	P			
Retail services, outdoor activities														P	P	P			
Vehicle dealership, except RVs														P	P	P			
Vehicle sales, used														P	P	P			
Vehicle repair shop														P	P	P			
Non-retail or Service Commercial																			
Contractor storage yard														P	P	P			
Heavy equipment sales/repair														P	P	P			
Mini-warehouse/personal storage units														P	P	P			
Petroleum, bulk, storage and distribution														P	P	P			
Radio and television studios and offices														P	P	P			
Recreation vehicle repair, assembly or overhaul									P					P	P	P			
Septic tank storage/service														P	P	P			
Boat repair, overhaul and assembly														P	P	P			
Warehouse														P	P	P			
Wholesale distributor < 50,000 sq. ft.														P	P	P			
Wholesale distributor 50,000 + sq. ft.														P	P	P			
Light Industry																			
Airports/aviation uses															C	C	C		
Food processing/packaging															P	P			
Freight/trucking terminal															P	P			
Light industrial park															P	P			
Manufacture of finished products															P	P			
Printing/publishing															P	P			
Propane gas															P	P			
Research and development facilities									S					P	P	P			
Heavy Industry																			
Auto/vehicle salvage																P			

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<i>Key to Table: P = Permitted Use S = Special use approval required C = Conditional Use, board action required</i>																			
Citrus processing plant	P														P				
Cold storage and frozen food lockers														P	P				
Communication towers and antennas									S	S	S	S	S	S	S	S			
Concrete plant																			
Crate and pallet plant														P	P				
Dairy	P																		
Dry cleaning plant																			
Industrial park																			
Junkyard, general																			
Junkyard for vehicles																			
Laundry plant														P	P				
Manufacturing														P	P				
Mining	C														C				
Storage of sand/gravel/blocks														P	P				
Truck/vehicle repair for large vehicles/trucks														P	P				
Truck stop														P	P				
Public Service Facilities																			
Public buildings and grounds/public facilities									P	P	P	P	P	P	P	P	P	P	P
Power substation/utility buildings	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	P	P	P	P
Education and Cultural Facilities/Institutional Uses/Recreation Uses/Conservation Uses																			
Cemetery	S	S	S	S	S	S	S	S					P	P		P	P	P	P
Church/religious meeting place		S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P
Golf course	P	P	P	P	P	P	P	P					P	P	P	P	P	P	P
Hospital													P	P	P	P	P	P	P
Private school (Preschool—12)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public park/private park/open space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public school (K—12)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, indoor, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, outdoor, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Social centers/museums	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P
Vocational/technical school									P	P	P	P	P	P	P	P	P	P	P
University/college, small scale									P	P	P	P	P	P	P	P	P	P	P
University/college, large scale									P	P	P	P	P	P	P	P	P	P	P

**Table 21-32(B)  
Table of Residential Development Standards**

**Note**—Requirements set forth in the text for each zoning district, found in sections 21-34 through 21-41, take priority over those in this table.

Future Land Use Designation	AG-1 Agri; Res-Low 1du/5ac	RE Res-Low 1,300	R-1		R-2		R-3		R-3 Townhouse		R-3 Condo		R-4		R-5		RM Res-Low; Res-Med 8 500
			Res-Low 3	1,000	Res-Low; Res-Med 5	900	Res-Med 10	Detached and Du- plexes 900/ unit Attached 400/unit	Res-Low; Res-Med 10	400	Res-Low; Res-Med 10	400	Res-Low; Res-Med 10	15	Res-High 25	Res-High 400	
Maximum Density	900	1	3	1,000	900	10	400	10	400	10	400	10	15	25	8	500	
Minimum Living Area (s.f.)																	
Minimum Lot Area (s.f.)	5-acres	1-acre	10,000	6,000	5,000	5,000											
Minimum Lot Width (feet)	250	125	85	60	50	50	20	20	20	20	20	20	50	50	40	40	
Minimum Lot Depth (feet)	400	125	110	100	100	100	100	100	100	100	100	100	100	100	80	80	
Front Setback (feet)	40	40	30	25	25	25	20	20	20	20	20	20	25	25	10	10	
Rear Setback (feet)	50	40	25	20	20	20	0	0	0	0	0	0	20	20	5	5	
Side Setback (feet)	30	20	5	5	5	5	0	0	0	0	0	0	7½	7½	5	5	
Corner Lot Side-Street Setback	30	30	25	20	20	20	15	15	15	15	15	15	20	20	10	10	
Maximum Building Height (feet)	45	35	35	35	35	45	45	45	45	45	45	45	60	85	35	35	
Maximum Impervious Surface Ratio		50%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60% Park	80% Lot	

**Table 21-32(C)**  
**Table of Commercial, Industrial, and Institutional Development Standards**

**Note**—Requirements set forth in the text for each zoning district, found in sections 21-42 through 21-51, take priority over those in this table.

