



August 13, 2026- Planning Commission

Subject

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

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

Category

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

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

Action Requested

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 recommend ADOPTION of Manatee County Ordinance No. 26-10 / LDCT-26-01, amending the LDC as detailed herein.

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 recommend DENIAL of 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

N/A

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

Attorney Review

Other (Requires explanation in field below) Schenk

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

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

**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 recommend **ADOPTION** of Manatee County Ordinance No. 26-10 / LDCT-26-01, amending the LDC as detailed herein.

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 recommend **DENIAL** of Manatee County Ordinance No. 26-10 / LDCT-26-01.

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 ~~striketrough~~ / underline formatting
2. Business Impact Estimate Statement
3. Map K Urban Service Area
4. Bulk and Dimensional Tables 4-4 through 4-9
5. Affidavit of Publishing

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

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

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

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

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

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

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

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

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

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

CHAPTER 1, GENERAL PROVISIONS

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

CHAPTER 4, ZONING

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

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

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

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

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

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

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

By: _____

Chairperson

ATTEST: ANGELINA COLONNESO

CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____

Deputy Clerk

EXHIBIT “A”

107.8. - Nonconforming Lots.

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

* * *

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

* * *

401.3.C. - Lot Size Requirements.

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

* * *

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

* * *

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

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

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

FOOTNOTES:

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

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

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

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

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

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

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

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

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

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

FOOTNOTES:

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

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

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

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

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

⁶ Fifty (50) feet for mobile homes.

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

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

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

* * *

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

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

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

FOOTNOTES:

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

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

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

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

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

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

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

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

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

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

* * *

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

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

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

FOOTNOTES:

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

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

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

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

* * *

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

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

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

FOOTNOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

* * *

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

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

FOOTNOTES:

UIRA = Urban Infill Redevelopment Area.

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

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

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

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

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

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

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

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

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

* * *

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

A. Purpose and Intent.

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

B. Applicability.

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

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

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

C. Standards.

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

Development Services

Public Hearing

9000 Town Center Parkway, Lakewood Ranch, FL 34202

Phone number: (941) 748-4501



BUSINESS IMPACT ESTIMATE

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

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

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

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

VACANT
District 1

AMANDA
BALLARD
District 2

TAL
SIDDIQUE
District 3

MIKE
RAHN
District 4

DR. BOB
MCCANN
District 5

JASON
BEARDEN
At Large

GEORGE W.
KRUSE
At Large

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

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

Consistent with the posting requirement set forth in Section 125.66(3)(a), Florida Statutes, the County hereby publishes the following BIS information for this proposed ordinance on its website for public viewing and consideration on this 31st day of July 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.

