

ARTICLE III. – ACTIVITY CENTER DISTRICTS

Section 3.3.1. Activity Center Districts Density, Intensity, and Dimensional Standards

A. **Generally.** The purpose of this Section is to identify the appropriate density, intensity, and dimensional standards for development in each Activity Center zoning district. Table 3.3.1.1. identifies allowable density and intensity. Table 3.3.1.2. identifies the dimensional standards.

Table 3.3.1.1: Density and Intensity

ZONING DISTRICT	MAXIMUM DENSITY (UNIT PER ACRE)	INTENSITY (FAR)
AC-1	-	1.0
AC-2¹	-	1.0
AC-3	-	1.0
AC-4²	-	1.0
AC-5	-	1.0
AC-6	-	1.0
AC-7	-	0.15
AC-7A	5:1	0.20
AC-7B	6:1	0.30
AC-8	15:1	0.55
AC-9	4 du/ac ³	0.55
AC-10	-	1.0

¹ Marsh Creek/Heron Creek development standards are governed by Development of Regional Impact Development Order, not the standards provided above.

² Panacea/The Woodlands and North Port Gardens development standards are governed by Development of Regional Impact Development Orders, not the standards provided above.

³ Medium Density Residential development in the mixed-use development area of AC 9 allows 10 du/acre.

Table 3.3.1.2: Dimensional Standards

Additional restrictions apply in the Conservation Restricted Overlay District, the Myakka River Protection Zone, and adjacent to wetlands per [Chapter 6, Article III, Chapter 6, Article VI.](#) and [Chapter 6, Article VIII.](#) of this ULDC.

ZONING DISTRICT	MINIMUM BUILDING FRONTAGE (%)	SETBACKS (FT) ¹				BUILDING HEIGHT (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO (%) LOT	MAXIMUM IMPERVIOUS SURFACE RATIO (%) OVERALL ⁴
		MAX. FRONT ²	SIDE ²	REAR ²	WATERFRONT ³			
AC-1	50	25	10	10	10	100	70	70
AC-2⁵	65	15	10	20	10	100	70	70
AC-3	65	25	20	20	10	100	70	70
AC-4⁶	65	15	10	20	10	100	70	70
AC-5	65	15	10	20	10	100	70	70
AC-6	40	25	10	20	10	100	70	70
AC-7	-	-	25	-	50	40	30	30
AC-7A	50	15	10	10	20	40	70	30
AC-7B	-	-	25	40	10	40	70	30
AC-8	100	Per the West River Villages Development Master Plan DMP-22-093				70	70	70
AC-9	100	Per the Central Parc Planned Community Development Pattern Plan Exhibit C to Ordinance 2019-09				30 ⁷	70	70
AC-10	40	25	10	20	10	100	70	70

¹ Residential accessory structures may be located in side or rear yards only. Minimum setbacks of 10-foot rear (20-foot waterfront) and 5-foot side apply to accessory structures 300 SF or smaller. Accessory structures larger than 300 SF, other than swimming pools, screen enclosures, tennis courts and other similar recreational facilities, shall maintain the same required setbacks as the primary structure. Non-residential accessory structures may be located in any yard and must meet the primary structure setbacks.

² If the width of a required landscape buffer per [Chapter 4, Article III., Section 4.3.12](#) exceeds the required setback the buffer requirement establishes the minimum setback. If a maximum or minimum setback conflicts with an easement, the setback may be adjusted to the minimum necessary to ensure the structure does not impact access to the easement.

³ Waterfront setbacks do not apply to docks and accessory structures associated with activating the waterfront nor do they apply to platted drainage easements. See [Chapter 4, Article II., Section 4.2.7.](#)

⁴ Overall ISR applies to a development as a whole when common area is provided. Open space requirements also apply per [Chapter 4, Article IX., Section 4.9.2.](#)

⁵ Marsh Creek/Heron Creek development standards are governed by the Heron Creek Pattern Book, not the standards provided herein.

⁶ Panacea/The Woodlands and North Port Gardens development standards are governed by Development of Regional Impact Development Orders, not the standards provided above.

⁷ Maximum building height for senior living facilities is 50-feet.