Future Land Use Designation	OP Com- Office	C-1 Com- Retail	C-2 Com- Retail	C-3 Com- Retail	C-4 Com- Retail	I-1 Industrial	I-2 Industrial	PI Insti- tutional	PR Rec & Open Space	CN Conser- vation
Maximum Density	36	36 in CAC	See Note 4	See Note 4	See Note 4	See Note 5	See Note 5	0.9	0.35	1du/5ac
Floor Area Ratio	See Note 1	See Note 2	See Note 4	See Note 4	See Note 4	See Note 5	See Note 5	0.9	0.35	
Minimum Living Area (s.f.)	400	400	400	400	400					500
Minimum Lot Area (s.f.)	7,500	3,000	5,000	5,000	7,500	7,500	20,000	5,000		
Minimum Lot Width (feet)	60	0	50	50	75	50	100	50		75
Minimum Lot Depth (feet)	100	0	100	100	100	125	100	100		
Front Setback (feet)	25	0	25	25	25	25	35	25		40
Rear Setback (feet)	20	See Note 3	10	10	10	25	25	10		40
Side Setback (feet)	7½	0	5	5	5	5	15	5		20
Corner Lot Street-Side Setback	20	0	20	20	20	20	30	20		35
Maximum Building Height (feet)	60	125	35	65	35	85	85	45		35
Maximum Lot Coverage		100%	80%	80%	80%	50%	50%	80%	10%	1%
Maximum Impervious Surface Ratio	70%	100%	80%	80%	80%	75%	75%	65%	50%	5%

**Table Notes:**

- The floor area ratios (FAR) for those parcels located within the office professional (OP) zoning district shall be as follows:  
 Parcels less than one (1) acre in area = seventy-five one hundredths (0.75).  
 Parcels between one (1) acre and five (5) acres in area = one (1.0).  
 Parcels greater than five (5) acres = one and thirty-five one hundredths (1.35).

2. The floor area ratios (FAR) for parcels located in the downtown commercial (C-1) zoning district shall be as follows:
  - Parcels less than five (5) acres in area = six (6.0).
  - Parcels greater than five (5) acres in area = sixty-five one hundredths (0.65).
3. The average of the setbacks for the adjoining structures located on the two (2) adjacent parcels.
4. The floor area ratios for those parcels located within the neighborhood commercial (C-2), highway commercial (C-3), and general commercial (C-4) zoning districts shall be as follows:
  - Parcels less than one (1) acre in area = seventy-five one hundredths (0.75).
  - Parcels between one (1) acre and five (5) acres in area = sixty-five one hundredths (0.65).
  - Parcels greater than five (5) acres = fifty-five one hundredths (0.55).
  - Parcels located in a community activity center less than five (5) acres = 6.0.
  - Parcels located in a community activity center greater than five (5) acres = sixty-five one hundredths (0.65).
5. The floor area ratios for parcels located in the light industrial (I-1) and heavy industrial (I-2) zoning districts shall be as follows:
  - Parcels not located within business park center (BPC) future land use = five tenths (0.5).
  - Parcels located within a business park center (BPC) future land use that are used for purposes other than offices = three tenths (0.3).
  - Parcels located within a business park center (BPC) future land use that are used for offices = five tenths (0.5).
6. Where a utility or drainage easement is greater than the required building setback, the utility easement line shall serve as the setback line for the structure.
  - (Ord. No. O-00-09, Art. 2 (2.02.02), 4-24-00; Ord. No. O-00-19, § 1, 7-10-00; Ord. No. O-00-28, § 1A, 10-2-00; Ord. No. O-01-18, § 1, 4-9-01; Ord. No. O-01-55, § 1, 10-8-01; O-01-59, Exh. A, 10-22-01; Ord. No. O-04-05, § 1(Exh. A), 2-9-04; Ord. No. O-06-96, § 1(Exh. A), 10-9-06; Ord. No. O-08-42, § 1(Exh. A), 5-12-08; Ord. No. O-10-35, § 5(Exh. A), 9-13-10; Ord. No. O-10-36, § 1(Exh. A), 9-13-10; Ord. No. O-12-08, § 3.B(Exh. C), 3-12-12; Ord. No. O-12-20, § 1, 5-29-12)

