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 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.)[7]			
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 for further information.

* * *

Table 4-5: Schedule of Bulk and Dimensional Standards for Agricultural and Single Family Residential Districts[1]

	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 for further information. Agricultural zoning districts are not included with the policy outlined in Section 401.6.

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Table 4-6: Schedule of Bulk and Dimensional Standards for Duplex and Multi-family Residential Districts[1]

	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
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 for further information.

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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.

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Table 4-8: Schedule of Bulk and Dimensional Standards for Office Commercial and Mixed-Use Districts[1]

	Office		Commercial					RVP
	PR-S	PR-M	NC-S	NC-M	GC	HC	MX	
DENSITY/INTENSITY								
Maximum Density[2]	Per FLUC							Per FLUC up to 12 sites/ acre
Maximum Non-	Per FLUC							

Residential FAR								
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.)[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.

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Table 4-9: Schedule of Bulk and Dimensional Standards for Industrial, Extraction and Institutional Districts[1]

	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.

[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 ten (10) feet between primary buildings and any adjacent buildings on or offsite.

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.

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 9, 2026

Angelina Colonneso
Clerk of the Circuit Court
Manatee County
1115 Manatee Ave W
Bradenton, FL 34205

Dear Angelina Colonneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. 26-10, which was filed in this office on October 9, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Hannah Bishop

From: Municode Ords Admin <MunicodeOrds@civicplus.com>
Sent: Friday, October 9, 2026 4:32 PM
To: Hannah Bishop
Subject: Manatee County, FL Code of Ordinances - 1981(10428) - Manatee County, FL Land Development Code - 2016(12202) - Manatee County, FL Comprehensive Plan - 2017(15530)

Follow Up Flag: Follow up
Flag Status: Completed

[**NOTICE:** This message originated outside of Manatee County Clerk's Office -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

We have received your files.

Thank you very much.

Have a great day,

Ords Administrator
municodeords@civicplus.com
1-800-262-2633
P.O. Box 2235
Tallahassee, FL 32316

When available, please send all documents in WORD format to municodeords@civicplus.com. However, if WORD format is not available, we welcome any document format including PDF.



Powering and Empowering Local Governments

JPB

From: Hannah Bishop <Hannah.Bishop@ManateeClerk.com>
Sent: Friday, October 9, 2026 9:03 AM
To: countyordinances@dos.myflorida.com <countyordinances@dos.myflorida.com>; Municode Ords Admin <MunicodeOrds@civicplus.com>
Subject: Manatee County Ordinance

Sender Full Name:	Hannah Bishop
Sender Phone number:	941-749-1800
County Name:	Manatee
Ordinance Number:	Ordinance 26-10

Adopted on October 8, 2026

Hannah Bishop
Deputy Clerk, Board Records Department

For Angelina "Angel" Colonneso, Esq.
Manatee Clerk of the Circuit Court & Comptroller
(941) 749-1800 Ext. 4181
1115 Manatee Ave W, Bradenton, FL 34205
www.ManateeClerk.com

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APPROVED in Open Session
10/8/2026
Manatee County Board of County Commissioners

October 8, 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- Rachel Layton, AICP, Planning Division Manager/Impact Fee Administrator

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 (Presentations Upon Request)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: Rachel Layton, AICP, Planning Division Manager/Impact Fee Administrator, 941-748-4501 ext. 6862, Rachel.layton@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested

ALTERNATIVE MOTIONS

APPROVAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in accordance with the criteria for Land Development Code (LDC) Text Amendments in Section

341 of the LDC, I move to ADOPT Manatee County Ordinance No. 26-10 / LDCT-26-01, amending the LDC as detailed herein, and as recommended by the Planning Commission.

DENIAL
Based upon the staff report, evidence presented, comments made at the Public Hearing and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in accordance with the criteria for Land Development Code (LDC) Text Amendments in Section 341 of the LDC, I move to DENY Manatee County Ordinance No. 26-10 / LDCT-26-01.

