



September 3, 2026 - Land Use Meeting

Subject

**Ordinance 26-10/ LDCT-26-01 County Initiated Land Development Code Text
Amendment: Exemption from Minimum Lot Sizes Within The Urban Service Area -
PLN2601-0028-Haley Vetter, Planner I - Legislative - County-Wide**

Amending The Manatee County Land Development Code (As Amended, the "Code");
Amending Chapter 1. General Provisions Section 107.8, Nonconforming Lots, Chapter 4.
Zoning Section 401.3 Bulk and Dimensional Regulations, Section 401.4, Area, Height,
Bulk and Placement Regulations, Table 4-5. Bulk and Dimensional Standards for
Agricultural and Single-Family Districts, Table 4-6, Schedule of Bulk and Dimensional
Standards for Duplex and Multi-Family Residential Districts, Table 4-7, Schedule of Bulk
and Dimensional Standards for Mobile Home Districts, Table 4-8, Schedule of Bulk and
Dimensional Standards for Office, Commercial and Mixed-Use Districts, Table 4-9,
Schedule of Bulk and Dimensional Standards for Industrial, Extraction and Institutional
Districts, adding a new Section: Section 401.6, Minimum Lot Size Exemption within the
urban service area hereinafter the "Minimum Lot Size Exemption"; providing for other
amendments as may be necessary for internal consistency; providing for a limited period
of time within which applicants may submit applications for the Minimum Lot Size
Exemption.

Category

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: Haley Vetter, Planner I, 941-748-4501 x1274, Haley.vetter@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927,
Abigail.bonds@mymanatee.org

Action Requested

No action necessary. This is the first of two required public hearings; the second public
hearing is scheduled for October 8, 2026, at 9:00 a.m., or as soon thereafter as same may
be heard at the Manatee County Government Administration Building, 1112 Manatee
Avenue West, 1st Floor, Patricia M. Glass Chambers.

Enabling/Regulating Authority

Manatee County Comprehensive Plan
Manatee County Land Development Code
Florida Statutes 1013.33(5)

Applicable Advisory Board

PLANNING COMMISSION ACTION:

- On August 13, 2026, by a vote of 5-1, the Planning Commission voted to recommend Approval with Member Stamm voting nay due to wanting to table until there was a full board, and Member Ziegler absent.

PUBLIC COMMENT AND CORRESPONDENCE:

August 13, 2026– Planning Commission

- There was no public comment.
- There was nothing entered into the record.

Background Discussion

• Request

The proposed Land Development Code Text Amendment amends the LDC to address the motion made by the Board of County Commissioners regarding minimum lot size. The LDCT proposed is a pilot program to ameliorate the current minimum lot size requirements for applicable unplatted parcels within the Urban Service Area as defined in “Map K” found in Element 2 of the Comprehensive Plan. The intention being to encourage development and revitalization within the Urban Service Area by better utilizing available space and providing for both commercial and residential uses on lots which do not meet the minimum lot size standards.

○ Sections Amended

The LDCT amends Sections 107.8, 401.3.C.1, 401.4, and creates 401.6.

○ Prohibited Exemptions. The following are not eligible for the minimum lot size exemption

1. Agricultural zoning districts.
2. A site shall not be eligible for this exemption if the proposed use requires a minimum lot area or size in Section 531, Standards for Specific Uses.
3. Planned Development districts.
4. Properties within any of the Coastal Overlay Districts, with any developable part of the property lying within the Special Flood Hazard Area (SFHA), or identified as flood-prone in watershed management plans adopted by the Southwest Florida Water Management District (SWFWMD).
5. Properties which use or propose to use a septic system that are unable to meet Section 381.0065 (4), Florida Statutes, and related regulations therein.

• Conclusion

The proposed rezone may be considered consistent with the Comprehensive Plan and in compliance with the applicable provisions of the Land Development Code.

PLANNING COMMISSION ACTION:

- On August 13, 2026, by a vote of 5-1, the Planning Commission voted to recommend Approval with Member Stamm voting nay due to wanting to table until there was a full board, and Member Ziegler absent.

PUBLIC COMMENT AND CORRESPONDENCE:

August 13, 2026– Planning Commission

- There was no public comment.
- There was nothing entered into the record.

Attorney Review

Other (Requires explanation in field below) Schenk

Sarah Schenk reviewed and responded by email to Matter #FY25/26-0375 on July 6 and 20, 2026.

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



September 3, 2026 - Land Use Meeting

Subject

Updates to Agenda - August 28, 2026

Category

ANNOUNCEMENTS

Briefings

None

Contact and/or Presenter Information

Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested

Updates incorporated appropriately

Enabling/Regulating Authority

N/A

Applicable Advisory Board

N/A

Background Discussion

Below are agenda updates (dated 8/28/2026) for the meeting of 9/3/2026 9:00 AM - September 3, 2026 - Land Use Meeting

H. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Upon Request

Item 2. Ordinance No. 26- 34 Establishment of West Manatee District Community Development District - Legislative - Laura Gonzalez, Principal Planner - District 5 -
Public comment added.

I. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

Item 10.PDR-25-06(Z)(P) – Ivy Run – 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao and Heather D Drao (Owners) – PLN2503-0127- Quasi-Judicial

- **Lindsey Craig, Planner I - District 1-** Moved to Presentations Upon Request, Applicant Request for Continuance to November 19, 2026, and additional Public Comment.

Presentations Scheduled

Item 6. PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation – Belleair Capital Group Parrish Plantation LLC (Owner) – PLN2406-0119- Quasi-Judicial- James J. McDevitt III, MURP, Development Services Team Leader-District 1- Added Public comment, Revised Staff report in strikethrough underline format, and revised Preliminary Site Plan.

Item 7. Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative-Loretta Merrill, Principal Planner - District 2- Updated title to reflect correct planner title and added Public comment.

Item 8. PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, and Manatee County, (Owners) – PLN2508-0052-Quasi-Judicial - Loretta Merrill, Principal Planner - District 2- Added Public comment.

J. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Scheduled

Item 11.Ordinance 26-10/ LDCT-26-01 County Initiated Land Development Code Text Amendment: Exemption from Minimum Lot Sizes Within The Urban Service Area - PLN2601-0028-Haley Vetter, Planner I - Legislative - County-Wide - Added Public comment.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

B.C.C (first public hearing): 09/03/2026

ORDINANCE 26-10/ LDCT-26-01
COUNTY INITIATED LAND DEVELOPMENT CODE TEXT AMENDMENT:
EXEMPTION FROM MINIMUM LOT SIZES WITHIN THE URBAN SERVICE AREA
(PLN2601-0028)

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE (AS AMENDED, THE "CODE"); PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING CHAPTER 1. GENERAL PROVISIONS SECTION 107.8, NONCONFORMING LOTS, CHAPTER 4. ZONING SECTION 401.3 BULK AND DIMENSIONAL REGULATIONS, SECTION 401.4, AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS, TABLE 4-5. BULK AND DIMENSIONAL STANDARDS FOR AGRICULTURAL AND SINGLE-FAMILY DISTRICTS, TABLE 4-6, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR DUPLEX AND MULTI-FAMILY RESIDENTIAL DISTRICTS, TABLE 4-7, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR MOBILE HOME DISTRICTS, TABLE 4-8, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR OFFICE, COMMERCIAL AND MIXED-USE DISTRICTS, TABLE 4-9, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR INDUSTRIAL, EXTRACTION AND INSTITUTIONAL DISTRICTS, ADDING A NEW SECTION: SECTION 401.6, MINIMUM LOT SIZE EXEMPTION WITHIN THE URBAN SERVICE AREA HEREINAFTER THE "MINIMUM LOT SIZE EXEMPTION"; PROVIDING FOR OTHER AMENDMENTS AS MAY BE NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A LIMITED PERIOD OF TIME WITHIN WHICH APPLICANTS MAY SUBMIT APPLICATIONS FOR THE MINIMUM LOT SIZE EXEMPTION; AND PROVIDING AN EFFECTIVE DATE.

Planning Commission:	08/13/2026
B.C.C (first public hearing):	09/03/2026
B.C.C.(second public hearing-adoption):	10/08/2026

No action necessary. This is the first of two required public hearings; the second public hearing is scheduled for October 8, 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1112 Manatee Avenue West, 1st Floor, Patricia M. Glass Chambers.

PLANNING COMMISSION ACTION:

- On August 13, 2026, by a vote of 5-1, the Planning Commission voted to recommend Approval with Member Stamm voting nay due to wanting to table until there was a full board, and Member Ziegler absent.

PUBLIC COMMENT AND CORRESPONDENCE:

August 13, 2026– Planning Commission

- There was no public comment.
- There was nothing entered into the record.

BACKGROUND INFORMATION:

The intent of the proposed Land Development Code Text (LDCT) Amendment is to address the motion made by the Board of County Commissioners regarding minimum lot size. The LDCT proposed is a pilot program to ameliorate the current minimum lot size requirements for applicable unplatted parcels within the Urban Service Area as defined in “Map K” found in Element 2 of the Comprehensive Plan. The intention being to encourage development and revitalization within the Urban Service Area by better utilizing available space and providing for both commercial and residential uses on lots which do not meet the minimum lot size standards.

PROPOSED CHANGES:

The proposed text amendments are provided below and shown in ~~striketrough~~ / underline format in attached Exhibit “A” to proposed Ordinance No. 26-10.

In summary, the proposed changes include the following:

CHAPTER 1, GENERAL PROVISIONS

- Amend Section 107.8, Nonconforming Lots, to provide reference to new language established in Section 401.6.

CHAPTER 4, ZONING

- Amend Section 401.3.C.1 to provide reference to new language established in Section 401.6.
- Amend the footnotes under Section 401.4. Tables 4-5, 4-6, 4-7, 4-8, and 4-9 to provide reference to new language established in Section 401.6.
- Establish Section 401.6, Minimum Lot Size Exemption within the Urban Service Area, to provide a pilot program to encourage development and revitalization within the Urban Service Area by better utilizing available space and providing for both commercial and residential uses on lots which do not meet the minimum lot size standards.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

The Land Development Code (LDC) is enacted pursuant to Section 163.3202 of the Florida Statutes and its purpose is to implement the Comprehensive Plan of the County by establishing regulations, procedures, and standards for review and approval of all development and use of land in the unincorporated portions of the County. It states in Section 101, *Authority and Purpose*, of the LDC that the “*Land Development Code is adopted in order to foster and preserve public health, safety, comfort, and welfare in the unincorporated areas of the County.*” Furthermore, the LDC states that “*It is the intent of this Code that the development process in Manatee County be efficient, in terms of time and expense, effective, in terms of addressing the natural resource and public facility implications of proposed development, and equitable, in terms of consistency with established regulations and procedures, respect for the rights of property owners, and the consideration of the interests of the citizens of the County.*”

Additionally, the proposed LDCT meets LDC Section 341, specifically Section 341.1., *Purpose*, which states “*The text of this Land Development Code may be amended from time to time in accordance with the procedures and standards set forth in this section. The purpose of this section is... only to make adjustments to the text of this Code that are necessary in light of*

changed conditions or changes in public policy or that are necessary to implement the Comprehensive Plan, to resolve issues of interpretation, or to advance the general welfare of the County.” This LDCT aims to resolve issues of interpretation by providing further clarification and advance the general welfare through adherence with local and state statutes.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Specifically, the proposed LDCT Amendment is consistent with Element 13, Property Rights, of the Comprehensive Plan, Goal 13.1, Objective 13.1.1.and Policy 13.1.1.1 as follows:

GOAL 13.1 Respect judicially acknowledged and constitutionally protected private property rights.

Objective 13.1.1 Private Property Rights. Ensure private property rights are considered in the local decision-making process.

Policy 13.1.1.1 In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, the following shall be considered in all local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner’s possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

Implementation Mechanism:

- (a) Review Land Development Regulations for compliance with this Element.

In the opinion of Staff, LDCT-26-01 is consistent with the Comprehensive Plan and in accordance with Section 341, *LDC Amendments*, of the Land Development Code.

Attachments

1. Ordinance No. 26-10 with Exhibit “A” showing amendments in ~~striketthrough~~ / underline formatting
2. Business Impact Estimate
3. Map K Urban Service Area
4. Bulk and Dimensional Tables 4-4 through 4-9
5. Affidavit of Publishing

ORDINANCE NO. 26-10/ LDCT-26-01
COUNTY-INITIATED LAND DEVELOPMENT CODE TEXT AMENDMENT: EXEMPTION
FROM MINIMUM LOT SIZES WITHIN THE URBAN SERVICE AREA PLN2601-0028

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE (AS AMENDED, THE "CODE"); PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING CHAPTER 1. GENERAL PROVISIONS SECTION 107.8, NONCONFORMING LOTS, CHAPTER 4. ZONING SECTION 401.3 BULK AND DIMENSIONAL REGULATIONS, SECTION 401.4, AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS, TABLE 4-5. BULK AND DIMENSIONAL STANDARDS FOR AGRICULTURAL AND SINGLE-FAMILY DISTRICTS, TABLE 4-6, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR DUPLEX AND MULTI-FAMILY RESIDENTIAL DISTRICTS, TABLE 4-7, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR MOBILE HOME DISTRICTS, TABLE 4-8, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR OFFICE, COMMERCIAL AND MIXED-USE DISTRICTS, TABLE 4-9, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR INDUSTRIAL, EXTRACTION AND INSTITUTIONAL DISTRICTS, ADDING A NEW SECTION: SECTION 401.6, MINIMUM LOT SIZE EXEMPTION WITHIN THE URBAN SERVICE AREA HEREINAFTER THE "MINIMUM LOT SIZE EXEMPTION"; PROVIDING FOR OTHER AMENDMENTS AS MAY BE NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A LIMITED PERIOD OF TIME WITHIN WHICH APPLICANTS MAY SUBMIT APPLICATIONS FOR THE MINIMUM LOT SIZE EXEMPTION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Manatee County:

Section 1. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Part II of Chapter 163, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

Section 2. Findings. The Board of County Commissioners relies upon the following findings in the adoption of this Ordinance:

1. The proposed text amendment includes Chapter 4 – Zoning: Section 401.6 Minimum Lot Size Exemption within the Urban Service Area.
2. The County has initiated Land Development Code Text Amendment No. LDCT-26-01 (the "LDC Text Amendment") to amend the Land Development Code ("LDC") to remove the minimum lot size requirements of unplatted lots within the Urban Service

Area, as defined in “Map K” of the Comprehensive Plan.

3. The Manatee County Planning Commission has been duly designated in Section 301, Land Development Code as the Local Planning Agency of the County.
4. Section 163.3174(4)c, Florida Statutes, provides that the Local Planning Agency shall review proposed land development regulations and make recommendations to the governing body as to consistency of the proposed land development regulations with the adopted Comprehensive Plan.
5. Section 301.1.D., Land Development Code, authorizes the Planning Commission to hold public hearings and make recommendations as to proposed amendment to the text of the Land Development Code.
6. The Planning Commission, acting in its capacity as the Local Planning Agency, held a duly noticed and advertised public hearing on August 13th, 2026, as to the proposed LDC Text Amendment and found it to be consistent with the Manatee County Comprehensive Plan and the standards for review in Section 341, Land Development Code and has recommended their adoption to the Board.
7. The Board of County Commissioners held a duly noticed and advertised public hearing on September 3, 2026, and October 8, 2026, to receive public comments and consider the recommendation of the Planning Commission as to the LDC Text Amendment.
8. The adoption of the LDC Text Amendment will foster and preserve the public health, safety, and welfare and aid in the harmonious, orderly, and progressive development of Manatee County and thus will serve a valid public purpose.

