

Future Land Use Element  
Goals, Objectives & Policies

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1 commercial uses. Only commercial uses that support this category shall be permitted, such as restaurants,  
2 cafes, associated retail/wholesale, daycares or shops located within an office park or office building.  
3 Office parks may utilize these allocations within the boundary of the park. It is the express intent of this  
4 provision to restrict highway-oriented commercial uses. Developments within this Category are not subject  
5 to Commercial Location Criteria.

6 Zoning applications within the Regional Office Future Land Use Category must be accompanied by a  
7 site/master plan as set forth in the Land Development Regulations. Such plans shall address, at a minimum,  
8 buffering, setbacks, lighting and building height, to ensure compatibility with adjacent uses.

9 Limited residential use may be allowed in mixed-use commercial buildings or as stand-alone multi-family  
10 units as part of a mixed-use development; single-family dwellings shall not be allowed. Multi-family  
11 residential development shall be constructed only after or simultaneously with construction of commercial  
12 uses. The total number of multi-family dwelling units shall be no more than one (1) unit per 10,000 square  
13 feet of Gross Leasable Area of commercial space and the allowed F.A.R. shall not be applied to such  
14 residential areas. Residential uses are excluded on parcels in this category located within the Mount Dora  
15 Joint Planning Area first authorized by the Board of County Commissioners on September 28, 2004.

16 Design standards shall be provided in the Land Development Regulations that ensure that office  
17 development is compatible with adjoining properties. Standards shall include, but not be limited to,  
18 building style, design and scale; exterior building materials; roof design and construction; building size  
19 and placement; site furnishings; fences and entrance features; and the size and location of service areas.

20 Projects shall be designed with a minimum of fifteen percent (15%) of the net buildable area as open  
21 space. A floor area ratio of up to a maximum 3.0 will be allowed. A conditional use approval will not  
22 be required if the development is approved by Lake County through a Development of Regional Impact  
23 Development Order process. The maximum Impervious Surface Ratio shall be 0.75.

24 TYPICAL USES INCLUDE:

25 • General office, including: services, finance, insurance and real estate;  
26 • Limited commercial retail trade uses that support office land uses;

27 • Light industrial uses such as manufacturing, wholesale trade, transportation, communications,  
28 electric, gas and sanitary services. Activities are limited to those without off-site impacts and take  
29 place primarily within an enclosed building;

30 • Day care facilities;

31 • Health Services, except hospitals;

32 • Civic uses;

33 • Religious organizations;

34 • Colleges, universities and professional schools;

35 • Public order and safety;

36 • Hotels and other lodging places;

37 • Utilities; and

38 • Limited multi-family residential.

39 TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

40 • Light industrial uses as provided above that take place primarily outside an enclosed building;

41 • Heliports; and

42 • Hospitals.