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 at the Board of County Commissioners, 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.

o Sections Amended

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

o 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 Land Development Code Text Amendment 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 recommended approval with Member Stamm voting nay stating he wanted to table items until there was a full Board at the Board of County Commissioners. Member Ziegler was absent.

• BOARD OF COUNTY COMMISSIONERS ACTION:
The first of two required public hearings was held on September 3, 2026. No action was required at this public hearing.

• PUBLIC COMMENT AND CORRESPONDENCE:
August 13, 2026 – Planning Commission
- There were no public comments.
- Public Comments were entered into the record.

September 3, 2026 – Board of County Commissioners
- Public Comments:
  - Mark VanDeRee and Cynthia Keogh questioned the neighborhood workshops throughout the County, height restrictions, constraints under SB 180, and addressed concerns regarding parking requirements and minimum lots sizes.
  - Glen Gibellina supports the program
- Public Comments were 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
Please ensure the Chairman signs page 4 of the attached Ordinance.
Please forward a copy of the executed document to bobbi.roy@mymanatee.org.

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Board of County Commissioners: October 8, 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

ALTERNATIVE MOTIONS

APPROVAL
Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in accordance with the criteria for Land Development Code (LDC) Text Amendments in Section 341 of the LDC, I move to ADOPT Manatee County Ordinance No. 26-10 / LDCT-26-01, amending the LDC as detailed herein, and as recommended by the Planning Commission.

DENIAL
Based upon the staff report, evidence presented, comments made at the Public Hearing and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in accordance with the criteria for Land Development Code (LDC) Text Amendments in Section 341 of the LDC, I move to DENY Manatee County Ordinance No. 26-10 / LDCT-26-01.

PLANNING COMMISSION ACTION:

On August 13, 2026, by a vote of 5-1, the Planning Commission recommended approval with Member Stamm voting nay stating he wanted to table items until there was a full Board at the Board of County Commissioners. Member Ziegler was absent.

BOARD OF COUNTY COMMISSIONERS ACTION:

The first of two required public hearings was held on September 3, 2026. No action was required at this public hearing.

PUBLIC COMMENT AND CORRESPONDENCE:

August 13, 2026– Planning Commission

- **There was no public comment.**
- **Public Comments were entered into the record.**

September 3, 2026 – Board of County Commissioners

- **Public Comments:**
  - **Mark VanDeRee and Cynthia Keogh questioned the neighborhood workshops throughout the County, height restrictions, constraints under SB 180, and addressed concerns regarding parking requirements and minimum lots sizes.**
  - **Glen Gibellina supports the program**
- **Public Comments were 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 ~~strikethrough~~ / 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 ~~strikethrough~~ / underline formatting
2. Business Impact Estimate
3. Map K Urban Service Area
4. Bulk and Dimensional Tables 4-4 through 4-9
5. Public Comments
6. 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.)[7]			
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 for further information.

* * *

Table 4-5: Schedule of Bulk and Dimensional Standards for Agricultural and Single Family Residential Districts[1]

	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 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 Districts[1]

	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
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 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 Districts[1]

	Office		Commercial					RVP
	PR-S	PR-M	NC-S	NC-M	GC	HC	MX	
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. Landscaped 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 Districts[1]

	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.

[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).

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.

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

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

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.

☐ 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.