Section 3.3.2. Activity Center Districts Use Standards

- A. **Generally.** The purpose of this Section is to authorize the establishment, expansion, and continuation of land uses that are allowed as the primary uses on land in Activity Center zoning districts. [Table 3.3.2.1.](#) identifies permissible primary and accessory uses in each Activity Center district. In instances where a specific use is not listed, the ULDC Administrator shall utilize the regulations for the most similar use based on the North American Industry Classification System (NAICS), Institute of Transportation Engineers (ITE) manual, their successors, or another accepted professional reference.
- B. **Residential Uses in Activity Center Districts.**
- (1). Single-family attached shall be townhouses or a similar product.
 - (2). Unless the City Commission approves a horizontal mixed-use alternative per paragraph a. below, multi-family residential development in Activity Centers shall be part of a vertically mixed development with a minimum of two (2) distinct primary uses from [Table 3.3.2.1.](#), where residential development does not exceed 65% of the total FAR. When residential uses are included in mixed-use developments, the other uses shall be commercial, industrial, and/or office use. Amenity areas provided for the enjoyment of residents or patrons shall not contribute to the non-residential percentage. A mixture of uses is not required in every structure when multiple buildings are proposed. Mixed-use buildings or commercial uses shall be oriented toward the front property line(s).
 - a. **Horizontal Mixed-Use Alternative.** Horizontal mixing of uses may be authorized in an Activity Center when the residential and non-residential uses meet all the following standards:
 1. The proposed development shall have a binding concept plan approved by the City Commission through the Master Concept Plan process described in [Chapter 2, Article II, Section 2.2.10.](#) of this ULDC;
 2. The residential uses include at least two distinct housing types. Single-family detached and two-family residential are prohibited;
 3. All residential parcels are within 0.25-miles or 1,320-feet from the non-residential uses;
 4. The residential and non-residential uses are functionally integrated with:
 - i. Shared public space, parking, and amenity areas;
 - ii. Internally connected pedestrian, bicycle, multi-use trails, and roadways; and
 - iii. Shared external access points.

Table 3.3.2.1. Use Table

Additional restrictions apply in the Conservation Restricted Overlay District, the Myakka River Protection Zone, and adjacent to wetlands per [Chapter 6, Article III](#), [Chapter 6, Article VI](#), and [Chapter 6, Article VIII](#), of this ULDC.

Use	AC-1	AC-2	AC-3	AC-4	AC-5	AC-6	AC-7	AC-7A	AC-7B	AC-8	AC-9	AC-10
Adult Arcades	X	X	X	X	X	X	X	X	X	X	X	X
Agriculture	X	X	X	X	X	X	X	X	X	X	X	X
Agriculture, Industrial	X	X	X	X	X	P	X	X	X	X	X	P
Agritourism and Ecotourism	X	X	X	X	X	X	P	P	P	X	X	X
Animal Boarding¹	P	P	P	P	P	P	X	X	X	P	SE	P
Animal Daycare	P	P	P	P	P	P	X	SE	X	P	SE	P
Animal Hospitals & Veterinary Offices¹	P	P	P	P	P	P	X	X	X	P	SE	P
Animal Sanctuaries & Rescues¹	X	P	X	P	P	X	X	X	X	P	P	X
Automobile Junkyards	X	X	X	X	X	P	X	X	X	X	X	P
Automobile Repair Shops, Major	X	X	P	P	X	P	X	X	X	X	X	P
Automobile Repair Shops, Minor	P	P	P	P	P	P	X	X	X	X	X	P
Banks and Financial Institutions	P	P	P	P	P	P	X	P	X	P	P ³	P
Bar or Nightclub	P	P	P	P	P	P	X	P	SE	SE	SE	P
Bed and Breakfast	X	X	X	X	X	X	X	P	X	X	X	X
Borrow Pit, General or Minor	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Borrow Pit, Major or Conceptual	X	X	X	X	X	SE	X	X	X	X	X	SE