Section 3. Adoption of the Land Development Code Text Amendment:

The Land Development Code Text Amendment attached to this Ordinance and incorporated herein as Exhibit “A” is hereby adopted as an Amendment to the Land Development Code of the County. The Land Development Code Text Amendment shall consist of the following Chapter and Section of the Land Development Code as set forth in the following Exhibit “A”, with deleted text indicated by ~~strikethrough~~ and added text indicated by underline:

CHAPTER 1, GENERAL PROVISIONS

- Amend Section 107.8 to provide the new exemption from minimum lot size for qualifying properties within the Urban Service Area to be recognized as a legal conformity.

CHAPTER 4, ZONING

- Amend Section 401.3.C.1 to provide reference to new language established in Section 401.6.
- Amend the footnotes under Tables 4-4: Schedule of Bulk and Dimensional Standards for Village Districts, 4-5: Schedule of Bulk and Dimensional Standards for Agricultural and Single Family Residential Districts, 4-6: Schedule of Bulk and Dimensional Standards for Duplex and Multi-family Residential Districts, 4-7: Schedule of Bulk and Dimensional Standards for Mobile Home Districts, 4-8: Schedule of Bulk and Dimensional Standards for Office Commercial and Mixed Use Districts, and 4-9: Schedule of Bulk and Dimensional Standards for Industrial, Extraction and Institutional Districts, to provide reference to new language established in Section 401.6.
- Create a new Section 401.6, Minimum Lot Size Exemption within the Urban Service Area, to provide a pilot program to encourage development and revitalization within the Urban Service Area by better utilizing available space and providing for both commercial and residential uses on lots which do not meet the minimum lot size standards.

Section 4. Codification. The publisher of the County's Land Development Code, CivicPlus, is directed to incorporate the amendment in Section 3 of this Ordinance into the Land Development Code.

Section 5. Applicability. The amendment set forth in this Ordinance shall apply to all applications, decisions or controversies pending before the County upon the effective date hereof or filed or initiated thereafter. The deadline for applicants to submit applications to request to qualify a parcel within the Urban Service Area, for the Minimum Lot Size Exemption, to the Development Services Department, as provided for herein, shall be December 31, 2030, unless extended by an amendment to this Ordinance by the Board of County Commissioners. The limited duration of this application period has been established to accomplish appropriate planning and regulations for future development through the Land Development Code amendment process as described in Chapter 163, Part II, Florida and the Comprehensive Plan.

Section 6. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 7. Effective Date. This Ordinance shall become effective as provided by law.

PASSED AND DULY ADOPTED with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 8th day of October 2026.

**BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA**

By: _____

Chairperson

ATTEST: ANGELINA COLONNESO

CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____

Deputy Clerk

EXHIBIT “A”

107.8. - Nonconforming Lots.

A. Applicability. The establishment of a use on a nonconforming lot shall be allowed provided that the lot:

* * *

[4. Is eligible for exemption from the minimum lot size as established in Section 401.6, Minimum Lot Size Exemption within the Urban Service Area.](#)

* * *

401.3.C. - Lot Size Requirements.

1. *Generally.* Except as may be qualified by the provisions of the Code, including Section 107.8, Nonconforming Lots [or Section 401.6, Minimum Lot Size Exemption within the Urban Service Area](#), no structure or part thereof shall hereafter be used, occupied or arranged for use on a lot which does not meet all the minimum lot size requirements presented for the zoning district in which such structure or land is located.

* * *

Section 401.4- Schedule of Area, Height, Bulk and Placement Regulations.

* * *

Table 4-4: Schedule of Bulk and Dimensional Standards for Village Districts

	Village Myakka	Rubonia	Parrish ¹
DENSITY/INTENSITY			
Max. Residential Density ²	6.0	3.0	3.0
Max. Non-Residential FAR	0.23	0.23	0.23
Min. Open Space (%)	20	20	20
LOT STANDARDS			
Min. Lot Area (sq. ft.) ³			
Single Family Detached	10,000	6,000	10,000
Single Family Semi-Detached	6,000	6,000	6,000
Duplex	8,000	5,000	8,000
Single Family Attached (interior lot/corner lot)	2,400/3,600	2,400/3,600	2,400/3,600
Individual Mobile Homes	217,800	217,800	217,800
Non-residential-	10,000	10,000	10,000
Min. Lot Width (ft.) ³			

Single Family Detached	75	60	75
Single Family Semi-Detached	50	50	50
Duplex	120	100	120
Single Family Attached (interior lot/corner lot)	24/34	24/34	24/34
Individual Mobile Homes	200	200	200
Non-residential	100	100	100
Min. Unit Floor Area			
Residential	600	600	600
MINIMUM SETBACKS (ft.)			
Front			
Single-Family Detached	20/25 ⁴	20/25 ⁴	20/25 ⁴
All other residential	25	25	25
Non-residential	25	25	25
Side			
Residential	10	8	10
Non-residential ⁵	10	10	10
Rear			
Residential	20	20	20
Non-residential ⁵	15	15	15
Waterfront ⁶	30	30	30
BUILDING HEIGHT			
Max. Height (stories)	3	3	3

FOOTNOTES:

Properties within an Overlay District must also comply with the standards of such district.

¹ For commercial properties in the Parrish Commercial Village Overlay District, also see Section 403.4. PCV—Parrish Commercial Village Overlay District.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ The minimum lot width for corner lots shall be not less than fifteen (15) percent wider on both front yards than required in the district, except where both front yards equal or exceed one hundred fifty (150) feet each in width.

⁴ Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be administratively reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

⁵ Twenty-five (25) feet when abutting a residential land use.

⁶ Waterfront setbacks may be reduced by five (5) feet for platted lots of record. Mobile homes and recreational vehicles are exempt from this waterfront setback requirement.

* * *

	Agricultural A		A-1	Single Family RSF-1 RSF-2		RSF-3	RSF-4.5	RSF-6	RSF-9
DENSITY/INTENSITY									
Max. Residential Density ²									
	Per FLUC								
Max. Non-Residential FAR	0.23	0.23	0.23	0.23	0.23	0.35	0.35	0.35	
Min. Open Space (%)	20	20	20	20	20	20	20	20	
LOT STANDARDS									
Min. Lot Area (sq. ft.) ⁹									
Single-Family Detached	217,800 ³	43,560	30,000	15,000	10,000	7,000	6,000	4,000	
Non-residential uses	217,800	43,560	30,000	15,000	10,000	7,000	6,000	4,000	
Min. Lot Width (ft.) ⁴									
Single-Family Detached	200	100	100	80	75	70	60	40	
Non-residential uses	200	100	100	80	75	70	60	40	
MINIMUM SETBACKS (ft.)									
Front									
Single-Family Detached	50	50	40	25	25	20/25 ⁵	20/25 ⁵	15/25 ⁵	
Other Allowed Uses	50	50	40	25	25	20 ⁵	20 ⁵	15 ⁵	
Side ⁸									
Single-Family Detached	10	10	10	10	10	8	8	5	
Other Allowed Uses	10 ^{5, 6}	10	10	10	10	8	8	5	
Rear									

Single-Family Detached	25	25	25	25	20	20	20	15
Other Allowed Uses	25 ⁶	25	25	25	20	20	20	15
Waterfront ⁷	30	30	30	30	30	30	30	30
BUILDING HEIGHT								
Max. Height (stories)	2	2	2	2	2	2	2	2

FOOTNOTES:

¹ Overlay District regulations that address bulk and dimensional requirements supersede the requirements of this table.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ The minimum lot size cannot include wetlands, unless the standards of Section 401.3.C.3 are met.

⁴ The minimum lot width for corner lots shall be not less than fifteen (15) percent wider on both front yards than required in the district, except where both front yards equal or exceed one hundred fifty (150) feet each in width.

⁵ Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be administratively reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

⁶ Fifty (50) feet for mobile homes.

⁷ Waterfront setbacks may be reduced by five (5) feet for platted lots of record.

⁸ On residential sites where the minimum side yard setback is less than seven and one-half (7½) feet, accessory equipment such as air conditioning units, pumps, generators, and similar elements, shall be separated from similar elements on adjacent sites by a distance of at least ten (10) feet.

⁹ [Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area for further information. Agricultural zoning districts are not included with the policy outlined in Section 401.6.](#)

* * *

Table 4-6: Schedule of Bulk and Dimensional Standards for Duplex and Multi-family Residential Districts¹

	Duplex			Multi-Family			
	RDD-3	RDD-4.5	RDD-6	RMF-6	RMF-9	RMF-12	RMF-16
DENSITY/INTENSITY							
Max. Residential Density ²	3.0	4.5	6.0	6.0	9.0	12	16
Max. Non-Residential FAR	0.35	0.35	0.35	0.35	0.35	0.35	0.35
Min. Open Space (%)	20	20	20	20	20	20	20
LOT STANDARDS							
Min. Lot Area (sq. ft.) ¹⁰							
Single-Family Detached	8,000	7,000	6,000	6,000	6,000	5,000	4,000
Single-Family Semi-Detached	4,000 ³	4,000 ³	3,500	6,000	4,000	4,000	3,500
Duplex	8,000 ³	7,000	7,000	7,000	7,000	6,000	5,000
Single-Family Attached (interior lot/corner lot)	NA	NA	NA	2,400/3,400	2,400/3,400	No Min	No Min
Multi-Family	NA	NA	NA	7,000	10,000	No Min	No Min
Non-Residential Uses	12,000	8,000	7,000	6,000	10,000	6,000	6,000
Min. Lot Width (ft.) ⁴							
Single-Family Detached	75	70	60	50	50	40	40
Single-Family Semi-Detached	40 ³	40 ³	35	50	40	27	27
Duplex	75 ³	70	70	100	35	40	40
Single-Family Attached (interior lot/corner lot)	NA	NA	NA	24/34	24/34	No Min	No Min
Multi-Family	NA	NA	NA	100	100	No Min	No Min
Non-Residential Uses	75	80	70	50	100	50	50
MINIMUM SETBACKS (ft.)							
Front ⁵							
Single-Family Detached	25	25	25	20/25 ⁵	20/25 ⁵	15/25 ⁵	15/25 ⁵
Single-Family Semi-Detached	25	20 ⁶	20 ⁶	25	NA	15	15

Duplex	25	20 ⁶	25	25	25	15	15
Single-Family Attached	NA	NA	NA	25	25	15	15
Multi-Family	NA	NA	NA	25	25	15	15
Other Allowed Uses	25	25	25	25	25	15	15
Side⁹							
Single-Family Detached	10	8	8	10	10	5	5
Single-Family Semi-Detached ⁶	10 ³ /15	10 ³ /15	8/15	10/15	10/15	5	5
Duplex	10 ³	10	8	10	10	5	5
Single-Family Attached	NA	NA	NA	10	10	5	5
Multi-Family	NA	NA	NA	10	10	5	5
Other Allowed Uses	15	15	15	15	10	5	5
Rear							
Single-Family Detached	20	20	20	20	20	15	15
Single-Family Semi-Detached	20	20	20	20	NA	15	15
Duplex	20	20	20	20	20	15	15
Single-Family Attached	NA	NA	NA	20	20	15	15
Multi-Family	NA	NA	NA	25 ⁷	25	20	20
Other Allowed Uses	20	20	20	25	25	20	20
Waterfront ⁸	30	30	30	30	30	30	30
BUILDING HEIGHT							
Max. Height (stories) ⁷	3	3	3	4	4	6	6

FOOTNOTES:

¹ Overlay District regulations that address bulk and dimensional requirements supersede the requirements of this table.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ Lots of record existing prior to 1981 shall contain a minimum of seven thousand (7,000) square feet and a width of seventy (70) feet to allow a duplex, or three thousand five hundred (3,500) square feet and thirty-five (35) feet in width for a single-family semi-detached unit. Side yard setbacks may be reduced to eight (8) feet. Existing duplexes may be split into semi-detached units provided that these minimum requirements are met.

⁴ The minimum lot width for corner lots shall be not less than fifteen (15) percent wider on both front yards than required in the district, except where both front yards equal or exceed one hundred fifty (150) feet each in width.

⁵ Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be administratively reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

⁶ Per side/where only one (1) side yard is provided.

⁷ Subject to the building height compatibility standards contained in Section 401.5.

⁸ Waterfront setbacks may be reduced by five (5) feet for platted lots of record.

⁹ On residential sites where the minimum side yard setback is less than seven and one-half (7½) feet, accessory equipment such as air conditioning units, pumps, generators, and similar elements, shall be separated from similar elements on adjacent sites by a distance of at least ten (10) feet.

¹⁰ [Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area for further information.](#)

* * *

Table 4-7: Schedule of Bulk and Dimensional Standards for Mobile Home Districts

	Mobile Home1 RSMH-4.5	RSMH-6
DENSITY/INTENSITY		
Max. Residential Density ¹	4.5	6.0
Max. Non-Residential FAR	0.35	0.35
Min. Project Area (acres)	20	20
MIN. OPEN SPACE (%)		
Residential	20	20
Non-Residential	15	15
LOT STANDARDS		
Min. Lot Area (sq. ft.)⁴		
Single-wide M.H. Site	3,000	3,000
Double-wide M.H. Site	4,000	4,000
Triple-wide M.H. Site	4,750	4,750
Non-residential use	10,000	10,000
Min. Lot Width (ft.)		
Single-wide M.H. Site	40	40
Double-wide M.H. Site	50	50
Triple-wide M.H. Site	60	60
Non-residential use	75	75
MINIMUM SETBACKS (ft.)²		
Front	5	5

Side ³	5	5
Rear	5	5
Waterfront	30	30
MINIMUM BUFFERS (ft.)		
Street/Residential District	50	50
Non-Residential District	15	15
BUILDING HEIGHT (Max.) (stories)		
Residential	1	1
Non-Residential	3	3

FOOTNOTES:

¹ Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

² Mobile Homes and Recreational Vehicles are exempt from the waterfront setback requirement. For mobile home parks without recorded lots or lot lines refer to Section 107.7.E.

³ On residential sites where the minimum side yard setback is less than seven and one-half (7½) feet, accessory equipment such as air conditioning units, pumps, generators, and similar elements, shall be separated from similar elements on adjacent sites by a distance of at least ten (10) feet.

⁴ [Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area for further information.](#)

* * *

Table 4-8: Schedule of Bulk and Dimensional Standards for Office Commercial and Mixed-Use Districts¹

	Office		Commercial		GC	HC	MX	RVP
	PR-S	PR-M	NC-S	NC-M				
DENSITY/INTENSITY								
Maximum Density ²	Per FLUC							Per FLUC up to 12 sites/ acre
Maximum Non-Residential FAR	Per FLUC							
Max. Building Size (sq. ft.) for non-residential uses	3,000	30,000	3,000	30,000	Limited by FAR	Limited by FAR	Limited by FAR	NA
Max. Building Size in	3,000	30,000	3,000	30,000	150,000 ¹¹	150,000 ^{4, 11}	300,000 ^{10, 11}	NA

conjunction with Commercial Locational Criteria ³								
Min. Landscape d Open Space (%)	15	15	15	15	15	15	15	20 (RV Parks)/15 (Non-Resid)
LOT STANDARDS								
Min. Lot Size (sq. ft.) 13	10,000	10,000	7,500	7,500	7,500	7,500	7,500	10 acre project size 1,600/1,200/10,000 ⁶
Minimum Width (ft.)	75	75	75	75	75	75	75	30/20/75 ⁶
MINIMUM SETBACKS (ft.)								
Front ¹²	25	25	25	25	25	25	25	50/5 ft. for internal sites 25 for uses other than RV Parks
Side	10	10	10	10	10	10	10	15/5 for internal sites/10 for uses other than RV parks
Rear	15	15	15	15	15	15	15	15 (5 ft. for internal sites)
Non-residential use adjacent to single family residential zoning	20	20	20	20	20	20	20	20
Waterfront ⁷	30	30	30	30	30	30	30	30 ⁸
BUILDING HEIGHT								
Max. Height (max. stories) ⁹	3	3	3	3	4 (6 SP)	3	4 (6 SP)	1 (Residential)/3 (Non-residential)

FOOTNOTES:

SP = Special Permit required; FLUC=Future Land Use Category.