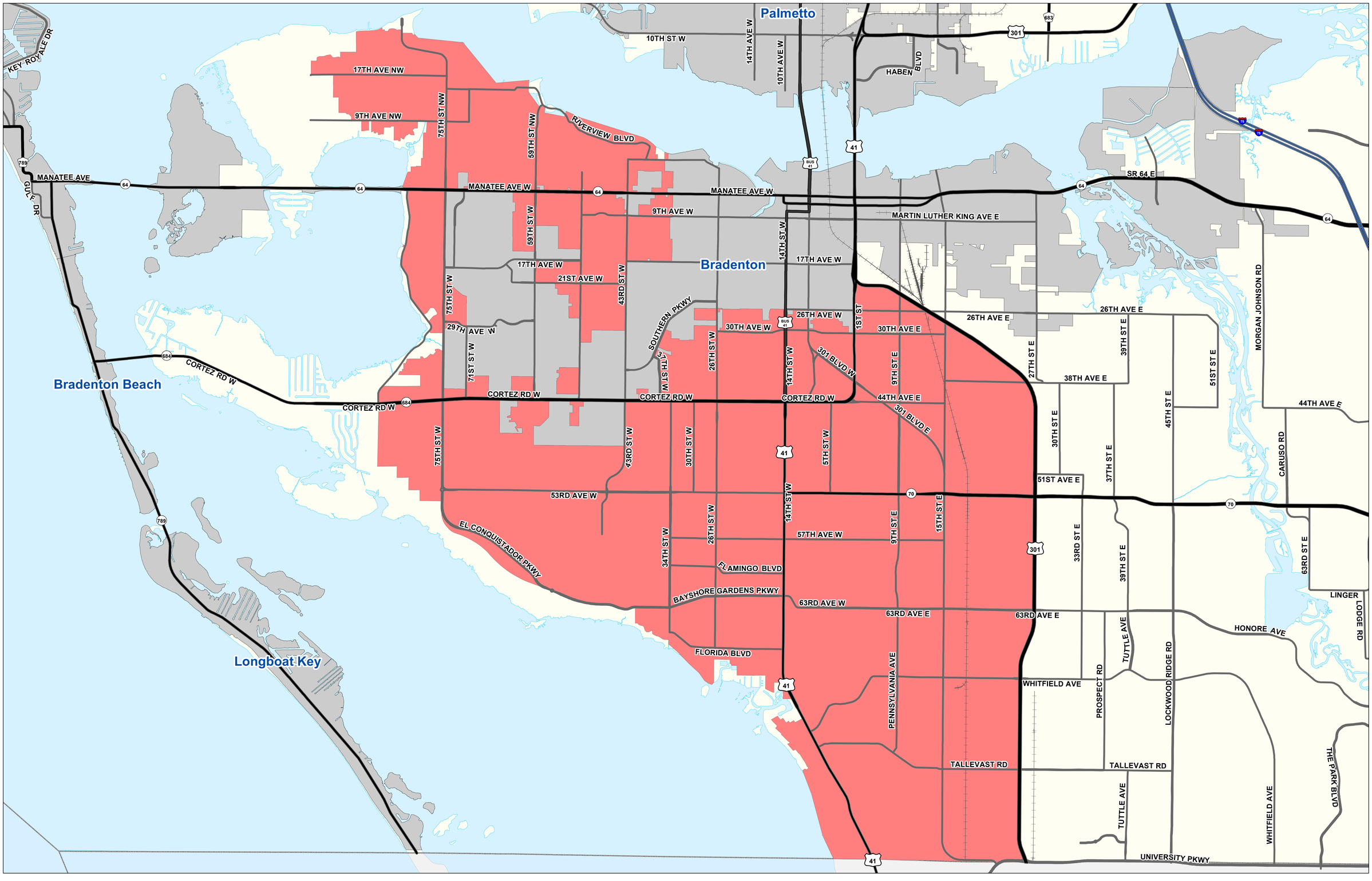
3. A Good Faith Statement of the Number of Businesses Likely to be Impacted by the Ordinance:

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

This map was developed by the Manatee County Geographic Information Systems Division. It is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.

Map Author: Paul Hrebenach
Creation Date: 2 / 2014
Map Document Name:

N W E S

0 0.5 1 1.5 2 Miles

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.)[7]			
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 Districts[1]

	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.

