

Table 3.D.1.A – Property Development Regulations

Zoning District	Min. Lot Dimensions			Density (5)	Max. FAR (6)	Max. Building Coverage	Min. Setbacks (11)			
	Size	Width and Frontage	Depth				Front	Side	Side Street	Rear
Agriculture/Conservation										
PC	1 ac.	-	-	-	-	-	50'	50'	50'	50'
AP	10 ac.	300'	300'	(1)	-	10% (13)	100'	50'	80'	100'
AGR	5 ac.	300'	300'	-	-	15%	100'	50'	80'	100'
Residential										
AR	(2)(3)(4)	300'	300'	-	0.15	15%	100'	50'	80'	100'
RE	2.5 ac.	200'	200'	-	-	20%	50'	40'	50'	50'
RT (LR-1)	20,000 sq. ft.	100'	125'	-	-	30%	25'	15'	25'	25'
RT (LR-2) HR-18	14,000 sq. ft.									
RS	6,000 sq. ft.	65'	75'	-	-	40%	25'	7.5' (14)	15'	15'
RM	(5)	65'	75'	-	-	40%	25'	15'	25'	15' (12)
Commercial										
CN	0.5 ac.	100'	100'	-	-	25%	30'	30'	(10)	30'
CC	1 ac.	100'	200'	-	-	25%	30'	30'	(10)	30'
CG	1 ac.	100'	200'	-	-	25%	50'	15'	(10)	20'
CLO	1 ac.	100'	200'	-	-	25%	30'	15'	(10)	20'
CHO	1 ac.	100'	200'	-	-	25%	40'	15'	(10)	20'
CRE	3 ac.	200'	300'	-	-	40%	80'	50'	80'	50'
IR	N/A	50'	100'	-	(7)	40%	(8)	(8)	(8)	(8)
UI	N/A	50'	100'	-	-	N/A	(9)	(9)	(9)	(9)
UC	N/A	50'	100'	-	-	N/A	(9)	(9)	(9)	(9)
Industrial										
IL	1 ac.	100'	200'	-	-	45%	40'	15'	25'	20'
IG	2 ac.	200'	200'	-	-	45%	45'	20'	45'	20'
Institutional/Civic										
IPF	1 ac.	100'	200'	-	-	25%	50'	15'	25'	20'
PO	-	-	-	-	-	-	-	-	-	-
[Ord. 2005-002] [Ord. 2005-041] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2012-027] [Ord. 2016-042] [Ord. 2017-007] [Ord. 2019-005] [Ord. 2020-020]										
Notes:										
1.	The only density allowed in the AP Zoning District is for properties in the LR-1 FLU category located north of Pahokee, on the east side of U.S. Highway 441, for the unincorporated community of Canal Point, in the Glades Tier only. [Ord. 2005-002]									
2.	The minimum lot size in the AR district corresponds to the FLU category as follows: RR-20 – 20 acres; RR-10 – 10 acres; RR-5 – 5 acres; RR-2.5 – 2.5 acres; and, U/S Tier – 5 acres.									
3.	Non-conforming lots in the AR district may use the setback provisions in Art. 1.F.2, Non-Conforming Lot .									
4.	AR lots with an RR-2.5 FLU designation may use the RE PDRs. [Ord. 2005-002] [Ord. 2016-042]									
5.	Density is determined by the FLU designation on each parcel of land, pursuant to FLUE Table 2.2.1-g.1, and other related Policies of the Plan. The number of units permitted on a parcel of land which complies with the applicable property development regulations and design standards, therefore, is an acceptable minimum lot size. [Ord. 2005-002] [Ord. 2005-041] [Ord. 2019-005]									
6.	The maximum FAR shall be in accordance with FLUE Table III.C.2 of the Plan, and other related provisions, unless otherwise noted. The 0.15 FAR for the AR district is applicable where the primary use of a lot is residential. [Ord. 2005-041]									
7.	Maximum FAR shall be in accordance with Table 3.B.15.C, IRO FAR Increase . [Ord. 2010-005]									
8.	Building setbacks shall be in accordance with Art. 3.B.15, Infill Redevelopment Overlay (IRO) . [Ord. 2010-005]									
9.	Building setbacks shall be in accordance with Art. 3.B.16, Urban Redevelopment Area Overlay (URAO) . [Ord. 2010-022]									
10.	Setback equal to width of R-O-W Buffer pursuant to Art. 7, Landscaping . [Ord. 2005-002] [Ord. 2005-041]									
11.	Buildings over 35 feet in height may be permitted in accordance with Art. 3.D.1.E.2, Multifamily, Non-Residential Districts, and PDDs . [Ord. 2005-002] [Ord. 2005-041]									
12.	Property previously developed with a RM or RH rear setback of 12 feet shall be considered conforming and subject to Art. 1.E, Prior Approvals . [Ord. 2005-002] [Ord. 2005-041]									
13.	Maximum Building Coverage in the AP district with an SA FLU designation may be increased to 15 percent. [Ord. 2017-007]									
14.	Side setback for a SFD shall be increased to ten feet when adjacent to the ZLL side property line of a ZLL home, pursuant to Art. 3.D.2.B.1.d, ZLL Adjacent to Other Housing Types . The SF lot shall have an easement recorded pursuant to Art. 3.D.2.B.3.e, Access, Maintenance, and Roof Overhang Easement . [Ord. 2020-020]									