

Land Use	Zoning	Description	Density	Min. Lot Size (Includes Clustering)	Min Front Building Setback	Min. Side Building Setback	Min. Rear Building Setback	Min. Lot Width	Max. Building Coverage	Max. Impervious Surface	Max. Building Height	Min. Living Area (sq. ft.)	Required Garage or Carport	Required Open Spaces
AGRICULTURAL														
Agriculture	G-AG S-AG	Agriculture Residences	1 unit/5 acres	5 Acres	45 feet	25 feet	50 feet	150 feet	30%	40%	35 feet	1,500 SF	None *	25%
* All Single-Family Residences must have a minimum of two off-street parking locations, including garage or carport.														
RURAL RESIDENTIAL														
Rural Residential	RE	Large Lot Single-Family Residences	1 unit/5 acres to 1 unit/acre	1 acre	40 feet	25 feet	40 feet	150 feet	30%	40%	35 feet	1,800 SF	Capacity for two automobiles	25%
Rural Residential	UE	Large Lot Single-Family Residences	1 units/5 acres to 1 unit/acre	1/2 acre	30 feet	20 feet	40 feet	125 feet	35%	45%	35 feet	1,800 SF	Capacity for two automobiles	
RESIDENTIAL														

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Low Density Residential	LD-SFR	Low Density Single-Family Residences	1-4 units/acre	8,750 SF	25 feet	7.5 feet	25 feet	70 feet	40%	50%	35 feet	1,500 SF	Capacity for two automobiles	25%	
	LD-MFR	Low Density Townhomes		6,075 SF	25 feet	20 feet between buildings	25 feet	45 feet	40%	70%		1,500 SF	Capacity for two automobiles		
		Low Density Apartments		N/A	40 feet	20 feet between buildings	40 feet	N/A	Per Density and Open Space Requirements			800 SF plus 100 SF per bedroom	None		
Medium Density Residential	MD-SFR	Med. Density Single-Family Residences	4 to 8 units/acre	6,825 SF	20 feet	5 feet	20 feet	65 feet	40%	50%	35 feet	1,200 SF	Capacity for one automobile		
	MD-MFR	Med. Density Townhomes		4,025 SF	20 feet	15 feet between buildings	20 feet	35 feet	40%	70%		35 feet	1,200 SF		Capacity for one automobile
		Med. Density Apartments		N/A	35 feet	15 feet between buildings	35 feet	N/A	Per Density and Open Space Requirements			35 feet	600 SF plus 100 SF per bedroom		None

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High Density Residential	HD-SFR	High Density Single-Family Residences	8 to 12 units/acre	4,375 SF	15 feet	5 feet	15 feet	35 feet	55%	70%	35 feet	1,200 SF	Capacity for one automobile	
	HD-MFR	High Density Townhomes		2,700 SF	15 feet	15 feet between buildings	15 feet	20 feet	55%	70%	35 feet	1,200 SF	Capacity for one automobile	
		High Density Apartments		N/A	35 feet	15 feet between buildings	35 feet	N/A	Per Density and Open Space Requirements		45 feet	600 SF plus 100 SF per bedroom	None	

* All Single-Family Residences and Townhomes must have a minimum of two off-street parking locations, including garage or carport.

COMMERCIAL

Commercial	PO	Professional Office	Max. of 0.50 FAR	1 Acre	25 feet	15 feet	20 feet	150 feet	50%	70%	35 feet	N/A	N/A	25%
Commercial	CC	Community Commercial			30 feet	15 feet	20 feet	150 feet	30%	70%	45 feet	N/A		
Commercial	GC	General Commercial			30 feet	15 feet	20 feet	150 feet	30%	70%	45 feet	N/A		

INDUSTRIAL

Industrial	LM	Light Manufacturing	Max. of 0.75 FAR	N/A	35 feet	15 feet	25 feet	150 feet	30%	70%	35 feet	N/A	N/A	25%
Industrial	HI	Heavy Industrial	Max. of 0.75 FAR	N/A	35 feet	15 feet	30 feet	150 feet	50%	70%	35 feet	N/A		

PLANNED UNIT DEVELOPMENT

Land Use	Zoning	Description	Density	Min. Lot Size (Includes Clustering)	Min Front Building Setback	Min. Side Building Setback	Min. Rear Building Setback	Min. Lot Width	Max. Building Coverage	Max. Impervious Surface	Max. Building Height	Min. Living Area (sq. ft.)	Required Garage or Carport	Required Open Spaces
Rural Neighborhood Mixed Use	PUD-RM	PUD Developments	All development criteria shall be determined through the Planned Unit Development (PUD) process according to the PUD Ordinance and/or the Development Agreement Develop criteria may refer to that specified for a specific zoning district in this table. Development criteria shall not exceed that allowed by the Comprehensive Plan.											25%
Community Mixed Use	PUD-CM	PUD Developments	All development criteria shall be determined through the Planned Unit Development (PUD) process according to the PUD Ordinance and/or the Development Agreement Develop criteria may refer to that specified for a specific zoning district in this table. Development criteria shall not exceed that allowed by the Comprehensive Plan.											
Downtown Mixed Use	PUD-DM	PUD Developments	All development criteria shall be determined through the Planned Unit Development (PUD) process according to the PUD Ordinance and/or the Development Agreement Develop enteral may refer to that specified for a specific zoning district in this table. Development criteria shall not exceed that allowed by the Comprehensive Plan.											
		Redevelopment of Residential Parcels	N/A	6.825 SF	20 feet	5 feet	20 feet	65 feet	40%	50%	35 feet	1,500 SF; 1,200 SF for Affordable Housing **	Capacity for one automobile	
		Redevelopment of Non-Residential Parcels	N/A	1 acre	30 feet	15 feet	20 feet	150 feet	30%	70%	45 feet	N/A	N/A	

* All Single-Family Residences and Townhomes must have a minimum of two off-street parking locations, including garage or carport.

