

ARTICLE II: LAND USE AND ZONING

SECTION 2.1 ZONING DISTRICTS

Consistent with the City's Comprehensive Plan Future Land Use Map and related policies (Sec. 1.21, Comprehensive Plan), all land and water areas located within the incorporated territory of the City of Sanford, Florida, shall be designated for use and development based on the following Zoning Districts which districts shall be reflected on the Zoning District Map for the City of Sanford, Florida, by the Zoning District Map symbols set forth below. The term 'zoning district' shall be synonymous with the term 'zoning classification.'

RESIDENTIAL DISTRICTS

- SR-1AA Single Family Dwelling Residential.** Which shall identify those areas of the City of Sanford which are intended for one (1)-family dwellings on ten thousand (10,000) square foot lots and related accessory uses.
- SR-1A Single Family Dwelling Residential.** Which shall identify those areas of the City of Sanford which are intended for one-family dwellings on seven thousand five hundred_(7,500) square foot lots and related accessory uses. Where located on land with a Comprehensive Plan designation of "Low Density Residential," the gross residential density shall not exceed six (6) units per acre.
- SR-1 Single-Family Dwelling Residential.** Which shall identify those areas of the City of Sanford which are intended for one-family dwellings on six thousand (6,000) square foot lots and related accessory uses. No new lots shall be platted under this zoning classification except for plats for subdivisions with ten or less urban infill lots. Where located on land with a Comprehensive Plan designation of "Low Density Residential," the gross residential density shall not exceed six (6) units per acre.
- SR-2 Mobile Home Residential.** Which shall identify those areas of the City of Sanford which are intended for mobiles homes and related accessory uses. Maximum gross residential density shall not exceed six (6) units per acre. Replacement of existing mobile homes on existing mobile home parks and sites of record, as of the effective date of the Comprehensive Plan, shall be permitted.
- MR-1 Multiple-Family Residential.** Which shall identify those areas of the City of Sanford which are intended for multiple-family dwellings at a maximum density of eight (8) dwelling units per acre and related accessory uses.
- MR-2 Multiple-Family Residential.** Which shall identify those areas of the City of Sanford which are intended for multiple-family dwellings at a maximum density of 15 dwelling units per acre and related accessory uses except, however, that multiple-family dwellings located adjacent to single-family dwellings or single-family zoning districts shall have a maximum density of ten (10) dwelling units per acre.

MR-3 Multiple-Family Residential. Which shall identify those areas of the City of Sanford which are intended for multiple-family dwellings at a maximum density of 20 dwelling units per acre and related accessory uses except, however, that multiple-family dwellings located adjacent to single-family dwellings or single-family zoning districts shall have a maximum density of ten (10) dwelling units per acre.

MULTIPLE FAMILY RESIDENTIAL/OFFICE/INSTITUTIONAL (RMOI) DISTRICT

RMOI Multiple-Family Residential-Office-Institutional.

The multiple-family Residential/Office/Institutional (RMOI) policy district is a planned mixed use district designed to accommodate business and professional offices as well as high density multiple family residential opportunities and institutional uses. The allowable maximum residential density shall be up to a maximum of twenty (20) units per acre except, however, that multiple-family dwellings located adjacent to single-family dwellings or single-family zoning districts shall have a maximum density of ten (10) dwelling units per acre. The maximum intensity of nonresidential development measured as a floor area ratio is .35. The mix of residential and office/institutional uses shall contain at least twenty percent (20%) of the lesser use based on intensity and/or density of uses.

This land use policy designation district expressly excludes general retail sales and services, warehousing, and outside storage. Furthermore, this district is intended for sites which:

- (a) Have accessibility to major thoroughfares or are located along the outer fringe of core commercial areas;
- (b) Build on the purpose and function of the central business district and Lake Monroe waterfront;
- (c) Encourage reinvestment in declining residential areas adjacent to commercial core areas;
- (d) Have potential to be served by a full complement of urban services;
- (e) Contain sufficient land area to accommodate good principles of urban design, including sufficient land area to provide adequate landscaping and buffers to separate existing as well as potential future adjacent land uses of differing intensity;
- (f) Frequently serve as a transition area which buffers residential uses located in one area from a nearby area which accommodates uses of a higher intensity.

COMMERCIAL DISTRICTS

RC-1 Restricted Commercial. The RC-1 district is intended to implement the Comprehensive Plan "Neighborhood Commercial ((NC) Future Land Use Map designation and is intended to serve limited areas that are predominantly residential in character but which require some supporting neighborhood office and retail establishments. Property assigned to this district should be accessible to major thoroughfares near residential neighborhoods. The maximum density of development within the RC-1 district measured as a floor area ratio is .35. Commercial development within this district is intended to serve the neighborhood in which the development is located and is generally restricted to business and professional offices, neighborhood convenience stores and drug stores, specialty shops, limited item retail shops and services such as beauty parlors, barber shops, laundry and dry cleaning pick-up stations. The RC-1 district is not intended to accommodate large scale retail sales, service or trade activities or residential development except for single-family and duplex units approved as a minor conditional use.