Unless specifically noted otherwise, the standards listed apply to residential and non-residential developments.

¹ Overlay district regulations that address bulk and dimensional requirements supersede the requirements of this table.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ See Commercial Locational Criteria in the Comprehensive Plan, which allows commercial nodes in residential future land use categories based on location and use.

⁴ See Section 531.49 for restrictions if the property is located in the IL (Industrial Light) future land use category.

⁵ For residential development, use the minimum standards required in the most intensive residential zoning district compatible with the site's future land use category (e.g. in RES-6, use RSF-6, RDD-6, RSMH-6, or RMF-6 depending on the use).

⁶ RV site/Site in Designated Camping Area/Non-residential or dwelling site.

⁷ Waterfront setbacks may be reduced by five (5) feet for platted lots of record. No minimum waterfront yard required for water dependent use structures.

⁸ Mobile Homes and Recreational Vehicles are exempt from this waterfront setback requirement.

⁹ Buildings in excess of thirty-five (35) feet must meet the standards of Section 401.5 (Building Height Compatibility).

¹⁰ Commercial uses exceeding one hundred fifty thousand (150,000) square feet shall be directly accessed from at least one (1) arterial roadway, unless the site is located in the Urban Core or within a MU-C future land use category.

¹¹ No maximum building size, unless the project is restricted by the Commercial Locational Criteria to the sizes noted. FAR is still applicable.

¹² Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

¹³ [Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area for further information.](#)

* * *

Table 4-9: Schedule of Bulk and Dimensional Standards for Industrial, Extraction and Institutional Districts¹

	Industrial LM	HM	Extraction EX	Institutional MP-I
DENSITY/INTENSITY				
Maximum Density ²	Per FLUC			
Max. Non-Residential FAR	0.75/1.0 for hotels, the UIRA, and mixed-use development	0.75/1.0 for hotels, the UIRA, and mixed-use development	0.23	Per FLUC
Max. Building Size (sq. ft.) ³	NA	NA	NA	NA
Min. Landscaped Open Space (%)	15	15	N/A	25%
LOT STANDARDS⁴				
Min. Lot Size (sq. ft.) ⁹	10,000	10,000	5 acres	40 acres
Minimum Width (ft.)	100	100	200	
MINIMUM SETBACKS (ft.)⁴				
Front	25 20 for single family uses (see Section 531.47.D)	25	50	40
Side	20 ⁵ 8 for single family uses (see Section 531.47.D)	20 ⁵	10	30 Non-residential 40 Residential
Rear	20 ⁵ 20 for single family uses (see Section 531.47.D)	20 ⁵	25	30 Non-residential 40 Residential
Non-residential use adjacent to single family residential zoning	75	75		40
Waterfront ⁶	30 ⁵	30 ⁵	30	30
BUILDING HEIGHT				
Max. Height (stories)	4 ⁷	5 ⁷	N/A	7 stories or 84 feet ⁸

FOOTNOTES:

UIRA = Urban Infill Redevelopment Area.

¹ Overlay District regulations that address bulk and dimensional requirements supersede the requirements of this table.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ See Commercial Locational Criteria provisions in the Comprehensive Plan, Land Use Operative Provisions, which limit the size of commercial development in the Industrial future land use categories.

⁴ Unless specified in the table, residential development shall use the minimum standards required in the most intensive residential zoning district compatible with the site's future land use category (e.g. in RES 6, use RSF-6, RDD-6, RSMH-6, or RMF-6 Depending on the use).

⁵ No minimum yard required if abutting a railroad track for that portion of the building to be used for the transportation of products and material to and from the site. No minimum waterfront yard required for water dependent use structures.

⁶ Waterfront setbacks may be reduced by five (5) feet for platted lots of record.

⁷ One (1) additional foot in height may be added for each additional foot that is added to all required yards.

⁸ Building in excess of thirty-five (35) feet must be located a minimum of one hundred (100) feet from any property boundary or five hundred (500) feet from any waterfront property boundary. The Board of County Commissioners may allow structures in excess of thirty-five (35) feet within closer proximity to property boundaries under the provisions of Section 402.7 (PDR).

⁹ [Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area for further information.](#)

* * *

401.6. – Minimum Lot Size Exemption within the Urban Service Area.

A. Purpose and Intent.

1. [To encourage development and revitalization within the Urban Service Area by better utilizing available space and providing for both commercial and residential uses on lots which do not meet the minimum lot size standards.](#)
2. [Each eligible property shall be subject to review by Development Services through appropriate application or process determined by the Department Director. All other forms of lot splits, reconfigurations, or requests to develop a property shall meet the minimum lot size requirements. Any lots, parcels, subdivisions, or developments created pursuant to this section cannot exceed the density and intensity as approved by the existing zoning and Future Land Use Categories except as provided by applicable law.](#)

B. Applicability.

[Only unplatted lots within the Urban Service Area, as defined in "Map K" of the Comprehensive Plan, shall be exempt from the minimum lot size regulations contained in Chapter 4. Where a parcel is exempted from the minimum lot size regulations, the parcels shall be subject to Section 107.8, the dimensional](#)

requirements contained in Chapter 4, and all other applicable requirements of this Code. Upon application, the minimum lot size exemption shall be noted on the site plan.

The deadline for an applicant to submit a request to qualify a parcel for the Minimum Lot Size Exemption, as provided for herein, shall be December 31, 2030.

C. Standards.

1. **Density/Intensity.** Lots receiving exemption from minimum lot size standards pursuant to this section must adhere to the maximum density or intensity that is more restrictive between the applicable zoning district and the underlying Future Land Use Category.
2. **Utilities.** Those lots without available utilities, as defined in Florida Statutes, shall not be eligible.
3. **Wetlands.** Properties containing wetlands must adhere to state and federal requirements.
4. **Subdivisions.** Properties subject to minor or major subdivision review shall meet the requirements of Section 330.2.
5. **Open Space.** Regardless of the size of the property, the required open space according to the respective zoning category shall be complied with.
6. **Building Separation.** There must be a setback of 10 feet for residential and 15 feet for non-residential between primary buildings and adjacent buildings on or off-site.

D. Properties Not Eligible to Request Exemptions. The following are not eligible for the minimum lot size exemption contained in this section.

1. Agricultural zoning districts.
2. A site shall not be eligible for this exemption if the proposed use requires a minimum lot area or size in Section 531, Standards for Specific Uses.
3. Planned Development districts.
4. Properties within any of the Coastal Overlay Districts, with any developable part of the property lying within the Special Flood Hazard Area (SFHA), or identified as flood-prone in watershed management plans adopted by the Southwest Florida Water Management District (SWFWMD).
5. Properties which use or propose to use a septic system that are unable to meet Section 381.0065 (4), Florida Statutes, and related regulations therein.

E. Expiration.

Upon the expiration of the minimum lot size exemption, all approved site plans and subsequent building permits may be utilized until their own expiration, at which point, the

structures become legal nonconformities. After the application period described in Section 401.6.B., LDC has expired, all development shall comply with the applicable provisions of the LDC.

Development Services

Public Hearing

9000 Town Center Parkway, Lakewood Ranch, FL 34202

Phone number: (941) 748-4501



BUSINESS IMPACT ESTIMATE

In accordance with Section 125.66(3)(a), Florida Statutes, a Business Impact Statement (BIS) is required to be prepared before enacting certain ordinances and posted on Manatee County's website no later than the date the notice of intent to consider the proposed ordinance is published (which, per Section 125.66, Florida Statutes, is 10 days before the public hearing).

County-Initiated Land Development Code Text Amendment: Exemption from Minimum Lot Sizes within the Urban Service Area - Ordinance 26-10

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE (AS AMENDED, THE "CODE"); PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING CHAPTER 1. GENERAL PROVISIONS SECTION 107.8, NONCONFORMING LOTS, CHAPTER 4. ZONING SECTION 401.3 BULK AND DIMENSIONAL REGULATIONS, SECTION 401.4, AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS, TABLE 4-5. BULK AND DIMENSIONAL STANDARDS FOR AGRICULTURAL AND SINGLE-FAMILY DISTRICTS, TABLE 4-6, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR DUPLEX AND MULTI-FAMILY RESIDENTIAL DISTRICTS, TABLE 4-7, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR MOBILE HOME DISTRICTS, TABLE 4-8, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR OFFICE, COMMERCIAL AND MIXED-USE DISTRICTS, TABLE 4-9, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR INDUSTRIAL, EXTRACTION AND INSTITUTIONAL DISTRICTS, ADDING A NEW SECTION: SECTION 401.6, MINIMUM LOT SIZE EXEMPTION WITHIN THE URBAN SERVICE AREA HEREINAFTER THE "MINIMUM LOT SIZE EXEMPTION"; PROVIDING FOR OTHER AMENDMENTS AS MAY BE NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A LIMITED PERIOD OF TIME WITHIN WHICH APPLICANTS MAY SUBMIT APPLICATIONS FOR THE MINIMUM LOT SIZE EXEMPTION; AND PROVIDING AN EFFECTIVE DATE.

The following types of ordinances are exempt from the BIE requirement under Section 125.66(3)(c), Florida Statutes. As such, if one or more boxes are checked below, Manatee County believes that a BIE is not required by state law for the proposed ordinance referenced above. Manatee County reserves the right to revise this BIE following an initial posting. Notwithstanding, Manatee County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Manatee County reserves the right to revise this BIE following its initial

VACANT
District 1

AMANDA
BALLARD
District 2

TAL
SIDDIQUE
District 3

MIKE
RAHN
District 4

DR. BOB
MCCANN
District 5

JASON
BEARDEN
At Large

GEORGE W.
KRUSE
At Large

posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation.
- ☐ The proposed ordinance relates to the issuance or refinancing of debt.
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the local government.
- ☐ The proposed ordinance is an emergency ordinance.
- ☐ The ordinance relates to procurement.
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Consistent with the posting requirement set forth in Section 125.66(3)(a), Florida Statutes, the County hereby publishes the following BIS information for this proposed ordinance on its website for public viewing and consideration on this 20th day of August 2026:

1. Summary of Proposed Ordinance, Including a Statement of the Public Purpose to be Served by the Proposed Ordinance, Such as Serving the Public Health, Safety, Morals, and Welfare of the County:

The proposed Land Development Code Text (LDCT) Amendment is to amend the LDC provisions relating to minimum lot size requirements as requested by the Board of County Commissioners. This LDCT is proposed as a pilot program for applicable unplatted parcels within the Urban Service Area as defined in "Map K" of the Comprehensive Plan. The intention is to encourage development and revitalization within the Urban Service Area by better utilizing available space and providing for both commercial and residential uses on lots which do not meet the current minimum lot size standards. Contained therein are a set of reasonable exceptions in which the removal of minimum lot size standards will not be permitted for safety and compatibility reasons.

2. Statement of Direct Economic Impact of Proposed Ordinance on Private, For-Profit Businesses in the County, Including the Following (if any):

- a. A statement of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:

Not applicable for this text amendment.

- b. Any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible:

Not applicable for this text amendment.

- c. A statement of the County's regulatory costs, including a statement of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

Not applicable for this text amendment.

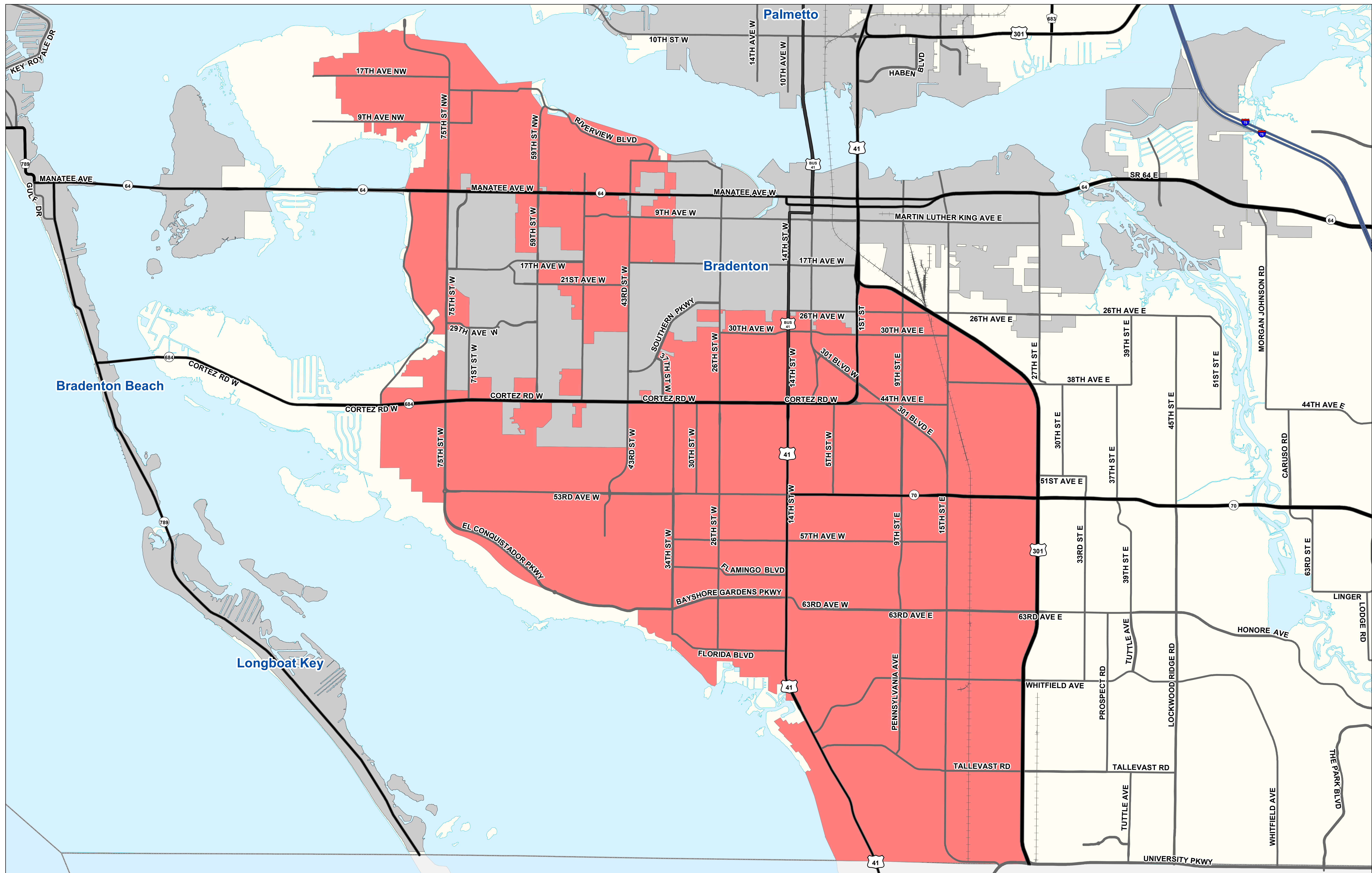
3. A Good Faith Statement of the Number of Businesses Likely to be Impacted by the Ordinance:

This is not predicted to financially impact businesses in any significant way.