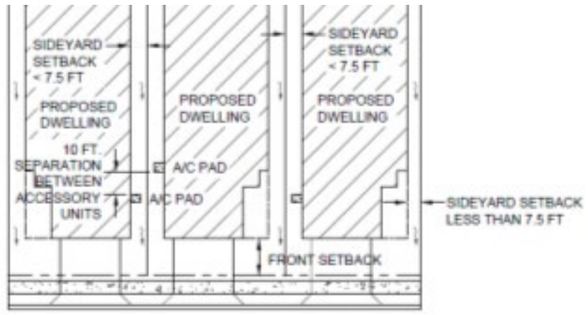
[5] Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be administratively reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the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



(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 Districts[1]

	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
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.

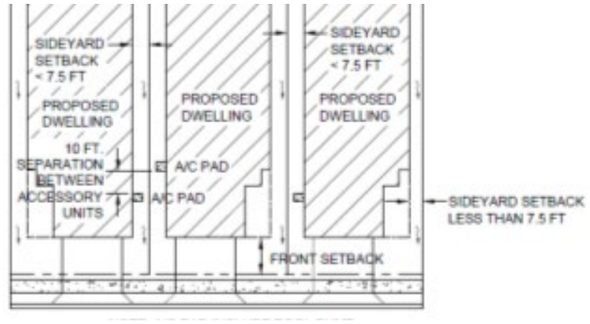
[6] Per side/where only one (1) side yard is provided.

[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.



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

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

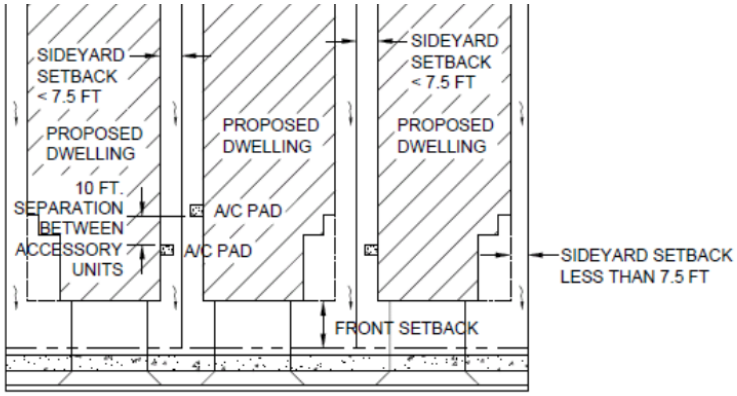
FOOTNOTES:

[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.



(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.

Table 4-8: Schedule of Bulk and Dimensional Standards for Office Commercial and Mixed-Use Districts[1]

	Office		Commercial					RVP
	PR-S	PR-M	NC-S	NC-M	GC	HC	MX	
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.)[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, 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 Districts[1]

	Industrial		Extraction	Institutional
	LM	HM	EX	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.

[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.

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)

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

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.

From: Matthew Munroe <matt4munroe@gmail.com>
Sent: Wednesday, August 12, 2026 4:37 PM
To: Robert Brown <robert.brown@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; Bruce Stamm <bruce.stamm@mymanatee.org>; John DeLesline <john.delesline@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Anthony Sciullo <anthony.sciullo@mymanatee.org>; Scott Ziegler <scott.ziegler@mymanatee.org>
Subject: Agenda Items 5 and 6

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Good afternoon,

I am writing to offer my enthusiastic endorsement of Ordinance 26-10/LDCT-26-01 (Exemption From Minimum Lot Sizes Within The Urban Service Area) and Ordinance 26-21/LDCT-26-03 (Parking Minimums).

Eliminating minimum lot sizes will allow for small and wonky parcels in the Urban Service Area to be developed into small and affordable housing projects. It will also allow for large parcels in the urban area to be built up into more productive land uses that contribute to our housing needs and the tax base.