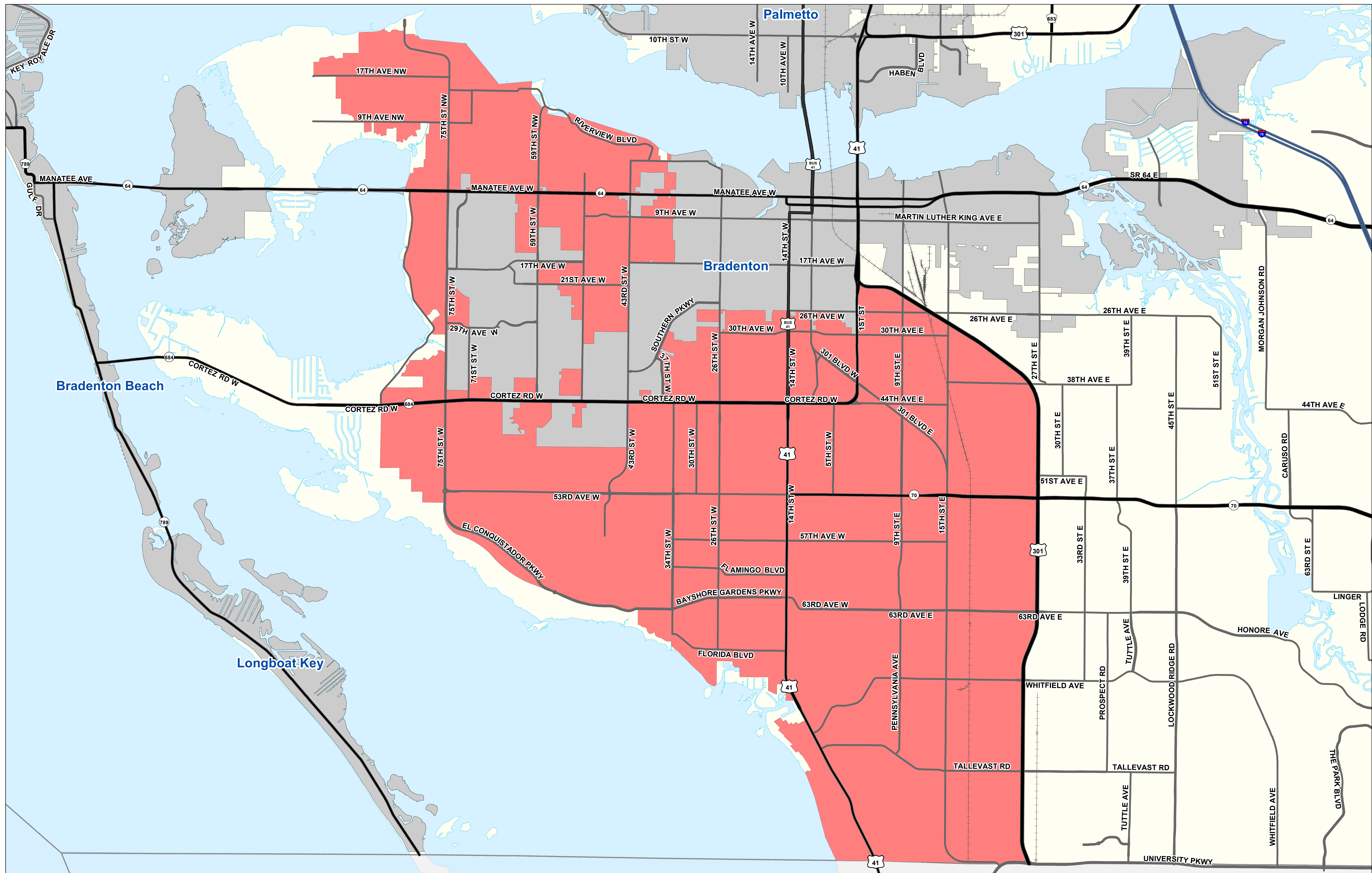
3. A Good Faith Statement of the Number of Businesses Likely to be Impacted by the Ordinance:

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

4. Additional Information the Board Determines May be Useful:

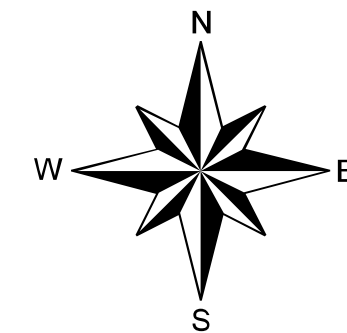
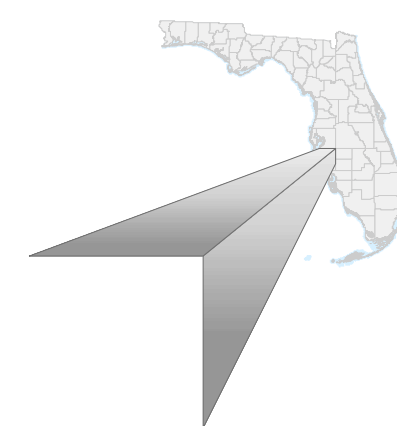
This text amendment is not inherently business-focused and is unlikely to have any related costs to county businesses or citizens.

URBAN SERVICE AREA



URBAN SERVICE AREA BOUNDARY

MAP K



0 0.5 1 1.5 2 Miles

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 Hebenbach
Creation Date: 2/2014
Map Document Name:

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

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

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

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

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

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

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

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

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

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

FOOTNOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

FOOTNOTES:

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

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

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

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

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

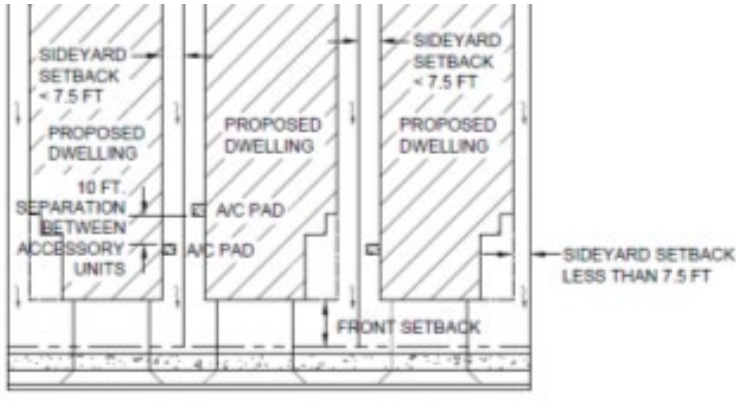
⁶ Fifty (50) feet for mobile homes.