4. Additional Information the Board Determines May be Useful:

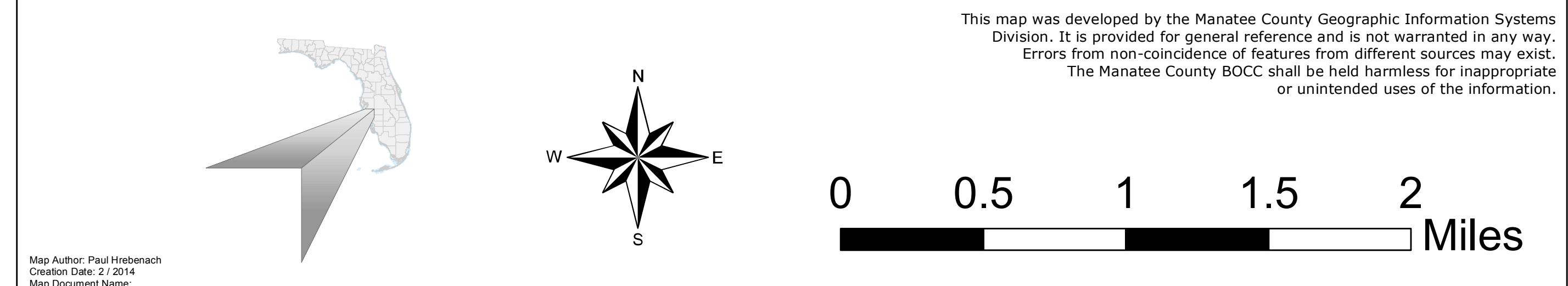
This text amendment is not inherently business-focused and is unlikely to have any related costs to county businesses or citizens.

URBAN SERVICE AREA



 URBAN SERVICE AREA BOUNDARY

MAP K



Chapter 4 - ZONING
Section 401. - Standard Zoning Districts Established.
401.4. Schedule of Area, Height, Bulk and Placement Regulations.

401.4. Schedule of Area, Height, Bulk and Placement Regulations.

Except as specifically provided in this Code, regulations governing the minimum lot size, required yards, permitted floor area ratio, permitted height of structures, required open space and related matters for the standard districts shall be as shown in Tables 4-4 through 4-9. More specific standards for certain uses are listed in Chapter 5.

Table 4-10 is only applicable to sites located along an urban corridor as defined in Chapter 2, and meeting the standards listed in Section 902. Such developments are not subject to any of the standards listed in Tables 4-4 through 4-9.

The standards adopted for specific uses (Section 531), overlay districts (Section 403) and Design Guidelines and Standards (Chapter 9) shall take precedence over the standards in this section, unless specifically noted otherwise in that particular section. See Chapter 3, Part IX of this Code for modifications of standards and variances.

(Ord. No. 16-06, § 3(Exh. A-3), 11-15-16; Ord. No. 16-24, § 3(Exh. A-4), 11-15-16; Ord. No. 19-03, § 3(Exh. A-4), 3-21-19)

Table 4-4: Schedule of Bulk and Dimensional Standards for Village Districts

	Village Myakka	Rubonia	Parrish1
DENSITY/INTENSITY			
Max. Residential Density ²	6.0	3.0	3.0
Max. Non-Residential FAR	0.23	0.23	0.23
Min. Open Space (%)	20	20	20
LOT STANDARDS			
Min. Lot Area (sq. ft.)²			
Single Family Detached	10,000	6,000	10,000
Single Family Semi-Detached	6,000	6,000	6,000
Duplex	8,000	5,000	8,000
Single Family Attached (interior lot/corner lot)	2,400/3,600	2,400/3,600	2,400/3,600
Individual Mobile Homes	217,800	217,800	217,800
Non-residential	10,000	10,000	10,000
Min. Lot Width (ft.)³			
Single Family Detached	75	60	75
Single Family Semi-Detached	50	50	50
Duplex	120	100	120
Single Family Attached (interior lot/corner lot)	24/34	24/34	24/34
Individual Mobile Homes	200	200	200
Non-residential	100	100	100
Min. Unit Floor Area			
Residential	600	600	600
MINIMUM SETBACKS (ft.)			
Front			
Single-Family Detached	20/25 ⁴	20/25 ⁴	20/25 ⁴
All other residential	25	25	25

Chapter 4 - ZONING
Section 401. - Standard Zoning Districts Established.
401.4. Schedule of Area, Height, Bulk and Placement Regulations.

Non-residential	25	25	25
Side			
Residential	10	8	10
Non-residential ⁵	10	10	10
Rear			
Residential	20	20	20
Non-residential ⁵	15	15	15
Waterfront ⁶	30	30	30
BUILDING HEIGHT			
Max. Height (stories)	3	3	3

FOOTNOTES:

Properties within an Overlay District must also comply with the standards of such district.

¹For commercial properties in the Parrish Commercial Village Overlay District, also see Section 403.4. PCV—Parrish Commercial Village Overlay District.

²Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³The minimum lot width for corner lots shall be not less than fifteen (15) percent wider on both front yards than required in the district, except where both front yards equal or exceed one hundred fifty (150) feet each in width.

⁴Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be administratively reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

⁵Twenty-five (25) feet when abutting a residential land use.

⁶Waterfront setbacks may be reduced by five (5) feet for platted lots of record. Mobile homes and recreational vehicles are exempt from this waterfront setback requirement.

⁷[Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area. LDC. for further information.](#)

(Ord. No. 15-29, § 3(Exh. A), 12-3-15; Ord. No. 19-03, § 3(Exh. A-4), 3-21-19; Ord. No. 22-72, § 3(Exh. A), 11-3-22; Ord. No. 23-15, § 3(Exh. A), 2-16-23)

Editor's note(s)—See the editor's note to Table 4-1.

Chapter 4 - ZONING
Section 401. - Standard Zoning Districts Established.
401.4. Schedule of Area, Height, Bulk and Placement Regulations.

Table 4-5: Schedule of Bulk and Dimensional Standards for Agricultural and Single Family Residential Districts¹

	Agricultural		Single Family					
	A	A-1	RSF-1	RSF-2	RSF-3	RSF-4.5	RSF-6	RSF-9
DENSITY/INTENSITY								
Max. Residential Density ²								
	Per FLUC							
Max. Non-Residential FAR	0.23	0.23	0.23	0.23	0.23	0.35	0.35	0.35
Min. Open Space (%)	20	20	20	20	20	20	20	20
LOT STANDARDS								
Min. Lot Area (sq. ft.) ⁹								
Single-Family Detached	217,800 ³	43,560	30,000	15,000	10,000	7,000	6,000	4,000
Non-residential uses	217,800	43,560	30,000	15,000	10,000	7,000	6,000	4,000
Min. Lot Width (ft.) ⁴								
Single-Family Detached	200	100	100	80	75	70	60	40
Non-residential uses	200	100	100	80	75	70	60	40
MINIMUM SETBACKS (ft.)								
Front								
Single-Family Detached	50	50	40	25	25	20/25 ⁵	20/25 ⁵	15/25 ⁵
Other Allowed Uses	50	50	40	25	25	20 ⁵	20 ⁵	15 ⁵
Side ⁸								
Single-Family Detached	10	10	10	10	10	8	8	5
Other Allowed Uses	10 ^{5, 6}	10	10	10	10	8	8	5
Rear								
Single-Family Detached	25	25	25	25	20	20	20	15
Other Allowed Uses	25 ⁶	25	25	25	20	20	20	15
Waterfront ⁷	30	30	30	30	30	30	30	30
BUILDING HEIGHT								
Max. Height (stories)	2	2	2	2	2	2	2	2

FOOTNOTES:

¹ Overlay District regulations that address bulk and dimensional requirements supersede the requirements of this table.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ The minimum lot size cannot include wetlands, unless the standards of Section 401.3.C.3 are met.

⁴ The minimum lot width for corner lots shall be not less than fifteen (15) percent wider on both front yards than required in the district, except where both front yards equal or exceed one hundred fifty (150) feet each in width.

⁵ Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be administratively reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

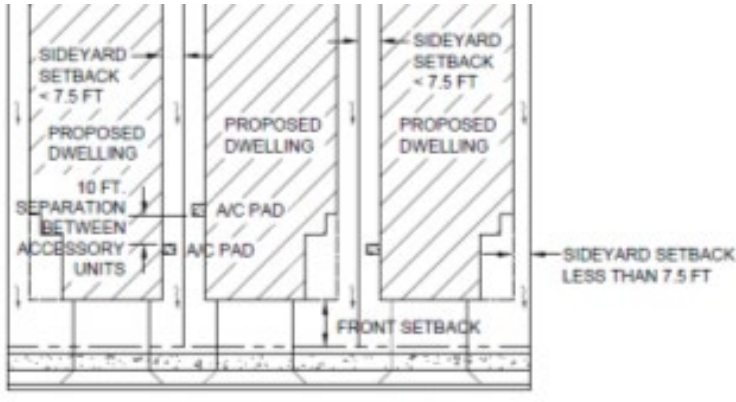
⁶ Fifty (50) feet for mobile homes.

⁷ Waterfront setbacks may be reduced by five (5) feet for platted lots of record.

⁸ On residential sites where the minimum side yard setback is less than seven and one-half (7½) feet, accessory equipment such as air conditioning units, pumps, generators, and similar elements, shall be separated from similar elements on adjacent sites by a distance of at least ten (10) feet.

⁹ [Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area, LDC. for further information. Agricultural zoning districts are not included with the policy outlined in Section 401.6.](#)

Chapter 4 - ZONING
Section 401. - Standard Zoning Districts Established.
401.4. Schedule of Area, Height, Bulk and Placement Regulations.



(Ord. No. 15-29, § 3(Exh. A), 12-3-15; Ord. No. 19-03, § 3(Exh. A), 3-21-19; Ord. No. 22-72, § 3(Exh. A), 11-3-22)

Editor's note(s)—See the editor's note to Table 4-1.

Table 4-6: Schedule of Bulk and Dimensional Standards for Duplex and Multi-family Residential Districts¹

	Duplex			Multi-Family			
	RDD-3	RDD-4.5	RDD-6	RMF-6	RMF-9	RMF-12	RMF-16
DENSITY/INTENSITY							
Max. Residential Density ²	3.0	4.5	6.0	6.0	9.0	12	16
Max. Non-Residential FAR	0.35	0.35	0.35	0.35	0.35	0.35	0.35
Min. Open Space (%)	20	20	20	20	20	20	20
LOT STANDARDS							
Min. Lot Area (sq. ft.) ¹⁰							
Single-Family Detached	8,000	7,000	6,000	6,000	6,000	5,000	4,000
Single-Family Semi-Detached	4,000 ³	4,000 ³	3,500	6,000	4,000	4,000	3,500
Duplex	8,000 ³	7,000	7,000	7,000	7,000	6,000	5,000
Single-Family Attached (interior lot/corner lot)	NA	NA	NA	2,400/3,400	2,400/3,400	No Min	No Min
Multi-Family	NA	NA	NA	7,000	10,000	No Min	No Min
Non-Residential Uses	12,000	8,000	7,000	6,000	10,000	6,000	6,000
Min. Lot Width (ft.) ⁴							
Single-Family Detached	75	70	60	50	50	40	40
Single-Family Semi-Detached	40 ³	40 ³	35	50	40	27	27
Duplex	75 ³	70	70	100	35	40	40
Single-Family Attached (interior lot/corner lot)	NA	NA	NA	24/34	24/34	No Min	No Min
Multi-Family	NA	NA	NA	100	100	No Min	No Min
Non-Residential Uses	75	80	70	50	100	50	50
MINIMUM SETBACKS (ft.)							
Front ⁵							
Single-Family Detached	25	25	25	20/25 ⁵	20/25 ⁵	15/25 ⁵	15/25 ⁵
Single-Family Semi-Detached	25	20 ⁶	20 ⁶	25	NA	15	15
Duplex	25	20 ⁶	25	25	25	15	15
Single-Family Attached	NA	NA	NA	25	25	15	15

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Multi-Family	NA	NA	NA	25	25	15	15
Other Allowed Uses	25	25	25	25	25	15	15
Side ⁹							
Single-Family Detached	10	8	8	10	10	5	5
Single-Family Semi-Detached ⁶	10 ³ /15	10 ³ /15	8/15	10/15	10/15	5	5
Duplex	10 ³	10	8	10	10	5	5
Single-Family Attached	NA	NA	NA	10	10	5	5
Multi-Family	NA	NA	NA	10	10	5	5
Other Allowed Uses	15	15	15	15	10	5	5
Rear							
Single-Family Detached	20	20	20	20	20	15	15
Single-Family Semi-Detached	20	20	20	20	NA	15	15
Duplex	20	20	20	20	20	15	15
Single-Family Attached	NA	NA	NA	20	20	15	15
Multi-Family	NA	NA	NA	25 ⁷	25	20	20
Other Allowed Uses	20	20	20	25	25	20	20
Waterfront ⁸	30	30	30	30	30	30	30
BUILDING HEIGHT							
Max. Height (stories) ⁷	3	3	3	4	4	6	6

FOOTNOTES:

¹ Overlay District regulations that address bulk and dimensional requirements supersede the requirements of this table.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ Lots of record existing prior to 1981 shall contain a minimum of seven thousand (7,000) square feet and a width of seventy (70) feet to allow a duplex, or three thousand five hundred (3,500) square feet and thirty-five (35) feet in width for a single-family semi-detached unit. Side yard setbacks may be reduced to eight (8) feet. Existing duplexes may be split into semi-detached units provided that these minimum requirements are met.

⁴ The minimum lot width for corner lots shall be not less than fifteen (15) percent wider on both front yards than required in the district, except where both front yards equal or exceed one hundred fifty (150) feet each in width.

⁵ Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be administratively reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

⁶ Per side/where only one (1) side yard is provided.

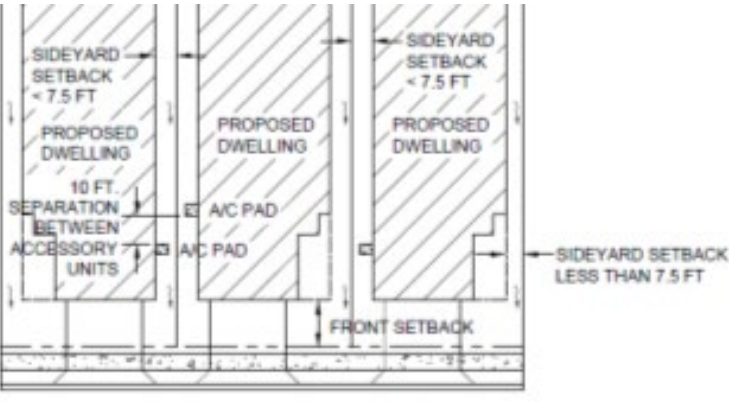
⁷ Subject to the building height compatibility standards contained in Section 401.5.

⁸ Waterfront setbacks may be reduced by five (5) feet for platted lots of record.