Use	AC-1	AC-2	AC-3	AC-4	AC-5	AC-6	AC-7	AC-7A	AC-7B	AC-8	AC-9	AC-10
Campground or Retreat	X	X	X	X	X	X	X	X	X	X	X	X
Car Wash¹	P	P	P	P	P	P	X	X	X	SE	SE	P
Cemeteries	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	X	X	X	X	X	X
Community Gardens	P	P	P	P	P	P	P	P	P	P	P	P
Conservation	P	P	P	P	P	P	P	P	P	P	P	P
Craft Brewery, Distillery, Winery	P	P	P	P	P	P	X	SE	SE	P	SE	P
Crematories	SE	SE	SE	SE	SE	SE	X	X	X	X	X	SE
Daycare Facilities, All Ages⁵	P	P	P	P	P	P	X	P	P	P	P	P
Dealership, Automobile Sales and Rental	CU	CU	SE	CU	CU	X	X	X	X	SE	X	X
Dealership, Boats and Recreational Vehicles Sales and Rentals	CU	CU	SE	CU	CU	CU	X	X	X	SE	X	P
Earthmoving, incidental, Dredging, and Stockpiling, limited per Section 4.5.3.C.	P	P	P	P	P	P	P	P	P	P	P	P
Electric Vehicle Charging Station, Public¹	A	A	A	A	A	A	A	A	A	A	A	A
Equestrian Stables and Boarding	SE	SE	SE	SE	SE	SE	X	X	X	X	X	X
Essential Services - Major	P	P	P	P	P	P	X	X	X	P	P	P
Essential Services - Minor	P	P	P	P	P	P	P	P	P	P	P	P

Use	AC-1	AC-2	AC-3	AC-4	AC-5	AC-6	AC-7	AC-7A	AC-7B	AC-8	AC-9	AC-10
Farmer's Markets	X	P	X	P	P	X	P	P	P	P	X	X
Food Truck Park¹	P	X	P	SE	SE	P	X	P	X	X	X	P
Funeral Homes	P	P	SE	P	SE	X	X	X	X	P	X	X
Game Reserves, Public or Private	X	X	X	X	X	X	X	X	X	X	X	X
Golf Course	SE	P	SE	SE	SE	X	X	X	X	SE	SE	X
Golf, Driving Range	P	P	P	P	P	X	X	X	X	P	SE	X
Golf, Miniature	P	P	P	P	P	X	X	P	P	P	SE	X
Heavy Machinery Repair and Rental	X	X	X	P	X	P	X	X	X	SE	X	P
Heavy Machinery Sales	X	X	X	P	X	P	X	X	X	SE	X	P
Helipads^{1,2}	SE	SE	SE	P	P	P	X	X	SE	SE	SE	P
Hospital	P	P	P	P	P	X	X	X	X	P	SE	X
Hotel	P	P	P	P	P	P	X	X	P	P	SE	X
Incinerators	SE	X	X	SE	SE	P	X	X	X	X	X	SE
Industrial, Heavy	X	X	X	SE	X	P	X	X	X	X	X	P
Industrial, Light	P	X	X	P	P	P	X	X	X	X	X	P
Laboratories, Research, Medical, Testing	SE	P	P	P	P	P	X	X	X	SE	SE	P
Laundromat/ Dry Cleaning Store	P	P	P	P	P	P	X	X	X	P	P	P
Medical and Dental Offices	P	P	P	P	P	P	X	P	P	P	P	P
Mining	X	X	X	X	X	X	X	X	X	X	X	X

Use	AC-1	AC-2	AC-3	AC-4	AC-5	AC-6	AC-7	AC-7A	AC-7B	AC-8	AC-9	AC-10
Mobile Food Vendor	P	P	P	P	P	P	P	P	P	P	P	P
Model Homes ¹	SE	CU	SE	CU	SE	X	X	SE	SE	SE	CU	X
Museums and Galleries	P	P	SE	P	P	X	P	P	P	P	P	X
Office, No Outdoor Storage	P	P	P	P	P	P	P	P	P	P	P	P
Office, Outdoor Storage	P	P	SE	P	SE	P	X	X	X	P	P	P
Oil or Natural Gas Exploration or Production	X	X	X	X	X	X	X	X	X	X	X	X
Pain Management Clinics	SE	P	SE	P	P	SE	X	X	X	SE	SE	SE
Parking, Offsite or Commercial ¹	SE	P	P	P	P	P	X	X	X	X	SE	P
Personal Services	P	P	P	P	P	P	P	P	P	P	P	P
Personal Storage Facilities ¹	P	X	X	P	P	X	X	X	X	P	P	X
Phosphate Mining	X	X	X	X	X	X	X	X	X	X	X	X
Places of Assembly, Small Scale	P	P	P	P	P	X	P	P	P	P	P	X
Places of Assembly, Large Scale	P	P	P	P	P	X	P	X	P	P	P	X
Radio and TV Stations	SE	SE	X	P	P	SE	X	P	X	SE	X	SE
Recreation Facilities, Public or Private	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, Commercial	P	P	P	P	P	X	P	P	P	P	X	X
Recreation, Passive	P	P	P	P	P	P	P	P	P	P	P	P

