

**TABLE 5-2
MINIMUM ZONING DESCRIPTIONS ON PERMITTED USES**

USE/ACTIVITY	MINIMUM ZONING DESCRIPTIONS								
	MINIMUM LOT SIZE	MINIMUM FRONT BUILDING SETBACK	MINIMUM SIDE BUILDING SETBACK	MINIMUM REAR BUILDING SETBACK	MINIMUM LOT WIDTH	MAXIMUM BUILDING COVERAGE	MAXIMUM IMPERVIOUS SURFACE	MAXIMUM BUILDING HEIGHT	MINIMUM LIVING AREA
AGRICULTURAL USES									
A-1, General Agriculture	1 ACRE	35 FT	15 FT	50 FT	150 FT	40%	50%	35 FT	1,000 SF
A-2, Suburban	1/2 ACRE	35 FT	15 FT	40 FT	125 FT	40%	50%	35 FT	1,000 SF
RESIDENTIAL USES									
RCE-1	1/2 ACRE	35 FT	15 FT	40 FT	150 FT	40%	50%	35 FT	1,800 SF
RCE-2	1 ACRE	35 FT	15 FT	40 FT	125 FT	40%	50%	35 FT	2,000 SF
R-1, Single Family	7,000 SF	25 FT	7.5 FT	25 FT	70 FT	40%	50%	35 FT	1,000 SF
R-1A, Single Family	8,000 SF	25 FT	7.5 FT	25 FT	70 FT	40%	50%	35 FT	1,200 SF
R-1AA, Single Family	9,000 SF	25 FT	7.5 FT	30 FT	75 FT	35%	50%	35 FT	1,400 SF
R-1AAA, Single Family	10,000 SF	30 FT	7.5 FT	35 FT	85 FT	35%	50%	35 FT	1,600 SF
R-2, Single Family	7,000 SF	25 FT	6 FT	25 FT	70 FT	40%	50%	35 FT	1,000 SF
R-2, Two Family	7,500 SF	25 FT	6 FT	25 FT	75 FT	55%	70%	35 FT	650 SF
R-3, Single Family	7,000 SF	25 FT	7.5 FT	25 FT	70 FT	40%	50%	35 FT	1,000 SF
R-3, Duplexes	7,500 SF	25 FT	7.5 FT	25 FT	75 FT	40%	70%	35 FT	650 SF per unit
R-3, Three/Four Family	10,000 SF	25 FT	10 FT	30 FT	85 FT	40%	70%	35 FT	650 SF per unit + 200 SF each bedroom over two
R-3, 5 or More Family (1-2 stories)	10,000 SF + 4,000 SF per DU in excess of 4/2	25 FT	10 FT	30 FT	85 FT	40%	70%	35 FT	650 SF per unit + 200 SF each bedroom over two
R-3, 5 or More Family (3 or more stories)	10,000 SF + 2,500 SF per DU in excess of 4/3	35 FT	10 FT	40 FT	85 FT	30%	70%	35 FT (2)	650 SF per unit + 200 SF each bedroom over two
RT-1, Mobile Home Subdivision	7,000 SF	20 FT	7.5 FT	20 FT	-	40%	50%	35 FT	-

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	MINIMUM LOT SIZE	MINIMUM FRONT BUILDING SETBACK	MINIMUM SIDE BUILDING SETBACK	MINIMUM REAR BUILDING SETBACK	MINIMUM LOT WIDTH	MAXIMUM BUILDING COVERAGE	MAXIMUM IMPERVIOUS SURFACE	MAXIMUM BUILDING HEIGHT	MINIMUM LIVING AREA
COMMERCIAL USES ⁺									
PS, Professional Offices and Services	1 ACRE	25 FT	10 FT	25 FT	150 FT	50%	70%	35 FT	-
C-1, Single Family	1 ACRE	25 FT	6 FT	25 FT	150 FT	40%	50%	45 FT	-
C-1, Neighborhood Shopping	1 ACRE	25 FT	25 FT when required	20 FT	150 FT	30%	70%	35 FT	-
C-2, Community Commercial	1 ACRE	25 FT	10 FT	20 FT	150 FT	30%	70%	45 FT	-
C-3, General Commercial	1 ACRE	25 FT	10 FT	20 FT	150 FT	30%	70%	45 FT	-
INDUSTRIAL USES ⁺									
I-1, Light Manufacturing and Warehousing	-	35 FT	**10/20 FT	10 FT	150 FT	30%	70%	35 FT	-
I-2, Heavy Industrial	-	35 FT	**10/20 FT	10 FT	150 FT	50%	70%	35 FT	-
PUD, PLANNED UNIT DEVELOPMENT									
See Article IV for Requirements.									
<p>* Retail stores and shops and personal service establishments which do not exceed 14,000 square feet of gross floor area and which supply the regular and customary needs of the residents of the neighborhood and which are primarily for their convenience.</p> <p>** Side yards. No building or open storage shall be located closer than 10 feet to one side lot line and 20 feet to the other side lot line unless a special exception is granted by the City Commission.</p> <p>⁺ All professional offices, service, commercial, and industrial buildings require the following setbacks: Local Roads: 25 feet; Secondary Roads: 35 feet; Primary Roads: 50 feet; Expressways: 75 feet. In addition, 15-foot buffer for low-rise (2-stories or less) office or multi-family uses adjacent to single-family uses; 25-foot buffer with berms/walls/landscaping for retail commercial or high-rise (over 2 stories) office adjacent to any residential use; 50-foot buffer with berms/walls/fences/landscaping for any industrial use and any residential use.</p>									