⁹ On residential sites where the minimum side yard setback is less than seven and one-half (7½) feet, accessory equipment such as air conditioning units, pumps, generators, and similar elements, shall be separated from similar elements on adjacent sites by a distance of at least ten (10) feet.

¹⁰ [Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area, LDC. for further information.](#)

Chapter 4 - ZONING
Section 401. - Standard Zoning Districts Established.
401.4. Schedule of Area, Height, Bulk and Placement Regulations.



(Ord. No. 19-03, § 3(Exh. A-4), 3-21-19; Ord. No. 22-72, § 3(Exh. A), 11-3-22)

Chapter 4 - ZONING
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401.4. Schedule of Area, Height, Bulk and Placement Regulations.

Table 4-7: Schedule of Bulk and Dimensional Standards for Mobile Home Districts

	Mobile Home1	
	RSMH-4.5	RSMH-6
DENSITY/INTENSITY		
Max. Residential Density ¹	4.5	6.0
Max. Non-Residential FAR	0.35	0.35
Min. Project Area (acres)	20	20
MIN. OPEN SPACE (%)		
Residential	20	20
Non-Residential	15	15
LOT STANDARDS		
Min. Lot Area (sq. ft.)⁴		
Single-wide M.H. Site	3,000	3,000
Double-wide M.H. Site	4,000	4,000
Triple-wide M.H. Site	4,750	4,750
Non-residential use	10,000	10,000
Min. Lot Width (ft.)		
Single-wide M.H. Site	40	40
Double-wide M.H. Site	50	50
Triple-wide M.H. Site	60	60
Non-residential use	75	75
MINIMUM SETBACKS (ft.)²		
Front	5	5
Side ³	5	5
Rear	5	5
Waterfront	30	30
MINIMUM BUFFERS (ft.)		
Street/Residential District	50	50
Non-Residential District	15	15
BUILDING HEIGHT (Max.) (stories)		
Residential	1	1
Non-Residential	3	3

FOOTNOTES:

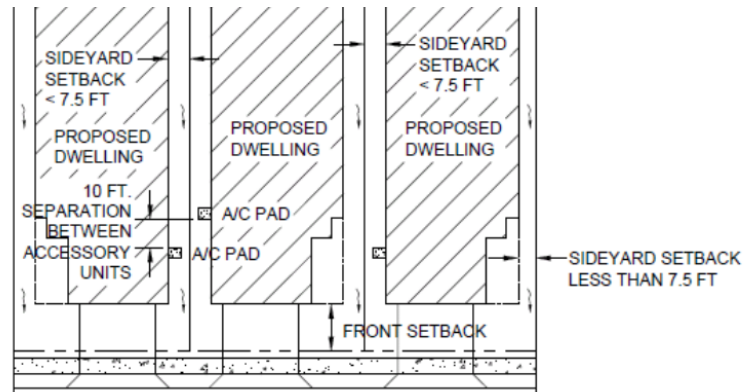
¹ Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

² Mobile Homes and Recreational Vehicles are exempt from the waterfront setback requirement. For mobile home parks without recorded lots or lot lines refer to Section 107.7.E.

³ On residential sites where the minimum side yard setback is less than seven and one-half (7½) feet, accessory equipment such as air conditioning units, pumps, generators, and similar elements, shall be separated from similar elements on adjacent sites by a distance of at least ten (10) feet.

⁴ [Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area. LDC. for further information.](#)

Chapter 4 - ZONING
Section 401. - Standard Zoning Districts Established.
401.4. Schedule of Area, Height, Bulk and Placement Regulations.



(Ord. No. 15-29, § 3(Exh. A), 12-3-15; Ord. No. 16-24, § 3(Exh. A-4), 11-15-16; Ord. No. 19-03, § 3(Exh. A-4), 3-21-19; Ord. No. 22-72, § 3(Exh. A), 11-3-22; Ord. No. 23-15, § 3(Exh. A), 2-16-23)

Editor's note(s)—See the editor's note to Table 4-1.

Chapter 4 - ZONING
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401.4. Schedule of Area, Height, Bulk and Placement Regulations.

Table 4-8: Schedule of Bulk and Dimensional Standards for Office Commercial and Mixed-Use Districts¹

	Office PR-S	PR-M	Commercial NC-S	NC-M	GC	HC	MX	RVP
DENSITY/INTENSITY								
Maximum Density ²	Per FLUC							Per FLUC up to 12 sites/ acre
Maximum Non-Residential FAR	Per FLUC							
Max. Building Size (sq. ft.) for non-residential uses	3,000	30,000	3,000	30,000	Limited by FAR	Limited by FAR	Limited by FAR	NA
Max. Building Size in conjunction with Commercial Locational Criteria ³	3,000	30,000	3,000	30,000	150,000 ¹¹	150,000 ^{4, 11}	300,000 ^{10, 11}	NA
Min. Landscaped Open Space (%)	15	15	15	15	15	15	15	20 (RV Parks)/15 (Non-Resid)
LOT STANDARDS								
Min. Lot Size (sq. ft.) ^{4,5}	10,000	10,000	7,500	7,500	7,500	7,500	7,500	10 acre project size 1,600/1,200/10,000 ⁶
Minimum Width (ft.)	75	75	75	75	75	75	75	30/20/75 ⁶
MINIMUM SETBACKS (ft.)								
Front ¹²	25	25	25	25	25	25	25	50/5 ft. for internal sites 25 for uses other than RV Parks
Side	10	10	10	10	10	10	10	15/5 for internal sites/10 for uses other than RV parks
Rear	15	15	15	15	15	15	15	15 (5 ft. for internal sites)
Non-residential use adjacent to single family residential zoning	20	20	20	20	20	20	20	20
Waterfront ⁷	30	30	30	30	30	30	30	30 ⁸
BUILDING HEIGHT								
Max. Height (max. stories) ⁹	3	3	3	3	4 (6 SP)	3	4 (6 SP)	1 (Residential)/3 (Non-residential)

FOOTNOTES:

SP = Special Permit required; FLUC=Future Land Use Category.

Unless specifically noted otherwise, the standards listed apply to residential and non-residential developments.

¹ Overlay district regulations that address bulk and dimensional requirements supersede the requirements of this table.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ See Commercial Locational Criteria in the Comprehensive Plan, which allows commercial nodes in residential future land use categories based on location and use.

⁴ See Section 531.49 for restrictions if the property is located in the IL (Industrial Light) future land use category.

⁵ For residential development, use the minimum standards required in the most intensive residential zoning district compatible with the site's future land use category (e.g. in RES-6, use RSF-6, RDD-6, RSMH-6, or RMF-6 depending on the use).

⁶ RV site/Site in Designated Camping Area/Non-residential or dwelling site.

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401.4. Schedule of Area, Height, Bulk and Placement Regulations.

⁷ Waterfront setbacks may be reduced by five (5) feet for platted lots of record. No minimum waterfront yard required for water dependent use structures.

⁸ Mobile Homes and Recreational Vehicles are exempt from this waterfront setback requirement.

⁹ Buildings in excess of thirty-five (35) feet must meet the standards of Section 401.5 (Building Height Compatibility).

¹⁰ Commercial uses exceeding one hundred fifty thousand (150,000) square feet shall be directly accessed from at least one (1) arterial roadway, unless the site is located in the Urban Core or within a MU-C future land use category.

¹¹ No maximum building size, unless the project is restricted by the Commercial Locational Criteria to the sizes noted. FAR is still applicable.

¹² Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

¹³ [Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area, LDC. for further information.](#)

(Ord. No. 16-24, § 3(Exh. A-4), 11-15-16; Ord. No. 19-03, § 3(Exh. A-4), 3-21-19; Ord. No. 22-72, § 3(Exh. A), 11-3-22; Ord. No. 23-15, § 3(Exh. A), 2-16-23)

Editor's note(s)—See the editor's note to Table 4-1.

Table 4-9: Schedule of Bulk and Dimensional Standards for Industrial, Extraction and Institutional Districts¹

	Industrial LM	HM	Extraction EX	Institutional MP-I
DENSITY/INTENSITY				
Maximum Density ²	Per FLUC			
Max. Non-Residential FAR	0.75/1.0 for hotels, the UIRA, and mixed-use development	0.75/1.0 for hotels, the UIRA, and mixed-use development	0.23	Per FLUC
Max. Building Size (sq. ft.) ³	NA	NA	NA	NA
Min. Landscaped Open Space (%)	15	15	N/A	25%
LOT STANDARDS ⁴				
Min. Lot Size (sq. ft.) ⁹	10,000	10,000	5 acres	40 acres
Minimum Width (ft.)	100	100	200	
MINIMUM SETBACKS (ft.) ⁴				
Front	25 20 for single family uses (see Section 531.47.D)	25	50	40
Side	20 ⁵ 8 for single family uses (see Section 531.47.D)	20 ⁵	10	30 Non-residential 40 Residential
Rear	20 ⁵ 20 for single family uses (see Section 531.47.D)	20 ⁵	25	30 Non-residential 40 Residential
Non-residential use adjacent to single family residential zoning	75	75		40
Waterfront ⁶	30 ⁵	30 ⁵	30	30
BUILDING HEIGHT				
Max. Height (stories)	4 ⁷	5 ⁷	N/A	7 stories or 84 feet ⁸

FOOTNOTES:

UIRA = Urban Infill Redevelopment Area.

¹ Overlay District regulations that address bulk and dimensional requirements supersede the requirements of this table.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

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Section 401. - Standard Zoning Districts Established.
401.4. Schedule of Area, Height, Bulk and Placement Regulations.

³ See Commercial Locational Criteria provisions in the Comprehensive Plan, Land Use Operative Provisions, which limit the size of commercial development in the Industrial future land use categories.

⁴ Unless specified in the table, residential development shall use the minimum standards required in the most intensive residential zoning district compatible with the site's future land use category (e.g. in RES 6, use RSF-6, RDD-6, RSMH-6, or RMF-6 Depending on the use).

⁵ No minimum yard required if abutting a railroad track for that portion of the building to be used for the transportation of products and material to and from the site. No minimum waterfront yard required for water dependent use structures.

⁶ Waterfront setbacks may be reduced by five (5) feet for platted lots of record.

⁷ One (1) additional foot in height may be added for each additional foot that is added to all required yards.

⁸ Building in excess of thirty-five (35) feet must be located a minimum of one hundred (100) feet from any property boundary or five hundred (500) feet from any waterfront property boundary. The Board of County Commissioners may allow structures in excess of thirty-five (35) feet within closer proximity to property boundaries under the provisions of Section 402.7 (PDR).

⁹ [Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area, LDC. for further information.](#)

(Ord. No. 19-03, § 3(Exh. A-4), 3-21-19)

Editor's note(s)—See the editor's note to Table 4-1.

Chapter 4 - ZONING
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Table 4-10: Future Land Use Categories and Corresponding Zoning in Urban Corridors⁽¹⁾

FLUC	Potential Zoning District	Density	Intensity
RES-6	RMF-6 PR-M NC-M GC	6 DU/Acre	1.0 FAR*
RES-9	RMF-9 PR-M NC-M GC	9 DU/Acre/20 DU/Acre**	1.0 FAR*
RES-12	RMF-9 RMF-12 PR-M NC-M GC	24 DU/Acre	1.0 FAR*
RES-16	RMF-9 RMF-12 RMF-16 PR-M NC-M GC	32 DU/Acre	1.0 FAR*
ROR	RMF-9 PR-M NC-M GC	32 DU/Acre 32 DU/Acre 32 DU/Acre 32 DU/Acre/40 DU/Acre**	1.0 FAR 1.0 FAR 1.0 FAR 1.0 FAR/2 FAR**
IL	LM	1 DU/Acre (only on lot of record)	1.0 FAR*
IH	LM HM	Residential not allowed	1.0 FAR*
MU	RMF-9 RMF-12 RMF-16 PR-M NC-M GC	30 DU/Acre 30 DU/Acre NA 30 DU/Acre/40 DU/Acre**	1.0 FAR 1.0 FAR 1.0 FAR 1.0 FAR/2.0 FAR**

⁽¹⁾ This table shall only be applicable to Urban Corridor sites that meet all the standards of Section 902. In no event shall densities and intensities be allowed to exceed the maximum permitted within the site's future land use designation.

* Subject to locational criteria and/or commercial development size restrictions (policies 2.2.1.12 through 2.2.1.28.6, 2.10.4.1 and 2.10.4.2 of the Comprehensive Plan).

** The first figure represents the standard allowed by right, the second may only be attained through the approval of a bonus (see Section 902).

(Ord. No. 16-06, § 3(Exh. A-3), 11-15-16; Ord. No. 16-24, § 3(Exh. A-4), 11-15-16; Ord. No. 19-03, § 3(Exh. A-4), 3-21-19)

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Editor's note(s)—See the editor's note to Table 4-1.

Chapter 4 - ZONING
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Table 4-11: Standards for Development in Urban Corridors⁽¹⁾

	Residential				Office	Commercial			Manufacturing	
	RMF-6	RMF-9	RMF-12	RMF-16	PR-M	NC-M	GC	MX	LM	HM
Residential Density ⁽²⁾	6	9/20	24	32	Per Future Land Use Category					
Non-Residential Intensity ⁽²⁾	1.0 ⁽³⁾	1.0 ⁽³⁾	1.0 ⁽³⁾	1.0 ⁽³⁾	Per Future Land Use Category					
Min. Landscaped Open Space (%)	15	15	15	15	15	15	10	10	15	15
Minimum Lot Width (ft.)	75	75	75	75	75	75	75	75	100	100
Building Height (max. stories) ⁽²⁾	3/5	5/7	5/7	5/7	5/7	5/7	5/7	5/7	5/7	5/7
Building Setbacks:									See Table 4-9	
• Front Setback (min./max.)	10 ft. min./20 ft. max.									
• Side Setback (minimum)	See Section 902									
• Rear Setback (minimum)	10 ft. (w/no alley) 15 ft. (w/alley)									

NOTE: The standards listed apply to residential and non-residential developments.

- (1) The standards shown in this table are only applicable to Urban Corridor sites that meet all the standards of Section 902. In no event shall densities and intensities be allowed to exceed the maximum permitted within the site's future land use designation.
- (2) The first figure represents the standard allowed by right, the second may only be attained through a bonus (see Section 902.9, Density, Intensity and Height Bonus). Additional setback/step-back requirements stated in Section 902.6 and Airport Impact Overlay District regulations stated in Section 403.2 may render some sites ineligible for the maximum permitted height.
- (3) Subject to locational criteria and/or commercial development size restrictions (see policies 2.2.1.12 through 2.2.1.28.6, 2.10.4.1 and 2.10.4.2 of the Comprehensive Plan).
- (4) Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be administratively reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

(Ord. No. 16-06, § 3(Exh. A-3), 11-15-16; Ord. No. 16-24, § 3(Exh. A-4), 11-15-16; Ord. No. 19-03, § 3(Exh. A-4), 3-21-19; Ord. No. 22-72, § 3(Exh. A), 11-3-22)

Editor's note(s)—See the editor's note to Table 4-1.

MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

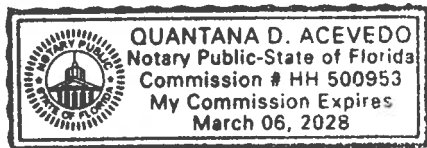
COUNTY OF MANATEE

Before the undersigned authority personally appeared Abigail Bonds, who on oath says that she is a County Employee of Manatee County Government, Manatee County, Florida; that the attached copy of advertisement, being a public notice in the matters of Notice of Land Development Code Text Amendments with Business Impact Estimates for the Manatee County Board of County Commissioners Land Use Meeting on September 3, 2026, in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on August 20, 2026.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

By: Abigail Bonds
Abigail Bonds, Planning and Zoning Tech III

Sworn to and subscribed before me this 21st day of August, 2026, by Abigail Bonds, who is personally known to me or who has produced (type of identification) as identification.