Reducing parking minimums is one of the most common-sense zoning reforms which a local government can adopt. Local businesses are the best experts in deciding how much parking they will actually require, not completely arbitrary government regulations. By reducing these minimums, we can open up hundreds of acres of unused land to development that promotes new local businesses, housing, open space, and a more productive tax base. I would also like to remind the Planning Commission that as the BOCC has noted in the past, the Planning Commission is allowed to make recommendations to the BOCC with an item. I would therefore recommend that the Planning Commission recommend the expansion of this Ordinance to the entire Urban Service Area, rather than requiring a complicated review process to “reduce” parking minimums. There is absolutely no empirical data to suggest that parking minimums should EVER be in place, period. If a property owner doesn’t build enough parking, then they’ll have to reap the consequences. But when too much parking is built, the infrastructure costs to support it far outweigh the productivity is produces, and the taxpayer reaps the consequences. This Ordinance is good in of itself, but should go further.

FURTHER READING:

[How Minimum Lot Size Requirements Maximize the Housing Crisis]

archive.strongtowns.org



[The Case for Ending Parking Minimums]

matthewmunroe.substack.com

Thank you for your time,

Matthew Munroe

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

Public Comment

Manatee County Government

Submitted On:
Aug 28, 2026, 03:56PM 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	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
Comment	Dear Chair and Members of the Manatee County Board of County Commissioners: I respectfully support Ordinance 26-10 / LDCT-26-01, the proposed pilot program creating a limited exemption from minimum lot-size requirements for eligible unplatted parcels within the Urban Service Area. Manatee County's housing challenges require practical, carefully designed tools that allow existing land inside the Urban Service Area to be used more effectively. This amendment can help unlock residential opportunities on small, currently constrained parcels where development may otherwise be impossible—even when the property is served by existing roads, utilities, jobs, schools, shopping, and other community infrastructure. The proposal is especially valuable because it directs potential growth toward areas already intended for urban development and revitalization, rather than pushing additional housing farther outward. Allowing reasonable use of qualifying undersized lots can support infill housing, strengthen neighborhoods, expand the local housing supply, and give property owners a fairer opportunity to use land that may have long been unable to meet today's dimensional standards. Importantly, this is not an unchecked reduction in development standards. The ordinance includes meaningful safeguards. It excludes agricultural districts, planned developments, properties subject to key coastal and flood-risk limitations, parcels requiring septic systems that cannot meet state standards, and uses that already require minimum site area under the County's specific-use regulations. These exclusions help ensure that the exemption is focused on appropriate locations and that public health, environmental protection, flooding concerns, and

neighborhood compatibility remain central to the review process.

A time-limited pilot is a responsible way to evaluate this policy. It gives the County an opportunity to measure whether the exemption produces well-designed infill and attainable housing opportunities, while retaining the ability to review the results and make adjustments before considering any longer-term approach.

Housing supply is not improved by one policy alone, but this ordinance is a sensible and targeted step. It can help make better use of existing urban land, support reinvestment in established communities, and create additional opportunities for homes without compromising the protections that matter most.

For these reasons, I encourage the Board to approve Ordinance 26-10 / LDCT-26-01.

Thank you for your consideration.

Sincerely
Glen GADFLY Gibellina

From: Matthew Munroe <matt4munroe@gmail.com>
Sent: Wednesday, September 2, 2026 6:38 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Land Use 9/3/26 Agenda Items 11 & 12

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Good afternoon,

I am writing to offer my enthusiastic support for Ordinance 26-10/LDCT-26-01 (Exemption From Minimum Lot Sizes Within The Urban Service Area) and Ordinance 26-21/LDCT-26-03 (Parking Minimums).

1. Eliminating minimum lot sizes will allow for current small parcels in the Urban Service Area to be developed into affordable housing projects. Say someone owns a vacant lot which, for reasons lost to history, is 5,000 sq. ft., and is zoned RSF-4.5. Why shouldn't this property owner be allowed to build a small house on this property? All our other land development rules still apply. Cottage courts, a picturesque and affordable style of development currently impossible to build due to our land use regulations, would be one step closer to feasibility.