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

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

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

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



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

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

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

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

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

FOOTNOTES:

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

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

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

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

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

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

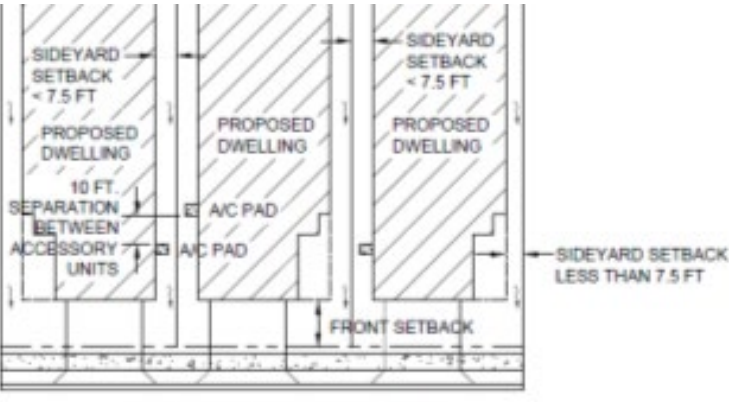
⁷ Subject to the building height compatibility standards contained in Section 401.5.

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

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

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

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Section 401. - Standard Zoning Districts Established.
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(Ord. No. 19-03, § 3(Exh. A-4), 3-21-19; Ord. No. 22-72, § 3(Exh. A), 11-3-22)

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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:

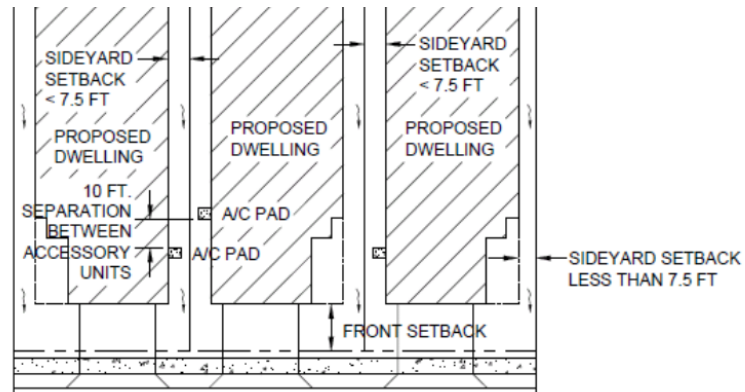
¹ Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

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. LDC. for further information.](#)

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(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.

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

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

FOOTNOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FOOTNOTES:

UIRA = Urban Infill Redevelopment Area.

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

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

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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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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 Sciuolo <anthony.sciuolo@mymanatee.org>; Scott Ziegler <scott.ziegler@mymanatee.org>

Subject: Agenda Items 5 and 6

You don't often get email from matt4munroe@gmail.com. [Learn why this is important](#)

CAUTION:This email originated from an external source.

Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

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 it 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