GC-2 General Commercial. The GC-2 district is intended to implement the Comprehensive Plan "General Commercial" (GC) Future Land Use Map designation. Properties assigned this district should accommodate community-oriented retail sales and services; highway-oriented sales and services; and other general commercial activities. The GC-2 district is intended to include the easterly portion of the First Street business district. The general commercial designation also is intended to include pre-existing commercial corridor development along such major thoroughfares as French Avenue, Orlando Drive (US 17-92), and strategic intersections along Airport Boulevard. The GC-2 district generally shall be located in highly accessible areas adjacent to major thoroughfares which possess necessary location, site, and market requirements. The maximum intensity of general commercial development measured as a floor area ratio is .35.

Transient residential facilities including hotels and motels, or residential care facilities are permitted uses in this zoning district.

SC-3 Special Commercial. The SC-3 district is intended, in part, to implement the Comprehensive Plan's Waterfront Downtown Business District (WDBD) Future Land Use Map designation for mixed use residential and general commercial uses as well as related accessory uses.

The SC-3 district is intended to provide a planning and management framework for promoting development and redevelopment within the core of the Downtown Commercial Area, the central business district, including the Lake Monroe waterfront, the historic downtown commercial area, and its environs as designated on the Future Land Use Map Series. As such, the parking standards of Schedule H shall not apply to existing buildings in this district as of the date of adoption of these revisions to the land development regulations.

In the SC-3 district, the maximum intensity of development measured as a floor area ratio is 2.0 east of U.S. 17/92 and .35 west of U.S. 17/92 for commercial development. The maximum density of residential development is 50 units per acre. Refer to Schedule U for maximum intensities and densities of parcels zoned SC-3 located in Overlay Districts.

INDUSTRIAL DISTRICTS

The following industrial districts are designed to implement the Comprehensive Plan Future Land Use Map "Industrial" designation. Industrially designated areas are not adaptive to residential use and as such residential activities shall not be located in areas designated for industrial development. This provision shall not prohibit residences for exclusive use by night watchmen or custodians whose presence on industrial sites is necessary for security purposes.

RI-1 **Restricted Industrial.** This district includes areas of the City of Sanford which are intended for light wholesale and manufacturing uses and related accessory uses. The maximum intensity for industrial development shall be a floor area ratio of .50.

MI-2 **Medium Industrial.** This district includes those areas of the City of Sanford which are intended for heavy wholesale and manufacturing uses and related accessory uses. The maximum intensity for industrial development shall be a floor area ratio of .50.

AGRICULTURAL DISTRICT

AG **Agriculture.** The Agricultural (AG) district is intended to implement the Comprehensive Plan "Suburban Estates" (SE) Future Land Use Map designation. Residential densities in this zoning district shall not exceed one (1) dwelling unit per one (1) acre.

PARKS, RECREATION AND OPEN SPACE DISTRICT

PRO **Parks, Recreation and Open Space.** The Parks, Recreation and Open Space (PRO) district is intended to implement the Comprehensive Plan's future land use designation of the same name and to distinguish the City's parks, recreational facilities and open space facilities from other uses. Properties assigned this district have developed City parks and areas of significant open space including, but not limited to, cemeteries. Parks and recreation areas should be readily accessible at the neighborhood and community level. Parks shall be developed and redeveloped according to the level of service standards for parks and recreational facilities, community demand and community input as appropriate. While parks generally provide outdoor recreational facilities, community centers and indoor facilities are also permitted up to a floor area ratio of .50.

Site plans for recreation and open space, shall incorporate measures which mitigate against land use incompatibility as well as adverse environmental impacts and shall include appropriate buffering, landscaping and screening.

PLANNED DEVELOPMENT

PD Planned Development. Properties assigned the Planned Development zoning district are intended for residential and nonresidential uses that utilize flexible and creative site design to achieve a more desirable environment and more efficient land use. If projects are not located in one of the major activity centers noted below, the project shall be a combination of two or more land uses from the following categories: commercial/office, industrial, single-family residential, multiple-family residential, public/semipublic and transient lodging/entertainment in order to be considered for the Planned Development zoning classification. The mix of uses shall contain at least twenty percent (20%) of the least prevalent use.

The planned development land management strategy is a technique for negotiating innovative development options and a design to achieve public objectives such as natural resource protection, which might not otherwise be achieved. In addition, planned development district regulations shall be used to manage development of industry and commerce in the following major activity centers: (1) the I-4 High Intensity area; (2) the Westside Industry and Commerce area; and (3) the Airport Industry and Commerce Center, all of which are delineated on the Comprehensive Plan Future Land Use Map. The underlying Comprehensive Plan land use designation shall control the maximum density/intensity for planned unit development.