Q Acevedo
(Signature of Notary Public)
Quantana Acevedo
(Print Name of Notary Public)
Notary Public
(Title)

My Commission Expires: 3/6/28
Commission Number: HH 500953

NOTICE OF LAND DEVELOPMENT CODE CHANGE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, pursuant to Section 125.66 of Florida Statutes, that the Board of County Commissioners of Manatee County, Florida, will conduct a public hearing at the Manatee County Government Administration Building, 1112 Manatee Avenue West, 1st Floor, Patricia M. Glass Chambers, Bradenton, Florida, during its regular meeting of **September 3, 2026, at 9:00 a.m.**, or soon thereafter to consider, act upon, enact, or reject the following Ordinances. This is the first of two required public hearings. No action will be taken on the proposed Ordinances at the first public hearing.

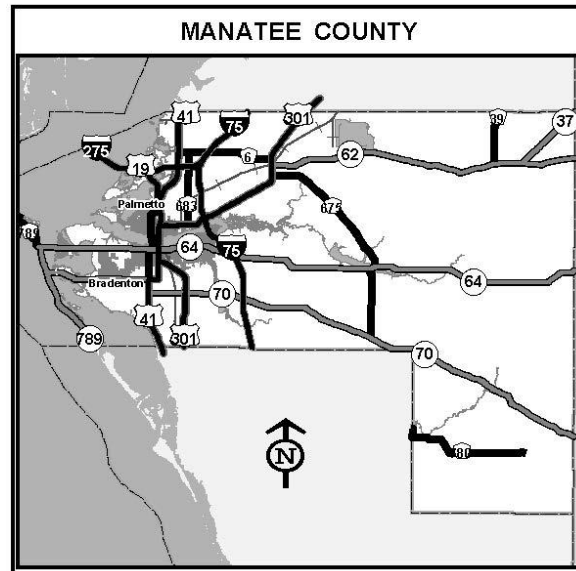
The Board of County Commissioners of Manatee County, Florida proposes to adopt the following ordinances:

Ordinance 26-10/LDCT-26-01 County-Initiated Land Development Code Text Amendment: Exemption from Minimum Lot Sizes within the Urban Service Area - [PLN2601-0028](#)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the Manatee County Land Development Code (as amended, the "Code"); providing for purpose and intent; providing findings; amending Chapter 1. General Provisions Section 107.8, Nonconforming Lots, Chapter 4. Zoning, Section 401.3 Bulk and Dimensional Regulations, Section 401.4, Area, Height, Bulk and Placement Regulations, Table 4-5. Bulk and Dimensional Standards for Agricultural and Single-Family Districts, Table 4-6, Schedule of Bulk and Dimensional Standards for Duplex and Multi-Family Residential Districts, Table 4-7, Schedule of Bulk and Dimensional Standards for Mobile Home Districts, Table 4-8, Schedule of Bulk and Dimensional Standards for Office, Commercial and Mixed-Use Districts, Table 4-9, Schedule of Bulk and Dimensional Standards for Industrial, Extraction and Institutional Districts, adding a New Section: Section 401.6, Minimum Lot Size Exemption within the Urban Service Area hereinafter the "Minimum Lot Size Exemption"; providing for other amendments as may be necessary for internal consistency; providing for codification; providing for applicability; providing for severability; providing for a limited period of time within which applicants may submit applications for the minimum lot size exemption; and providing an effective date.

Ordinance 26-21 / LDCT-26-03 Parking Minimums County-Initiated Land Development Code Text Amendment - [PLN2604-0157](#)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the Manatee County Land Development Code; providing for purpose and intent; providing findings; amending Chapter 10, Transportation Management, Section 1005, Off-Street Parking, Subsection 1005.4, Expansion or Reduction in number of Required Parking Spaces, amending Design Standards for Parking Spaces, revising standards in this subsection related to required parking spaces, amending design standards for parking spaces; providing for other amendments as may be necessary for internal consistency; providing for codification; providing for applicability; providing for severability; and providing an effective date.



Interested parties may appear and be heard at the meeting with respect to the proposed Ordinance. The public hearing may be continued from time to time to a date and time certain or to no date certain and re-advertised. The Public may also provide written comments for the Board of County Commissioners to consider.

Pursuant to Section 286.0105 of Florida Statutes, if any person decides to appeal any decision made by the Board with respect to any matter to be considered at the meeting or hearing, they will need a record of the proceedings and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

The proposed Ordinances are available for public inspection at the Manatee County Development Services Department, 1112 Manatee Avenue West, Suite 400, Bradenton, Florida, during regular business hours. A reasonable charge may be made for the provision of copies.

Rules of procedure for this public hearing are in effect pursuant to Resolution 22-051. A copy of this Resolution is available for review or purchase from the Development Services Department (see address below).

Please Send Comments To: Manatee County Development Services Department
Attn: Agenda Coordinator
1112 Manatee Ave. West 4th Floor
Bradenton, FL 34205
Public.comments@mymanatee.org

All written comments will be entered into the record.

For More Information: Copies of the proposed amendment will be available for review and copying at cost approximately ten (10) days prior to the public hearing. Information may also be obtained by calling 748-4501 x 6878, between 8:00 AM - 5:00 PM; email to: planning.agenda@mymanatee.org.

Americans With Disabilities: The Board of County Commissioners does not discriminate upon the basis

of any individual's disability. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Carmine DeMilio, ADA Compliance Coordinator, at (941)792-4501 ext. 6016 or carmine.demilio@mymanatee.org, as least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

SAID HEARING MAY BE CONTINUED FROM TIME-TO-TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Development Services Department
Manatee County, Florida
Date Published: August 20, 2026

Development Services

Public Hearing

9000 Town Center Parkway, Lakewood Ranch, FL 34202

Phone number: (941) 748-4501



BUSINESS IMPACT ESTIMATE

In accordance with Section 125.66(3)(a), Florida Statutes, a Business Impact Statement (BIS) is required to be prepared before enacting certain ordinances and posted on Manatee County's website no later than the date the notice of intent to consider the proposed ordinance is published (which, per Section 125.66, Florida Statutes, is 10 days before the public hearing).

County-Initiated Land Development Code Text Amendment: Exemption from Minimum Lot Sizes within the Urban Service Area - Ordinance 26-10

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE (AS AMENDED, THE "CODE"); PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING CHAPTER 1. GENERAL PROVISIONS SECTION 107.8, NONCONFORMING LOTS, CHAPTER 4. ZONING SECTION 401.3 BULK AND DIMENSIONAL REGULATIONS, SECTION 401.4, AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS, TABLE 4-5. BULK AND DIMENSIONAL STANDARDS FOR AGRICULTURAL AND SINGLE-FAMILY DISTRICTS, TABLE 4-6, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR DUPLEX AND MULTI-FAMILY RESIDENTIAL DISTRICTS, TABLE 4-7, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR MOBILE HOME DISTRICTS, TABLE 4-8, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR OFFICE, COMMERCIAL AND MIXED-USE DISTRICTS, TABLE 4-9, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR INDUSTRIAL, EXTRACTION AND INSTITUTIONAL DISTRICTS, ADDING A NEW SECTION: SECTION 401.6, MINIMUM LOT SIZE EXEMPTION WITHIN THE URBAN SERVICE AREA HEREINAFTER THE "MINIMUM LOT SIZE EXEMPTION"; PROVIDING FOR OTHER AMENDMENTS AS MAY BE NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A LIMITED PERIOD OF TIME WITHIN WHICH APPLICANTS MAY SUBMIT APPLICATIONS FOR THE MINIMUM LOT SIZE EXEMPTION; AND PROVIDING AN EFFECTIVE DATE.

The following types of ordinances are exempt from the BIE requirement under Section 125.66(3)(c), Florida Statutes. As such, if one or more boxes are checked below, Manatee County believes that a BIE is not required by state law for the proposed ordinance referenced above. Manatee County reserves the right to revise this BIE following an initial posting. Notwithstanding, Manatee County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Manatee County reserves the right to revise this BIE following its initial

VACANT
District 1

AMANDA
BALLARD
District 2

TAL
SIDDIQUE
District 3

MIKE
RAHN
District 4

DR. BOB
MCCANN
District 5

JASON
BEARDEN
At Large

GEORGE W.
KRUSE
At Large

posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation.
- ☐ The proposed ordinance relates to the issuance or refinancing of debt.
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the local government.
- ☐ The proposed ordinance is an emergency ordinance.
- ☐ The ordinance relates to procurement.
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Consistent with the posting requirement set forth in Section 125.66(3)(a), Florida Statutes, the County hereby publishes the following BIS information for this proposed ordinance on its website for public viewing and consideration on this 20th day of August 2026:

1. Summary of Proposed Ordinance, Including a Statement of the Public Purpose to be Served by the Proposed Ordinance, Such as Serving the Public Health, Safety, Morals, and Welfare of the County:

The proposed Land Development Code Text (LDCT) Amendment is to amend the LDC provisions relating to minimum lot size requirements as requested by the Board of County Commissioners. This LDCT is proposed as a pilot program for applicable unplatted parcels within the Urban Service Area as defined in "Map K" of the Comprehensive Plan. The intention is to encourage development and revitalization within the Urban Service Area by better utilizing available space and providing for both commercial and residential uses on lots which do not meet the current minimum lot size standards. Contained therein are a set of reasonable exceptions in which the removal of minimum lot size standards will not be permitted for safety and compatibility reasons.

2. Statement of Direct Economic Impact of Proposed Ordinance on Private, For-Profit Businesses in the County, Including the Following (if any):

- a. A statement of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:

Not applicable for this text amendment.

- b. Any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible:

Not applicable for this text amendment.

- c. A statement of the County's regulatory costs, including a statement of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

Not applicable for this text amendment.

3. A Good Faith Statement of the Number of Businesses Likely to be Impacted by the Ordinance:

This is not predicted to financially impact businesses in any significant way.

4. Additional Information the Board Determines May be Useful:

This text amendment is not inherently business-focused and is unlikely to have any related costs to county businesses or citizens.

Development Services

Comprehensive Planning

9000 Town Center Parkway Lakewood Ranch, FL 34202

Phone number: (941) 748-4501



BUSINESS IMPACT ESTIMATE

In accordance with Section 125.66(3)(a), Florida Statutes, a Business Impact Estimate (BIE) is required to be prepared before enacting certain ordinances and posted on Manatee County's website no later than the date the notice of intent to consider the proposed ordinance is published (which, per Section 125.66, Florida Statutes, is 10 days before the public hearing).

COUNTY-INITIATED LAND DEVELOPMENT CODE TEXT AMENDMENT - PARKING MINIMUMS - ORDINANCE 26-21

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING CHAPTER 10, TRANSPORTATION MANAGEMENT, SECTION 1005, OFF-STREET PARKING, SUBSECTION 1005.4, EXPANSION OR REDUCTION IN NUMBER OF REQUIRED PARKING SPACES, REVISING STANDARDS IN THIS SUBSECTION RELATED TO REQUIRED PARKING SPACES, AMENDING DESIGN STANDARDS FOR PARKING SPACES; PROVIDING FOR OTHER AMENDMENTS AS MAY BE NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The following types of ordinances are exempt from the BIE requirement under Section 125.66(3)(c), Florida Statutes. As such, if one or more boxes are checked below, Manatee County believes that a BIE is not required by state law for the proposed ordinance referenced above. Manatee County reserves the right to revise this BIE following an initial posting. Notwithstanding, Manatee County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Manatee County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation.
- ☐ The proposed ordinance relates to the issuance or refinancing of debt.
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.

VACANT
District 1

AMANDA
BALLARD
District 2

TAL
SIDDIQUE
District 3

MIKE
RAHN
District 4

DR. BOB
MCCANN
District 5

JASON
BEARDEN
At Large

GEORGE W.
KRUSE
At Large

- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the local government.
- ☐ The proposed ordinance is an emergency ordinance.
- ☐ The ordinance relates to procurement.
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Consistent with the posting requirement set forth in Section 125.66(3)(a), Florida Statutes, the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this 20th day of August 2026:

1. Summary of Proposed Ordinance, Including a Statement of the Public Purpose to be Served by the Proposed Ordinance, Such as Serving the Public Health, Safety, Morals, and Welfare of the County:

The proposed Land Development Code Text (LDCT) Amendment is to revise standards in Chapter 10 – Transportation Management specifically Section 1005 – Off Street Parking, subsection 1005.4 Reduction in Required Parking Spaces. This amendment is intended to correct issues with requirements in the code related to parking minimums and their corresponding parking maximums. The intent of the amendment is to ensure parking requirements meet market demands of non-residential uses. Considerations include transit availability, required overparking, required under-parking, and proximity of services to dwelling units. Parking reductions will result in numerous benefits including reductions in impervious surface and greater transit ridership. To mitigate potential negative results of having parking increases, new design standards that encourage accessible and high-quality space are added herein. Overall, this amendment increases flexibility in relation to parking requirements.

Estimate of Direct Economic Impact of Proposed Ordinance on Private, For-Profit Businesses in the County, Including the Following (if any):

- a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:

Private for-profit businesses will not incur any compliance costs.

- b. Any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible:

There will be no charges or fees associated with this amendment.

- c. An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

There will be no regulatory costs, revenues, new charges, or fees associated with this amendment.

2. A Good Faith Estimate of the Number of Businesses Likely to be Impacted by the Ordinance:

The proposed amendment does not impact businesses economically.

3. Additional Information the Board Determines May be Useful:

None.