With regard to affordability: This amendment will make it easier for affordable housing projects to pencil out financially, and increase the stock of lots which can be built on to begin with. I can hardly imagine many of our big-name market-rate developers will be begging to build on a 5,000 sq. ft. infill lot. And even if we do see market-rate developments on small lots, they'll still be cheaper than other homes (by the nature of price and square footage) and studies (attached in further reading) have shown that new market-rate housing does contribute to improved housing affordability overall.

2. Reducing parking minimums is one of the most common-sense zoning reforms which a local government can adopt. Local businesses are the best experts in deciding how much parking they will actually require, NOT completely arbitrary government regulations. Why should Manatee County require, by law, that every bar have 1 parking spot for every 2 seats? To make sure people can drive home after drinking? By reducing these minimums, we can relieve one of the many nonsensical regulatory pressures faced by small, local businesses. Additionally, we can open up hundreds of acres of unused, empty, parking lots to development that promotes new local businesses, housing, open space, and a more productive tax base. Most importantly, the development opportunities in the urban core which this amendment would create will relieve the demand pressure of development on our rural lands.

The costs of parking apply to both small developers and local government. Imagine if every restaurant was mandated to provide a free dessert with every meal. They'd increase the price of a meal. Parking minimums work the same way for real estate. For local governments, vast

parking lots spread out development over great distances, decreasing the taxable value of the land, while requiring greater infrastructure (pipes, roads, etc) to support it.

Yes, at present, must of us drive everywhere. But if we want to support alternatives to driving (which if you want less traffic, you should), then we need to make land use decisions that support those alternatives. When we build homes 100 yards from Publix instead of a mile away, you'll get more people walking to get groceries, and less people on the roads creating traffic. And personally, I would much rather have a County of homes, businesses, and trees, than a County of endless stretches of asphalt in the hot Florida sun.

And if you need a plumber, or electrician, or some other utility or support at your residence, and the developer didn't build enough parking (a concern I don't think is realistic/common at all) they'll park on the side of the street. As they currently do in the most of the County already.

I would also like to recommend that this amendment really should apply to the entire Urban Service Area, rather than requiring a review process to "reduce" parking minimums. There is absolutely no good evidence that parking minimums should EVER be in place, period. If a property owner doesn't build enough parking, then they'll have to reap the consequences. But when too much parking is built, the taxpayer reaps the consequences. This amendment is good in of itself, but should go further.

FURTHER READING (Minimum Lot Sizes):

* https://archive.strongtowns.org/journal/2024/12/10/how-minimum-lot-size-requirements-maximize-the-housing-crisis

* https://www.sciencedirect.com/science/article/abs/pii/S0094119021000656

* https://www.upjohn.org/research-highlights/new-construction-makes-homes-more-affordable-even-those-who-cant-afford-new-units

* https://www.cnu.org/publicsquare/2019/08/29/testing-new-ideas-cottage-courts

FURTHER READING (Parking Minimums):

* https://www.strongtowns.org/parking

* https://www.kittelson.com/ideas/myth-busters-will-removing-parking-minimums-put-a-strain-on-existing-parking-supply/#:~:text=The%20costs%20incurred%20for%20developers,environmental%20consequences%20are%20well%20documented.

* https://youtu.be/vUhOFUQDLQk

* https://www.dropbox.com/scl/fi/hltb06b8y66mw62judone/APA-FreePark-Chap1.pdf?rlkey=tp5s3u1ls3tq2o3n3b8mfkhis&e=1&dl=0

* http://kellyjclifton.com/Research/EconImpactsofBicycling/OTRECReport-ConsBehavTravelChoices_Nov2012.pdf

I encourage the BOCC to vote YES on Agenda Items 11 & 12 at this week's Land Use Meeting.

Thank you for your time,

Matthew Munroe

MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

COUNTY OF MANATEE

Before the undersigned authority personally appeared **Quantana Acevedo,** 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 Amendment LDCT-26-01 with Business Impact Estimate** for the **Manatee County Board of County Commissioners Land Use Meeting on October 8, 2026,** in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on **September 21, 2026**.