HISTORIC AND OVERLAY DISTRICTS

DOWNTOWN COMMERCIAL HISTORIC DISTRICT	The Downtown Commercial Historic District was created in 1985 by Ordinance No. 1777. The district is generally bounded by Fulton and Commercial Streets on the north, Myrtle Avenue on the west, Sanford Avenue on the east, and Third Street on the south. Map S-1 shows the boundaries of the district. All properties within the Downtown Commercial District are subject to the rules and regulations contained in Schedule S.
SANFORD RESIDENTIAL HISTORIC DISTRICT	The Sanford Residential Historic District, originally designated under the name of Old Sanford District, was established through Ordinance No. 3184 in 1993. The district is generally bounded by Second and Third Streets on the north, French and Elm Avenues on the west, Fourteen Street on the south and Sanford Avenue on the east. The boundaries of the district are shown on Map S-1. All properties within the Sanford Residential Historic District are subject to the rules and regulations contained in Schedule S.
NATIONAL REGISTER HISTORIC DISTRICT	Sanford's National Register Commercial District, listed in the National Register in 1976, is generally bound by Commercial Street on the north, Oak Avenue on the west, the alley between Palmetto Avenue and Sanford Avenue on the east, and Second Street on the south. The Sanford Residential Historic District was listed in the National Register in 1989.

LAKE MARY BOULEVARD OVERLAY DISTRICT	The Lake Mary Boulevard Overlay District includes all lands located within the Sanford city limits that lie within 320 feet of the centerline of Lake Mary Boulevard between the CSX railroad line near Country Club Road and the intersection of SR 46 and CR 415. If any part of any parcel abuts the right-of-way line of the designated roadway, the entire parcel shall be subject to this part as if the parcel were wholly within the stated corridor.
WEST SR/46 RINEHART ROAD GATEWAY OVERLAY DISTRICT	The SR 46/West First Street Overlay District includes all lands located within the Sanford city limits that lie within 320 feet of the centerline of SR 46 between the Interchange at I-4 and Airport Boulevard (existing) and Rinehart Road. If any part of any parcel abuts the right-of-way line of the designated roadway, the entire parcel shall be subject to this part as if the parcel were wholly within the stated corridor.
RIVERFRONT OVERLAY DISTRICT	The purpose of the Riverfront Overlay District is to provide for a mixed-use area for high-density residential, offices and retail uses.
MIDTOWN OVERLAY DISTRICT	The primary purpose of the Midtown Overlay District is to encourage residential uses and to provide for a mixed-use area for single-family, multifamily housing, offices and neighborhood serving retail, where appropriate, and is not in direct conflict with the residential usage.
DOWNTOWN OVERLAY DISTRICT	The primary purpose of the Downtown Overlay District is to encourage commercial uses and to provide for a mixed-use area for single-family, multifamily housing, hotel, offices, and retail, where appropriate, and is not in direct conflict with the residential usage and the historic district.

SECTION 2.2 ASSIGNMENT OF ZONING DISTRICTS AND ADOPTION OF ZONING DISTRICT MAP

- A. **Adoption of Zoning District Map.** All land and water areas located within the incorporated territory of the City of Sanford, Florida, are hereby assigned the Zoning Districts reflected on the Zoning District Map for the City of Sanford, Florida, adopted incident to and as a part of this Ordinance, a certified copy of which is located in the Office of the Administrative Official. Changes, amendments and reassignment of districts thereon shall be made only in accordance with the provisions of or by amendment to this Ordinance.
- B. **Interpretation of Zoning District Map Boundaries.** The following rules shall be used to interpret the exact location of the Zoning District boundaries reflected on the Zoning District.

1. Where a zoning district boundary approximately follows a parcel or property line, that line is the boundary of the zoning district.
2. Where a zoning district boundary follows a street or railroad the centerline of the street or railroad right-of-way is the boundary of the zoning district.
3. Where a zoning district boundary follows a stream or canal or a lake or other body of water, the centerline of such stream or canal or the shoreline of such lake or other body of water is the boundary of the zoning district.
4. Where a zoning district boundary does not clearly follow any of the features mentioned above, its exact location on the ground shall be determined by measurement according to map scale and/or legal descriptions of the land area involved which are filed in the Office of the Administrative Official and related to the zoning district question.
5. In any instance in which the exact location of a zoning district boundary is not clear, the Administrative Official shall apply the criteria herein cited to confirm the exact location prior to issuing a Site Development Permit or Certificate of Completion. The applicant may appeal the decision of the Administrative Official in the manner set forth in this Ordinance.

C. **Unzoned Areas.** If any land and/or water area does not appear to have an identifiable or specific zoning district map symbol reflected on the Zoning District Map, the Planning and Zoning Commission shall initiate an amendment to the Zoning District Map within thirty (30) days after notification of such fact in order to establish a zoning district for such area and no site development permits or certificates of completion shall be issued for such areas until after the City Commission has taken final action on the proposed amendment.

D. **Currency of Zoning District Map.** The Administrative Official shall ensure that all zoning district boundaries are accurately reflected on the Zoning District Map.

If a proposed development is for a combination of uses, the acreage required for each use shall be determined independently based on the floor area ratio or the density for each individual use such that no acreage shall be dedicated for more than one use.