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

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



**Haley Vetter
Planner I
Board of County Commissioners
August 13, 2026**

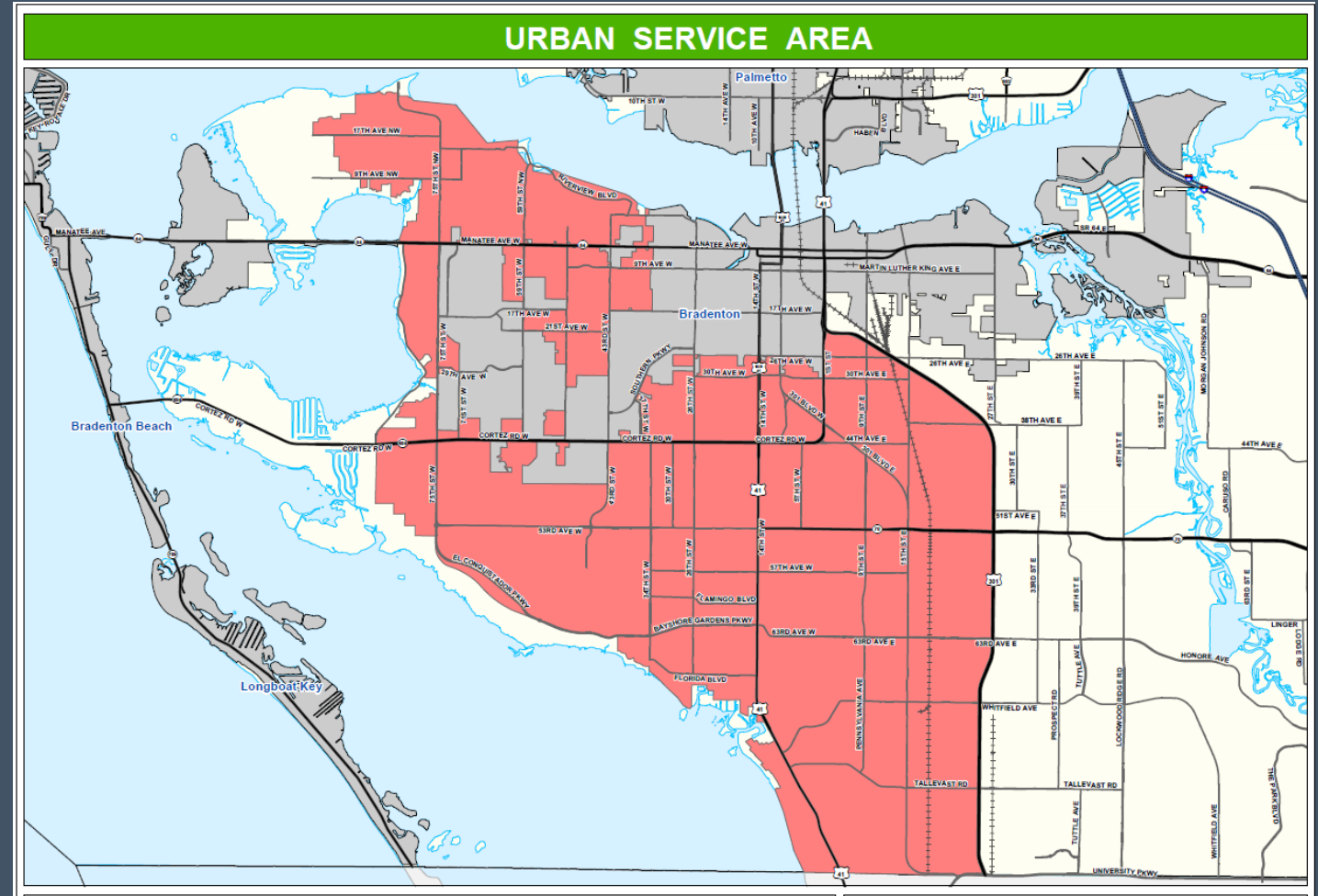
History

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



Text Amendment

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



Source: Comprehensive Plan, Map K

Proposed Changes

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



Summary of the Proposed Additions

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



Ineligible Parcels within USA

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





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



A. Purpose and Intent - *New*

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



B. Applicability - *New*

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



C. Standards - *New*

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



D. Prohibited Exemptions - *New*

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

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



E. Expiration - *New*

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



Pre-existing Sections of the LDC Impacted

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



107.8 – Nonconforming Lots

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

* * *

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



401.3.C. - Lot Size Requirements

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



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

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

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

FOOTNOTES:

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

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

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

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



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

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

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

LOT STANDARDS

Min. Lot Area (sq. ft.)⁴

FOOTNOTES:

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

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

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

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



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

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

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

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

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

FOOTNOTES:

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

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

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

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



Conclusion

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



Thank you!



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

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

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

FOOTNOTES:

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

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

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

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

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

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

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

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

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

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



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

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

FOOTNOTES:¹ Overlay District regulations that address bulk and dimensional requirements supersede the requirements of this table.² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.³ The minimum lot size cannot include wetlands, unless the standards of Section 401.3.C.3 are met.⁴ The minimum lot width for corner lots shall be not less than fifteen (15) percent wider on both front yards than required in the district, except where both front yards equal or exceed one hundred fifty (150) feet each in width.⁵ Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be administratively reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.⁶ Fifty (50) feet for mobile homes.⁷ Waterfront setbacks may be reduced by five (5) feet for platted lots of record.⁸ On residential sites where the minimum side yard setback is less than seven and one-half (7½) feet, accessory equipment such as air conditioning units, pumps, generators, and similar elements, shall be separated from similar elements on adjacent sites by a distance of at least ten (10) feet.⁹ [Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area, LDC. for further information. Agricultural zoning districts are not included with the policy outlined in Section 401.6.](#)

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

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

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

FOOTNOTES:

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

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

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

FOOTNOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

FOOTNOTES:

UIRA = Urban Infill Redevelopment Area.

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

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

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

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

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

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

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

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

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