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

By: Q Acevedo
Quantana Acevedo, Planning and Zoning Tech III

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

NOTARY PUBLIC STATE OF FLORIDA
ROBERTA JO ROY
MY COMMISSION # HH 639380
EXPIRES: February 28, 2029

Roberta Jo Roy
(Signature of Notary Public)

Roberta Jo Roy
(Print Name of Notary Public)

Notary Public
(Title)

My Commission Expires: 2/28/2029

Commission Number: HH 639380

NOTICE OF LAND DEVELOPMENT CODE CHANGE

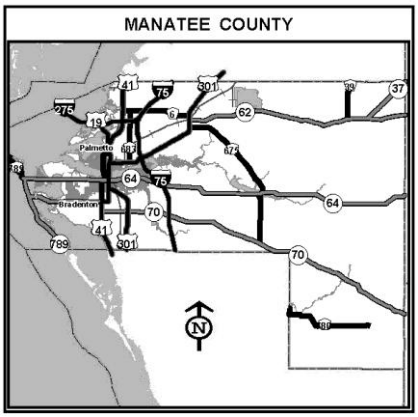
NOTICE OF PUBLIC HEARING

The Manatee County Planning Commission will hold a Public Hearing to consider amendments to certain provisions of the Manatee County Land Development Code (Ordinance 15-17, as amended) and make recommendations to the Board of County Commissioners as to the consistency of the proposed Ordinances with the Comprehensive Plan and as to whether the proposed ordinances should be adopted, adopted with modifications, or denied.

Date: October 8, 2026
Time: 9:00 AM or soon thereafter as same may be heard
Place: Manatee County Government Administrative Center
1st Floor Honorable Patricia M. Glass Chambers
1112 Manatee Avenue West

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.



All interested parties may appear and be heard at the meeting with respect to the proposed Ordinance, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Development Services Department will be heard and considered by the Planning Commission.
It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, Ordinances, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, Florida, telephone number (941) 748-4501x6878; e-mail to public.comments@mymanatee.org.

The 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 Planning Commission to consider.

Rules of procedure for this public hearing are in effect pursuant to Resolution 25-013. 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
941-748-4501 ext. 6878
Public.comments@mymanatee.org

Interested parties may appear and be heard at the meeting with respect to the proposed ordinances.

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 PLANNING COMMISSION
Manatee County Development Services Department
Manatee County, Florida
Date Published: September 21, 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).

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.

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

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

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.

☐ 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 21st day of September 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.

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

LDCT-26-01 / Ord 26-10
PLN2601-0028

Rachel Layton, AICP
Planning Division Manager/Impact Fee Administrator
Board of County Commissioners
October 8, 2026