Public Comment

Manatee County Government

Submitted On:

Aug 25, 2026, 12:12PM EDT

Full Name	First Name: Glen Last Name: Gibellina
Email	glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 03, 2026
Topic/Agenda Item	Item 11 minimum lot size
Comment	To the Members of the Board of County Commissioners, I am writing to express my strong support for the proposed ordinance amending the Manatee County Land Development Code, specifically regarding the addition of Section 401.6 (Minimum Lot Size Exemption within the Urban Service Area) and the corresponding updates to bulk and dimensional standards in Chapter 4. This ordinance represents a practical, forward-thinking strategy to address Manatee County's pressing need for attainable housing while advancing smart, responsible growth principles. By modernizing regulations for nonconforming lots and creating a targeted lot size exemption inside the Urban Service Area, this commission is taking a decisive step to incentivize infill development where public infrastructure—water, sewer, roadways, and public transit—is already built and paid for. Key benefits of this proposed amendment include: Expanding Housing Affordability & Choice: Land cost is one of the largest barriers to affordable homeownership and rental development. Allowing flexible lot sizes enables smaller, more efficient home designs that lower the entry cost for local workers, young families, fixed-income seniors, and veterans. Protecting Rural Lands: Directing smart growth and higher density strictly within the Urban Service Area prevents sprawl, helping preserve the rural and agricultural character of outer Manatee County. Unlocking Underutilized Property: Modernizing legacy bulk standards (Tables 4-5 through 4-9) and nonconforming lot rules (Section 107.8) puts long-vacant, infill parcels back to productive use, boosting surrounding property values and local tax bases without stretching county service boundaries. Orderly & Predictable Implementation: Establishing a clear, defined timeframe for exemption applications ensures a structured administrative process for landowners, staff, and neighboring residents. This amendment balances fiscal common sense with community need. I commend staff and the Commission for bringing forward a solution that maximizes infrastructure investments while expanding housing opportunities for all residents. I strongly urge your approval of this

ordinance.
Respectfully submitted,
Glen Gibellina

Public comment on Or is it an ad? for hazard area Community Advocate
& Board Member, Manatee County Affordable Housing Advisory Board

County-Initiated Land Development Code Text Amendment: Exemption from Minimum Lot Sizes

**LDCT-26-01
PLN2601-0028**



**Haley Vetter
Planner I**

**Board of County Commissioners
September 3, 2026**

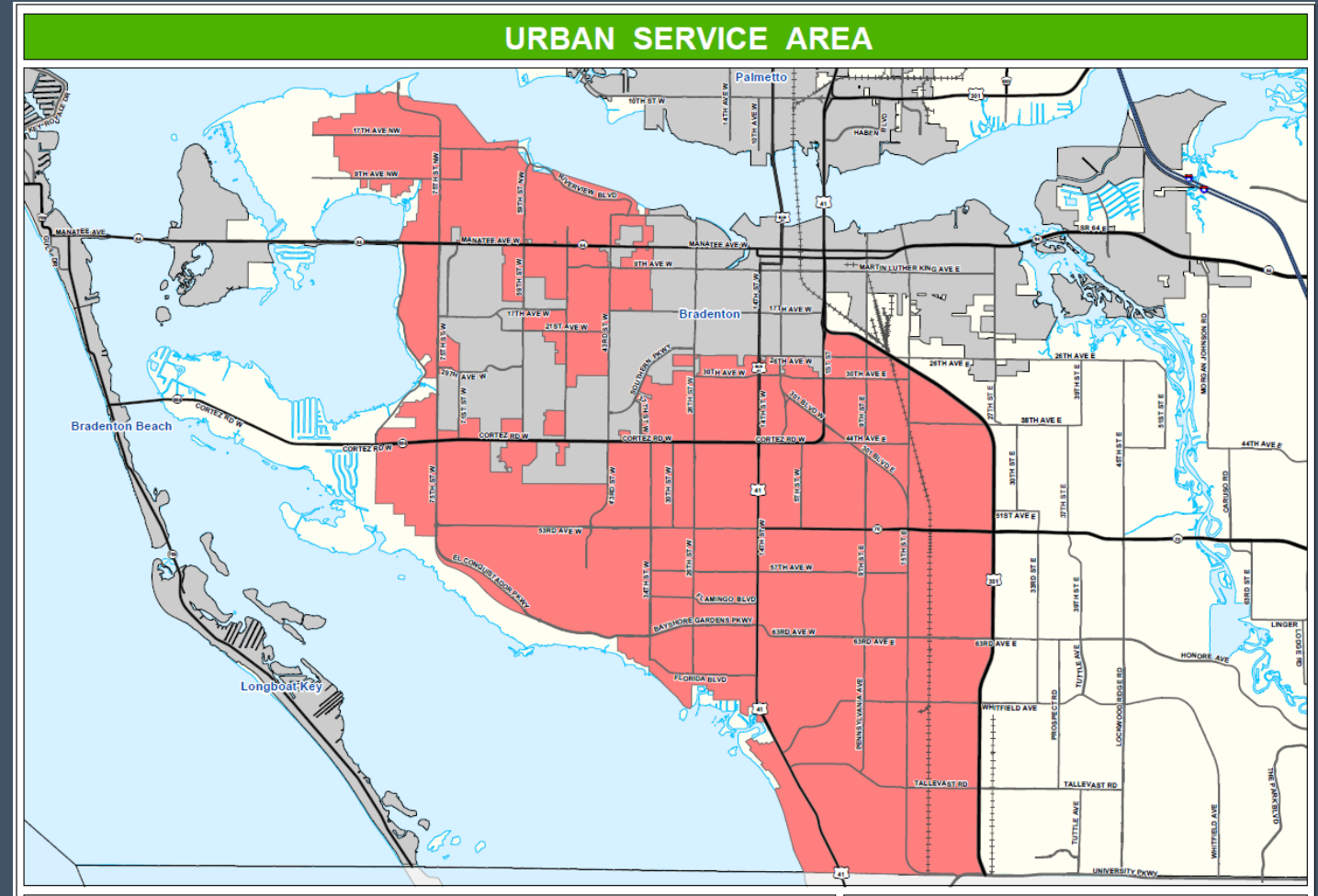
History

- At the BOCC meeting on January 6th, 2026, the BOCC made a motion for staff to create a LDC amendment to remove minimum lot sizes throughout the county.
- Staff recommends the rollout of a limited program with a sunset date to gauge success of the program in a specific area where this might be needed.
- The Urban Service Area (USA) was determined to be the best area due to the lack of agricultural zoning and the redevelopment potential for smaller lots.



Text Amendment

- **Proposed:** A text amendment allowing for the exemption from the minimum required lot size for parcels within the Urban Service Area (USA) as designated in the Comprehensive Plan



Source: Comprehensive Plan, Map K

Proposed Changes

- **401.6 – Minimum Lot Size Exemption within the Urban Service Area**
 - New section would be created for the exemption
- **Impacts to existing code sections**
 - 107.8 – Nonconforming Lots
 - 401.3.C. – Lot Size Requirements
 - 401.4 – Schedule of Area, Height, Bulk, and Placement Regulations



Summary of the Proposed Additions

- Within the USA, parcels would be exempt from having to meet any square footage requirements of the Schedule of Area, Height, Bulk, and Placement Regulations tables found in Chapter 4.
- To utilize the exemption, applicants must submit a request by December 31st 2030, after which it will expire unless the BOCC decides to extend the program.



Ineligible Parcels within USA

- Any of the following would make a parcel ineligible for the exemption:
 - Agricultural zoning
 - Onsite uses with a lot size stipulation as found in LDC Section 531
 - PD zoning
 - Flood prone properties as defined by the LDC or SWWMD
 - Any properties on Septic





**The following slides are the
proposed text as it will appear in
the new Section 401.6 of the LDC**



A. Purpose and Intent - *New*

- To encourage development and revitalization within the Urban Service Area by better utilizing available space and providing for both commercial and residential uses on lots which do not meet the minimum lot size standards.
- Each eligible property shall be subject to review by Development Services through appropriate application or process determined by the Department Director. All other forms of lot splits, reconfigurations, or requests to develop a property shall meet the minimum lot size requirements. Any lots, parcels, subdivisions, or developments created pursuant to this section cannot exceed the density and intensity as approved by the existing zoning and Future Land Use Categories except as provided by applicable law.



B. Applicability - *New*

- Only unplatted lots within the Urban Service Area, as defined in "Map K" of the Comprehensive Plan, shall be exempt from the minimum lot size regulations contained in Chapter 4. Where a parcel is exempted from the minimum lot size regulations, the parcels shall be subject to Section 107.8, the dimensional requirements contained in Chapter 4, and all other applicable requirements of this Code. Upon application, the minimum lot size exemption shall be noted on the site plan.
- The deadline for an applicant to submit a request to qualify a parcel for the Minimum Lot Size Exemption, as provided for herein, shall be December 31, 2030.



C. Standards - *New*

- **Density/Intensity.** Lots receiving exemption from minimum lot size standards pursuant to this section must adhere to the maximum density or intensity that is more restrictive between the applicable zoning district and the underlying Future Land Use Category.
- **Utilities.** Those lots without available utilities, as defined in Florida Statutes, shall not be eligible.
- **Wetlands.** Properties containing wetlands must adhere to state and federal requirements.
- **Subdivisions.** Properties subject to minor or major subdivision review shall meet the requirements of LDC 330.2.
- **Open Space.** Regardless of the size of the property, the required open space according to the respective zoning category shall be complied with.
- **Building Separation.** There must be a setback of 10 feet for residential and 15 feet for non-residential between primary buildings and adjacent buildings on or off-site.



D. Prohibited Exemptions - *New*

The following are not eligible for the minimum lot size exemption contained in this section.

- Agricultural zoning districts.
- A site shall not be eligible for this exemption if the proposed use requires a minimum lot area or size in Section 531, Standards for Specific Uses.
- Planned Development districts.
- Properties within any of the Coastal Overlay Districts, with any developable part of the property lying within the Special Flood Hazard Area (SFHA), or identified as flood-prone in watershed management plans adopted by the Southwest Florida Water Management District (SWFWMD).
- Properties which use or propose to use a septic system that are unable to meet Section 381.0065 (4), Florida Statutes, and related regulations therein.



E. Expiration - *New*

- Upon the expiration of the minimum lot size exemption, all approved site plans and subsequent building permits may be utilized until their own expiration, at which point, the structures become legal nonconformities. After the application period described in Section 401.6.B. LDC has expired, all development shall comply with the applicable provisions of the LDC.



Pre-existing Sections of the LDC Impacted

- **107.8 – Nonconforming Lots**
- **401.3.C. – Lot Size Requirements**
- **401.4 – Schedule of Area, Height, Bulk, and Placement Regulations**



107.8 – Nonconforming Lots

A. Applicability. The establishment of a use on a nonconforming lot shall be allowed provided that the lot:

* * *

4. Is eligible for exemption from the minimum lot size as established in Section 401.6, Minimum Lot Size Exemption within the Urban Service Area, LDC.



401.3.C. - Lot Size Requirements

- 1. *Generally.* Except as may be qualified by the provisions of the Code, including Section 107.8, Nonconforming Lots or Section 401.6, Minimum Lot Size Exemption within the Urban Service Area, LDC, no structure or part thereof shall hereafter be used, occupied or arranged for use on a lot which does not meet all the minimum lot size requirements presented for the zoning district in which such structure or land is located.



401.4. - Schedule of Area, Height, Bulk, and Placement Regulations

Table 4-7: Schedule of Bulk and Dimensional Standards for Mobile Home Districts

	Mobile Home1 RSMH-4.5	RSMH-6
DENSITY/INTENSITY		
Max. Residential Density ¹	4.5	6.0
Max. Non-Residential FAR	0.35	0.35
Min. Project Area (acres)	20	20
MIN. OPEN SPACE (%)		
Residential	20	20
Non-Residential	15	15
LOT STANDARDS		
Min. Lot Area (sq. ft.) ⁴		
Single-wide M.H. Site	3,000	3,000
Double-wide M.H. Site	4,000	4,000
Triple-wide M.H. Site	4,750	4,750
Non-residential use	10,000	10,000
Min. Lot Width (ft.)		
Single-wide M.H. Site	40	40
Double-wide M.H. Site	50	50
Triple-wide M.H. Site	60	60
Non-residential use	75	75
MINIMUM SETBACKS (ft.)²		
Front	5	5
Side ³	5	5
Rear	5	5
Waterfront	30	30
MINIMUM BUFFERS (ft.)		
Street/Residential District	50	50
Non-Residential District	15	15
BUILDING HEIGHT (Max.) (stories)		
Residential	1	1
Non-Residential	3	3

FOOTNOTES:

¹ Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

² Mobile Homes and Recreational Vehicles are exempt from the waterfront setback requirement. For mobile home parks without recorded lots or lot lines refer to Section 107.7.E.

³ On residential sites where the minimum side yard setback is less than seven and one-half (7½) feet, accessory equipment such as air conditioning units, pumps, generators, and similar elements, shall be separated from similar elements on adjacent sites by a distance of at least ten (10) feet.

⁴ [Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area. LDC. for further information.](#)



401.4. - Schedule of Area, Height, Bulk, and Placement Regulations

Table 4-7: Schedule of Bulk and Dimensional Standards for Mobile Home Districts

	Mobile Home1	
	RSMH-4.5	RSMH-6
DENSITY/INTENSITY		
Max. Residential Density ¹	4.5	6.0
Max. Non-Residential FAR	0.35	0.35
Min. Project Area (acres)	20	20
MIN. OPEN SPACE (%)		
Residential	20	20
Non-Residential	15	15
LOT STANDARDS		
Min. Lot Area (sq. ft.) ⁴		
Single-wide M.H. Site		
Double-wide M.H. Site		
Triple-wide M.H. Site		
Non-residential use		
Min. Lot Width (ft.)		
Single-wide M.H. Site	40	40
Double-wide M.H. Site	50	50
Triple-wide M.H. Site	60	60
Non-residential use	75	75
MINIMUM SETBACKS (ft.)²		
Front	5	5
Side ³	5	5
Rear	5	5
Waterfront	30	30
MINIMUM BUFFERS (ft.)		
Street/Residential District	50	50
Non-Residential District	15	15
BUILDING HEIGHT (Max.) (stories)		
Residential	1	1
Non-Residential	3	3

LOT STANDARDS

Min. Lot Area (sq. ft.)⁴

FOOTNOTES:

¹ Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

² Mobile Homes and Recreational Vehicles are exempt from the waterfront setback requirement. For mobile home parks without recorded lots or lot lines refer to Section 107.7.E.

³ On residential sites where the minimum side yard setback is less than seven and one-half (7½) feet, accessory equipment such as air conditioning units, pumps, generators, and similar elements, shall be separated from similar elements on adjacent sites by a distance of at least ten (10) feet.

⁴ [Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area, LDC, for further information.](#)



401.4. - Schedule of Area, Height, Bulk, and Placement Regulations

Table 4-7: Schedule of Bulk and Dimensional Standards for Mobile Home Districts

	Mobile Home1 RSMH-4.5	RSMH-6
DENSITY/INTENSITY		
Max. Residential Density ¹	4.5	6.0
Max. Non-Residential FAR	0.35	0.35
Min. Project Area (acres)	20	20
MIN. OPEN SPACE (%)		
Residential	20	20
Non-Residential	15	15
LOT STANDARDS		
Min. Lot Area (sq. ft.)²		
Single-wide M.H. Site	3,000	3,000
Double-wide M.H. Site	4,000	4,000
Triple-wide M.H. Site	4,750	4,750
Non-residential use	10,000	10,000
Min. Lot Width (ft.)		
Single-wide M.H. Site	40	40
Double-wide M.H. Site	50	50

⁴ Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area, LDC. for further information.

Waterfront	30	30
MINIMUM BUFFERS (ft.)		
Street/Residential District	50	50
Non-Residential District	15	15
BUILDING HEIGHT (Max.) (stories)		
Residential	1	1
Non-Residential	3	3

FOOTNOTES:

¹ Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

² Mobile Homes and Recreational Vehicles are exempt from the waterfront setback requirement. For mobile home parks without recorded lots or lot lines refer to Section 107.7.E.

³ On residential sites where the minimum side yard setback is less than seven and one-half (7½) feet, accessory equipment such as air conditioning units, pumps, generators, and similar elements, shall be separated from similar elements on adjacent sites by a distance of at least ten (10) feet.

⁴ Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area, LDC. for further information.



Planning Commission

- Recommended the Board of County Commissioners approve the LDCT proposal.
 - 5-1
- **Concerns:**
 - Upcoming election cycle
 - Compatibility with City of Bradenton
 - Density and intensity compatibility
 - The utility specification in proposed LDC Section 401.6
 - Potential for unforeseen outcomes



Conclusion

- The request may demonstrate consistency with the goals, objectives, and policies of the Comprehensive Plan and the applicable standards of the Land Development Code.
- Staff will conduct additional analysis for compliance with the requirements of the Land Development Code and Comprehensive Plan at time of the Final Site Plan submittal.



Thank you!