Use	AC-1	AC-2	AC-3	AC-4	AC-5	AC-6	AC-7	AC-7A	AC-7B	AC-8	AC-9	AC-10
Recreation, Pocket Park	P	P	P	P	P	P	P	P	P	P	P	P
Refineries	X	X	X	X	X	SE	X	X	X	X	X	SE
Residential, Accessory Dwelling Units	CU	CU	CU	CU	CU	L ⁶ , CU	X	CU	CU	CU	CU	X
Residential, Assisted Living Facilities, and Group Homes, ≤ 6 beds	X	X	X	X	X	X	X	X	X	X	X	X
Residential, Assisted Living Facilities, and Group Homes, <6 beds	P	P	P	SE	X	X	X	X	X	P	P	X
Residential, Assisted Living Facilities, 50+ Beds	P	P	P	P	P	X	X	X	X	P	P	X
Residential, Cluster Housing	SE	P	SE	P	P	L ⁶	X	P	P	P	P	X
Residential, Manufactured Homes	X	X	X	X	X	X	X	X	X	X	X	X
Residential, Multi-family	P	P	SE	P	P	P	X	P	P	P	P	P
Residential, Single-Family Detached	X	P	X	P	X	L ⁶	X	X	X	X	P	X
Residential, Single-Family Attached	SE	P	SE	P	P	L ⁶	X	P	P	X	P	SE
Resort	P	P	SE	SE	P	X	X	SE	P	P	SE	X
Restaurant	P	P	P	P	P	P	P	P	P	P	P ³	P
Retail Sales and Services	P	P	P	P	P	P	P	P	P	P	P	P
RV Resort	P	X	X	X	X	X	X	X	SE	SE	SE	X
Schools, Post Secondary Institutions	P	P	P	P	P	SE	X	X	X	P	SE	SE

Use	AC-1	AC-2	AC-3	AC-4	AC-5	AC-6	AC-7	AC-7A	AC-7B	AC-8	AC-9	AC-10
Schools, Public or Private (Pre-K through 12)	P	P	P	P	P	P	X	P	P	P	P	P
Sexually Oriented Business	X	X	X	X	X	P	X	X	X	X	X	P
Shooting Range/Archery - Indoor	P	P	P	P	P	SE	X	P	SE	X	SE	SE
Shooting Range/Archery - Outdoor	X	X	X	SE	X	SE	X	X	SE	X	X	SE
Slaughterhouse	X	X	X	X	X	X	X	X	X	X	X	X
Social Services	P	P	P	P	P	X	X	X	X	X	X	X
Solar Arrays and Floatovoltaics	A	A	A	A	A	A	A	A	A	X	A	P
Stadiums and Commercial Sports Complexes	P	P	P	P	P	X	X	X	X	X	X	X
Tasting Room	P	P	P	P	P	X	P	P	P	P	P	X
Theatres, Auditoriums, and Performance Halls	P	P	P	P	P	X	SE	SE	SE	P	SE	X
Transportation Terminals	P	P	P	P	X	P	X	P	P	SE	SE	P
Travel Center	X	X	P	P	X	P	X	X	X	X	X	P
Truck Stop	X	X	P	P	X	P	X	X	X	X	X	P
Vehicle Fueling Station¹	P	P	P	P	P	P	X	X	X	SE	SE	P
Warehouse and Wholesale	X	X	X	P	X	P	X	X	X	X	X	P
Well Stimulation (any production using)	X	X	X	X	X	X	X	X	X	X	X	X

Use	AC-1	AC-2	AC-3	AC-4	AC-5	AC-6	AC-7	AC-7A	AC-7B	AC-8	AC-9	AC-10
Wireless Communication Tower, Camouflaged¹	P	P	P	P	P	P	X	X	X	P	P	P
Wireless Communication Tower¹	SE	SE	SE	SE	SE	SE	X	X	X	SE	SE	SE

¹ The uses with this footnote have additional design requirements in [Article IX](#).

² Helipads associated with hospital uses and other emergency services are permissible accessory uses, exempt from the Special Exception requirements. Requirements of Article IX, Specific Use Standards, apply.

³ Restaurants, Banks, and Financial Institutions in AC-9 may not contain a drive-thru.

⁴ Allowed as an accessory to a religious facility.

⁵ Daycare facilities following the Florida Statutory requirements of Family Daycare Homes do not require a Special Exception.

⁶ One-and-two family development is limited to the locations specified in [Section 3.1.2.E.\(6\)](#).