Manatee County FLORIDA

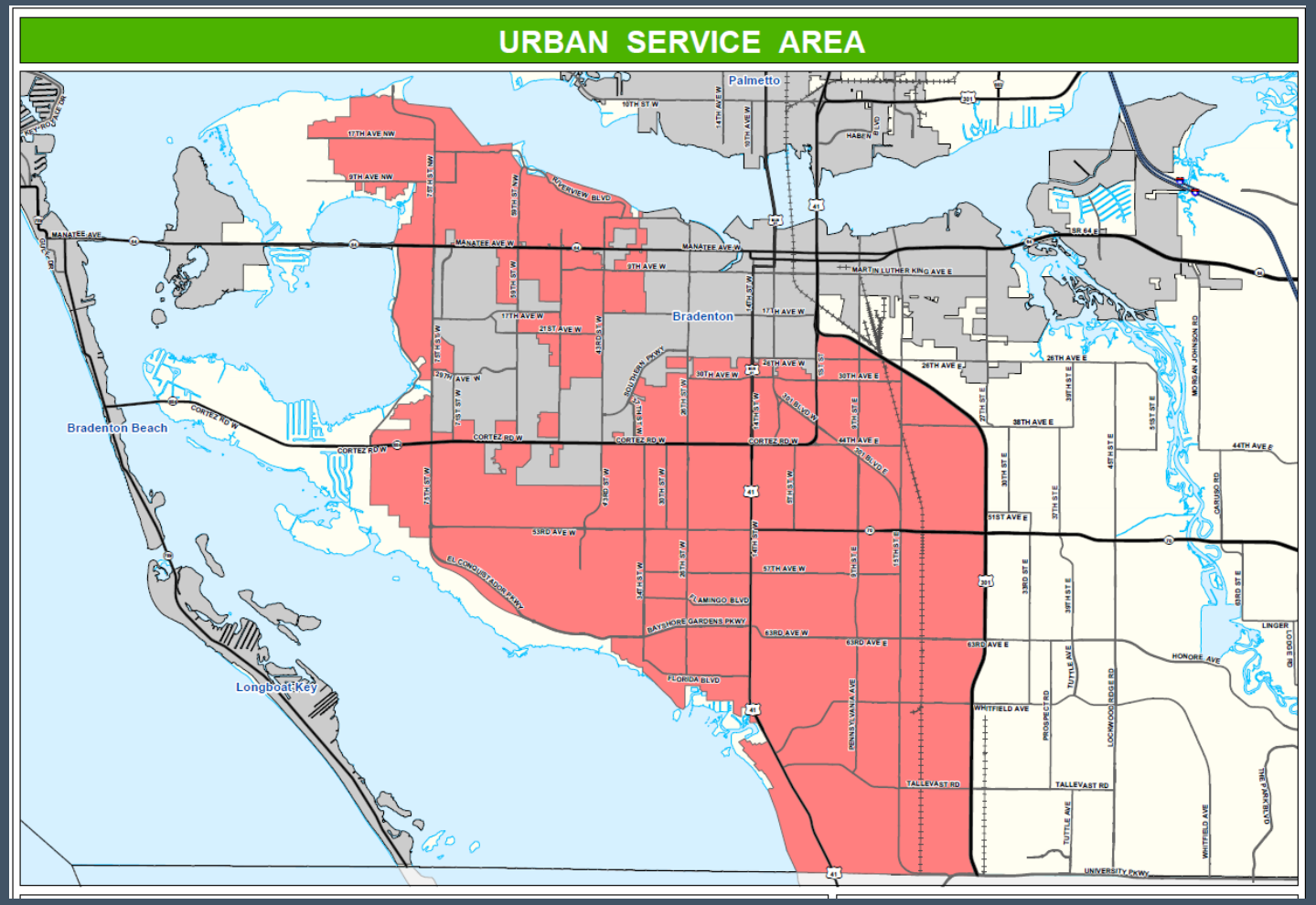
History

- 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.

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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

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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

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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.

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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

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

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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.

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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.

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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.

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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.

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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.

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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

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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 Home[1] 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.

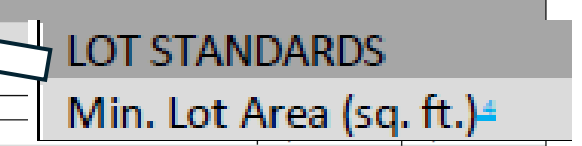
[4] Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area, LDC, for further information.

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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		
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



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.

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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
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.

[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.

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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

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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.

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Thank you!

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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.)[7]			
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.

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Table 4-5: Schedule of Bulk and Dimensional Standards for Agricultural and Single Family Residential Districts[1]

	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.

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Table 4-6: Schedule of Bulk and Dimensional Standards for Duplex and Multi-family Residential Districts[1]

	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
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.

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Table 4-8: Schedule of Bulk and Dimensional Standards for Office Commercial and Mixed-Use Districts[1]

	Office		Commercial					RVP
	PR-S	PR-M	NC-S	NC-M	GC	HC	MX	
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.)[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. LDC. for further information.

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Table 4-9: Schedule of Bulk and Dimensional Standards for Industrial, Extraction and Institutional Districts[1]

	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.

[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.

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