Table 4-4: Schedule of Bulk and Dimensional Standards for Village Districts

	Village Myakka	Rubonia	Parrish1
DENSITY/INTENSITY			
Max. Residential Density ²	6.0	3.0	3.0
Max. Non-Residential FAR	0.23	0.23	0.23
Min. Open Space (%)	20	20	20
LOT STANDARDS			
Min. Lot Area (sq. ft.) ³			
Single Family Detached	10,000	6,000	10,000
Single Family Semi-Detached	6,000	6,000	6,000
Duplex	8,000	5,000	8,000
Single Family Attached (interior lot/corner lot)	2,400/3,600	2,400/3,600	2,400/3,600
Individual Mobile Homes	217,800	217,800	217,800
Non-residential	10,000	10,000	10,000
Min. Lot Width (ft.) ³			
Single Family Detached	75	60	75
Single Family Semi-Detached	50	50	50
Duplex	120	100	120
Single Family Attached (interior lot/corner lot)	24/34	24/34	24/34
Individual Mobile Homes	200	200	200
Non-residential	100	100	100
Min. Unit Floor Area			
Residential	600	600	600
MINIMUM SETBACKS (ft.)			
Front			
Single-Family Detached	20/25 ⁴	20/25 ⁴	20/25 ⁴
All other residential	25	25	25

Non-residential	25	25	25
Side			
Residential	10	8	10
Non-residential ⁵	10	10	10
Rear			
Residential	20	20	20
Non-residential ⁵	15	15	15
Waterfront ⁶	30	30	30
BUILDING HEIGHT			
Max. Height (stories)	3	3	3

FOOTNOTES:

Properties within an Overlay District must also comply with the standards of such district.

¹ For commercial properties in the Parrish Commercial Village Overlay District, also see Section 403.4. PCV—Parrish Commercial Village Overlay District.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ The minimum lot width for corner lots shall be not less than fifteen (15) percent wider on both front yards than required in the district, except where both front yards equal or exceed one hundred fifty (150) feet each in width.

⁴ Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be administratively reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

⁵ Twenty-five (25) feet when abutting a residential land use.

⁶ Waterfront setbacks may be reduced by five (5) feet for platted lots of record. Mobile homes and recreational vehicles are exempt from this waterfront setback requirement.

⁷ [Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area LDC for further information.](#)

(Ord. No. 15-29, § 3(Exh. A), 12-3-15; Ord. No. 19-03, § 3(Exh. A-4), 3-21-19; Ord. No. 22-72, § 3(Exh. A), 11-3-22; Ord. No. 23-15, § 3(Exh. A), 2-16-23)

Editor's note(s)—See the editor's note to Table 4-1.



Table 4-5: Schedule of Bulk and Dimensional Standards for Agricultural and Single Family Residential Districts¹

	Agricultural A	A-1	Single Family RSF-1	RSF-2	RSF-3	RSF-4.5	RSF-6	RSF-9
DENSITY/INTENSITY								
Max. Residential Density ²								
	Per FLUC							
Max. Non-Residential FAR	0.23	0.23	0.23	0.23	0.23	0.35	0.35	0.35
Min. Open Space (%)	20	20	20	20	20	20	20	20
LOT STANDARDS								
Min. Lot Area (sq. ft.) ³								
Single-Family Detached	217,800 ³	43,560	30,000	15,000	10,000	7,000	6,000	4,000
Non-residential uses	217,800	43,560	30,000	15,000	10,000	7,000	6,000	4,000
Min. Lot Width (ft.) ⁴								
Single-Family Detached	200	100	100	80	75	70	60	40
Non-residential uses	200	100	100	80	75	70	60	40
MINIMUM SETBACKS (ft.)								
Front								
Single-Family Detached	50	50	40	25	25	20/25 ⁵	20/25 ⁵	15/25 ⁵
Other Allowed Uses	50	50	40	25	25	20 ⁵	20 ⁵	15 ⁵
Side⁵								
Single-Family Detached	10	10	10	10	10	8	8	5
Other Allowed Uses	10 ^{5, 6}	10	10	10	10	8	8	5
Rear								
Single-Family Detached	25	25	25	25	20	20	20	15
Other Allowed Uses	25 ⁶	25	25	25	20	20	20	15
Waterfront ⁷	30	30	30	30	30	30	30	30
BUILDING HEIGHT								
Max. Height (stories)	2	2	2	2	2	2	2	2

FOOTNOTES:

¹ Overlay District regulations that address bulk and dimensional requirements supersede the requirements of this table.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ The minimum lot size cannot include wetlands, unless the standards of Section 401.3.C.3 are met.

⁴ The minimum lot width for corner lots shall be not less than fifteen (15) percent wider on both front yards than required in the district, except where both front yards equal or exceed one hundred fifty (150) feet each in width.

⁵ Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be administratively reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

⁶ Fifty (50) feet for mobile homes.

⁷ Waterfront setbacks may be reduced by five (5) feet for platted lots of record.

⁸ On residential sites where the minimum side yard setback is less than seven and one-half (7½) feet, accessory equipment such as air conditioning units, pumps, generators, and similar elements, shall be separated from similar elements on adjacent sites by a distance of at least ten (10) feet.

⁹ [Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area, LDC. for further information. Agricultural zoning districts are not included with the policy outlined in Section 401.6.](#)



Table 4-6: Schedule of Bulk and Dimensional Standards for Duplex and Multi-family Residential Districts¹

	Duplex RDD-3	RDD-4.5	RDD-6	Multi-Family RMF-6	RMF-9	RMF-12	RMF-16
DENSITY/INTENSITY							
Max. Residential Density ²	3.0	4.5	6.0	6.0	9.0	12	16
Max. Non-Residential FAR	0.35	0.35	0.35	0.35	0.35	0.35	0.35
Min. Open Space (%)	20	20	20	20	20	20	20
LOT STANDARDS							
Min. Lot Area (sq. ft.) ¹⁰							
Single-Family Detached	8,000	7,000	6,000	6,000	6,000	5,000	4,000
Single-Family Semi-Detached	4,000 ³	4,000 ³	3,500	6,000	4,000	4,000	3,500
Duplex	8,000 ³	7,000	7,000	7,000	7,000	6,000	5,000
Single-Family Attached (interior lot/corner lot)	NA	NA	NA	2,400/3,400	2,400/3,400	No Min	No Min
Multi-Family	NA	NA	NA	7,000	10,000	No Min	No Min
Non-Residential Uses	12,000	8,000	7,000	6,000	10,000	6,000	6,000
Min. Lot Width (ft.) ⁴							
Single-Family Detached	75	70	60	50	50	40	40
Single-Family Semi-Detached	40 ³	40 ³	35	50	40	27	27
Duplex	75 ³	70	70	100	35	40	40
Single-Family Attached (interior lot/corner lot)	NA	NA	NA	24/34	24/34	No Min	No Min
Multi-Family	NA	NA	NA	100	100	No Min	No Min
Non-Residential Uses	75	80	70	50	100	50	50
MINIMUM SETBACKS (ft.)							
Front ⁵							
Single-Family Detached	25	25	25	20/25 ⁵	20/25 ⁵	15/25 ⁵	15/25 ⁵
Single-Family Semi-Detached	25	20 ⁶	20 ⁶	25	NA	15	15
Duplex	25	20 ⁶	25	25	25	15	15
Single-Family Attached	NA	NA	NA	25	25	15	15

Multi-Family	NA	NA	NA	25	25	15	15
Other Allowed Uses	25	25	25	25	25	15	15
Side⁹							
Single-Family Detached	10	8	8	10	10	5	5
Single-Family Semi-Detached ⁶	10 ³ /15	10 ³ /15	8/15	10/15	10/15	5	5
Duplex	10 ³	10	8	10	10	5	5
Single-Family Attached	NA	NA	NA	10	10	5	5
Multi-Family	NA	NA	NA	10	10	5	5
Other Allowed Uses	15	15	15	15	10	5	5
Rear							
Single-Family Detached	20	20	20	20	20	15	15
Single-Family Semi-Detached	20	20	20	20	NA	15	15
Duplex	20	20	20	20	20	15	15
Single-Family Attached	NA	NA	NA	20	20	15	15
Multi-Family	NA	NA	NA	25 ⁷	25	20	20
Other Allowed Uses	20	20	20	25	25	20	20
Waterfront ⁸	30	30	30	30	30	30	30
BUILDING HEIGHT							
Max. Height (stories) ⁷	3	3	3	4	4	6	6

FOOTNOTES:

¹ Overlay District regulations that address bulk and dimensional requirements supersede the requirements of this table.² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.³ Lots of record existing prior to 1981 shall contain a minimum of seven thousand (7,000) square feet and a width of seventy (70) feet to allow a duplex, or three thousand five hundred (3,500) square feet and thirty-five (35) feet in width for a single-family semi-detached unit. Side yard setbacks may be reduced to eight (8) feet. Existing duplexes may be split into semi-detached units provided that these minimum requirements are met.⁴ The minimum lot width for corner lots shall be not less than fifteen (15) percent wider on both front yards than required in the district, except where both front yards equal or exceed one hundred fifty (150) feet each in width.⁵ Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be administratively reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.⁶ Per side/where only one (1) side yard is provided.⁷ Subject to the building height compatibility standards contained in Section 401.5.⁸ Waterfront setbacks may be reduced by five (5) feet for platted lots of record.⁹ On residential sites where the minimum side yard setback is less than seven and one-half (7½) feet, accessory equipment such as air conditioning units, pumps, generators, and similar elements, shall be separated from similar elements on adjacent sites by a distance of at least ten (10) feet.¹⁰ Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area, LDC, for further information.

Table 4-8: Schedule of Bulk and Dimensional Standards for Office Commercial and Mixed-Use Districts¹

	Office PR-S	PR-M	Commercial NC-S	NC-M	GC	HC	MX	RVP
DENSITY/INTENSITY								
Maximum Density ²	Per FLUC							Per FLUC up to 12 sites/ acre
Maximum Non-Residential FAR	Per FLUC							
Max. Building Size (sq. ft.) for non-residential uses	3,000	30,000	3,000	30,000	Limited by FAR	Limited by FAR	Limited by FAR	NA
Max. Building Size in conjunction with Commercial Locational Criteria ³	3,000	30,000	3,000	30,000	150,000 ¹¹	150,000 ^{4, 11}	300,000 ^{10, 11}	NA
Min. Landscaped Open Space (%)	15	15	15	15	15	15	15	20 (RV Parks)/15 (Non-Resid)
LOT STANDARDS								
Min. Lot Size (sq. ft.) ¹²	10,000	10,000	7,500	7,500	7,500	7,500	7,500	10 acre project size 1,600/1,200/10,000 ⁶
Minimum Width (ft.)	75	75	75	75	75	75	75	30/20/75 ⁶
MINIMUM SETBACKS (ft.)								
Front ¹²	25	25	25	25	25	25	25	50/5 ft. for internal sites 25 for uses other than RV Parks
Side	10	10	10	10	10	10	10	15/5 for internal sites/10 for uses other than RV parks
Rear	15	15	15	15	15	15	15	15 (5 ft. for internal sites)
Non-residential use adjacent to single family residential zoning	20	20	20	20	20	20	20	20
Waterfront ⁷	30	30	30	30	30	30	30	30 ⁸
BUILDING HEIGHT								
Max. Height (max. stories) ⁹	3	3	3	3	4 (6 SP)	3	4 (6 SP)	1 (Residential)/3 (Non-residential)

FOOTNOTES:

SP = Special Permit required; FLUC=Future Land Use Category.

Unless specifically noted otherwise, the standards listed apply to residential and non-residential developments.

¹ Overlay district regulations that address bulk and dimensional requirements supersede the requirements of this table.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ See Commercial Locational Criteria in the Comprehensive Plan, which allows commercial nodes in residential future land use categories based on location and use.

⁴ See Section 531.49 for restrictions if the property is located in the IL (Industrial Light) future land use category.

⁵ For residential development, use the minimum standards required in the most intensive residential zoning district compatible with the site's future land use category (e.g. in RES-6, use RSF-6, RDD-6, RSMH-6, or RMF-6 depending on the use).

⁶ RV site/Site in Designated Camping Area/Non-residential or dwelling site.

⁷ Waterfront setbacks may be reduced by five (5) feet for platted lots of record. No minimum waterfront yard required for water dependent use structures.

⁸ Mobile Homes and Recreational Vehicles are exempt from this waterfront setback requirement.

⁹ Buildings in excess of thirty-five (35) feet must meet the standards of Section 401.5 (Building Height Compatibility).

¹⁰ Commercial uses exceeding one hundred fifty thousand (150,000) square feet shall be directly accessed from at least one (1) arterial roadway, unless the site is located in the Urban Core or within a MU-C future land use category.

¹¹ No maximum building size, unless the project is restricted by the Commercial Locational Criteria to the sizes noted. FAR is still applicable.

¹² Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

¹³ [Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area, LDC, for further information.](#)



Table 4-9: Schedule of Bulk and Dimensional Standards for Industrial, Extraction and Institutional Districts¹

	Industrial LM	HM	Extraction EX	Institutional MP-I
DENSITY/INTENSITY				
Maximum Density ²	Per FLUC			
Max. Non-Residential FAR	0.75/1.0 for hotels, the UIRA, and mixed-use development	0.75/1.0 for hotels, the UIRA, and mixed-use development	0.23	Per FLUC
Max. Building Size (sq. ft.) ³	NA	NA	NA	NA
Min. Landscaped Open Space (%)	15	15	N/A	25%
LOT STANDARDS⁴				
Min. Lot Size (sq. ft.) ³	10,000	10,000	5 acres	40 acres
Minimum Width (ft.)	100	100	200	
MINIMUM SETBACKS (ft.)⁴				
Front	25 20 for single family uses (see Section 531.47.D)	25	50	40
Side	20 ⁵ 8 for single family uses (see Section 531.47.D)	20 ⁵	10	30 Non-residential 40 Residential
Rear	20 ⁵ 20 for single family uses (see Section 531.47.D)	20 ⁵	25	30 Non-residential 40 Residential
Non-residential use adjacent to single family residential zoning	75	75		40
Waterfront ⁶	30 ⁵	30 ⁵	30	30
BUILDING HEIGHT				
Max. Height (stories)	4 ⁷	5 ⁷	N/A	7 stories or 84 feet ⁸

FOOTNOTES:

UIRA = Urban Infill Redevelopment Area.

¹ Overlay District regulations that address bulk and dimensional requirements supersede the requirements of this table.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ See Commercial Locational Criteria provisions in the Comprehensive Plan, Land Use Operative Provisions, which limit the size of commercial development in the Industrial future land use categories.

⁴ Unless specified in the table, residential development shall use the minimum standards required in the most intensive residential zoning district compatible with the site's future land use category (e.g. in RES 6, use RSF-6, RDD-6, RSMH-6, or RMF-6 Depending on the use).

⁵ No minimum yard required if abutting a railroad track for that portion of the building to be used for the transportation of products and material to and from the site. No minimum waterfront yard required for water dependent use structures.

⁶ Waterfront setbacks may be reduced by five (5) feet for platted lots of record.

⁷ One (1) additional foot in height may be added for each additional foot that is added to all required yards.

⁸ Building in excess of thirty-five (35) feet must be located a minimum of one hundred (100) feet from any property boundary or five hundred (500) feet from any waterfront property boundary. The Board of County Commissioners may allow structures in excess of thirty-five (35) feet within closer proximity to property boundaries under the provisions of Section 402.7 (PDR).

⁹ [Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area, LDC, for further information.](#)