** Building permits for "Affordable Housing Units" shall be designated as such "Affordable Housing Units" shall be subject to sale and rental restrictions within the Land Development Code.

CONSERVATION

Conservation	CON	Conservation	1 unit/25 ac for caretakers	N/A	Caretaker residence and restrooms	Caretaker residence and restrooms	Caretaker residence and restrooms	N/A	Caretaker residence and restrooms	Caretaker residence and restrooms	35 feet	N/A		N/A
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GREEN SWAMP

Land Use	Zoning	Description	Density	Min. Lot Size (Includes Clustering)	Min Front Building Setback	Min. Side Building Setback	Min. Rear Building Setback	Min. Lot Width	Max. Building Coverage	Max. Impervious Surface	Max. Building Height	Min. Living Area (sq. ft.)	Required Garage or Carport	Required Open Spaces
Green Swamp Conservation/Green Swamp Rural	GS-CON	Green Swamp Conservation	1 unit/20 ac for caretakers	N/A	Caretaker residence and restrooms	Caretaker residence and restrooms	Caretaker residence and restrooms	N/A	Caretaker residence and restrooms	Caretaker residence and restrooms	35 feet	N/A	N/A	80%
Green Swamp Conservation	GS-CAG	Green Swamp Conservation Agricultural	1 unit/10 acres	10 acres	45 feet	25 feet	50 feet	150 feet	10%	20%	35 feet	1,500 SF	None	80%
Green Swamp Conservation	GS-RAG	Green Swamp Rural Agricultural	1 unit/5 acres	5 acres	45 feet	25 feet	50 feet	150 feet	20%	40%	35 feet	1,500 SF	None	60%
Green Swamp Rural Neighborhood	GS-RE	Green Swamp Rural Estates	2 units/1 acre	8,750 SF	25 feet	7.5 feet	25 feet	70 feet	40%	50%	35 feet	1,800 SF	Capacity for two automobiles	40% (Entire Development)
Green Swamp Site Specific Limited Commercial	GS-SSLC	Requires detailed site plan that conforms to the requirements included in Comprehensive Plan Future Land Use Elements Policy A4-2.7.												
RESIDENTIAL DWELLINGS—ACCESSORY STRUCTURES AND STORAGE UNITS														
Sheds, Gazebos, and Playhouses	N/A	Accessory to Single-Family Residential	One per SFR	N/A	Not allowed	Per Zoning District	5 feet	N/A	Per Zoning District	Per Zoning District	12 feet	144 SF Maximum	N/A	N/A
Pools and Spas (Including enclosures)	N/A	Accessory to Single-Family Residential	One per SFR	N/A	Not allowed	Per Zoning District	5 feet	N/A	Per Zoning District	Per Zoning District	Per Zoning District	N/A	N/A	N/A
Landscaping Ponds	N/A	Accessory to Residential	One per parcel	N/A	5 feet	5 feet	5 feet	N/A	Per Zoning District	Per Zoning District	N/A	N/A	N/A	N/A

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Carports for automobiles, etc.	N/A	Accessory to Single-Family Residential	One per SFR	N/A	Not allowed	5 feet	5 feet	N/A	Per Zoning District	Per Zoning District	20 feet	480 SF Maximum	N/A	N/A
Garages	N/A	Accessory to Single-Family Residential	Max of 1 attached and 1 detached	N/A	Per Zoning District	Per Zoning District	Per Zoning District	N/A	Per Zoning District	Per Zoning District	Per Zoning District	240 SF Minimum; 720 SF Maximum	N/A	N/A
Garage Apts Carriage & Guest Houses	N/A	Accessory to Single-Family Residential	One per SFR	N/A	Per Zoning District	Per Zoning District	Per Zoning District	N/A	Per Zoning District	Per Zoning District	Per Zoning District	800 SF Maximum		N/A
Car Shades	N/A	Accessory to Single-Family Residential	One per SFR	N/A	10 feet	5 feet	5 feet	N/A	N/A	N/A	10 feet at peak	10 feet in width maximum, 20 feet in length maximum	N/A	N/A

Accessory Structures in a PUD are addressed through and have the flexibility of the PUD process, however they will follow the above applicable Accessory Structure criteria as much as possible. Accessory Structures are primarily intended for use in Agriculture and Residential zoning districts and must not negatively impact adjoining properties, neighborhoods or business. They must also blend with existing structures.

Setbacks in all districts are measured from the closest point of the property line to the outer most point of the structure to include concrete pads, decks, porches, awnings, overhangs, or any other protrusions that are attached or considered a part of the structure from which the setbacks are measured.