
3.00.00 Zoning Districts.

3.00.01 Zoning Districts Established. In order to implement the Lake County Comprehensive Plan, and the other purposes and provisions of these regulations, the following districts are hereby established. The zoning districts may be referenced in these regulations by the letters or group of letters and numbers preceding the district name.

- A. Wekiva River Protection Area Districts:
 - 1. "A-1-40" Wekiva River Protection Area Overlay District 1.
 - 2. "A-1-20" Wekiva River Protection Area Overlay District 2.
- B. Agriculture Districts:
 - 1. "A" Agriculture District.
- C. Residential Districts:
 - 1. "RA" Ranchette District.
 - 2. "AR" Agricultural Residential.
 - 3. "R-1" Rural Residential.
 - 4. "R-2" Estate Residential.
 - 5. "R-3" Medium Residential District.
 - 6. "R-4" Medium Suburban Residential District.
 - 7. "R-6" Urban Residential District.
 - 8. "R-7" Mixed Residential District.
 - 9. "R-10" Multifamily Residential.
 - 10. "RP" Residential Professional.
 - 11. "RMRP" Mobile Home Rental Park District.
 - 12. "RM" Mixed Home Residential.
 - 13. "RV" Recreational Vehicle Park District.
- D. Commercial Districts:
 - 1. "C-1" Neighborhood Commercial.
 - 2. "C-2" Community Commercial District.
 - 3. "C-3" Employment Center District.
 - 4. "CP" Planned Commercial District.
- E. Industrial Districts:
 - 1. "LM" Light Industrial District.
 - 2. "HM" Heavy Industrial District.
 - 3. "MP" Planned Industrial District.
- F. Community Facility Districts:

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1. "CFD" Community Facility District.
- G. Special Districts:
1. Airport Zones.
 2. Rural Village Districts.
 3. Planned Unit Developments (PUD).
 4. Mixed Use Quality Developments (MUQD).
- H. Overlay Districts (Reserved).

3.00.02 Purpose and Intent of Districts.

- A. "A-1-40" Wekiva River Protection Area Overlay District 1. The purpose and intent of the district is to provide an area where low-Density rural Development can occur while preserving Environmentally Sensitive areas. The continued use of the Land for traditional agricultural purposes is maintained where consistent with Best Management Practices and policies of the Lake County Comprehensive Plan. This overlay district will protect Environmentally Sensitive areas while encouraging rural uses which prevent further Encroachment by urban uses. All applicable Density, use and bulk standards for the A-1-40 district are set forth in Section 3.02.00 of these regulations.
- B. "A-1-20" Wekiva River Protection Area Overlay District 2. The purpose of the district is to provide an area where low-Density rural Development can occur while preserving Environmentally Sensitive areas. The continued use of the Land for traditional agricultural purposes is maintained where consistent with Best Management Practices and policies of the Lake County Comprehensive Plan. This overlay district will protect Environmentally Sensitive areas while encouraging rural uses which prevent further Encroachment by urban uses. To further conserve agricultural uses of the Land, Clustering of units is encouraged to maintain usable open space for agricultural, Conservation and recreation purposes. All applicable Density, use and bulk standards for the A-1-20 district are set forth in Section 3.02.00 of these regulations.
- C. "A" Agriculture District. The purpose of the district is to provide a method whereby parcels of Land which are most suited to agricultural usage may be classified and preserved for this purpose. Agriculture is a major industry of the County; therefore it is the intent of this district to: Provide long term means for preventing further Encroachment upon agricultural enterprises; to encourage agricultural pursuits by preserving good soils and agricultural areas from subdivision Development or commercial and industrial Construction.
- D. "RA" Ranchette District. The purpose of this district is to provide an outdoor, farm or rural atmosphere in which to reside, thus encouraging the growing of supplemental food supplies for the families living on the Land. It is also intended to protect prime agricultural areas from urban Encroachment and prevent undue taxing of public facilities such as schools, Roads, etc.
- E. "AR" Agricultural Residential. The purpose of this district is to protect and enhance the rural lifestyle and quality of life of single family dwelling units designated for agricultural residential. It Permits a variety of activities which require rural locations, but which do not operate to the detriment of adjacent Lands devoted to residential purposes.
- F. Agricultural Industrial (Reserved).
- G. "R-1" Rural Residential. The purpose of this district is to provide a transition between agricultural and Conservation Areas and the more urban residential communities. It is intended to Permit the Development of single-family homes in an environment that is compatible with the surrounding natural resources.

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- H. "R-2" Estate Residential. The purpose of this district is to encourage the retention and Development of suitable areas for select types of residential Development at a low Density, such as detached high and medium value country estates for single-family use; and discourage the Creation or continuation of conditions which could detract from the function, operation and appearances of rural areas by Permitting uses of Land and densities of population which more properly belong in urban places.
 - I. "R-3" Medium Residential District. The purpose of the district is to provide for low and medium Intensity single-family residential usage in an urban area.
 - J. "R-4" Medium Suburban Residential District. The purpose of this district is to provide for a medium Density single-family usage in a suburban or rapidly urbanizing area.
 - K. "R-6" Urban Residential District. The purpose of this district is to provide for medium Density single-family residential and multifamily housing usage in the Urban Future Land Use Category.
 - L. "R-7" Mixed Residential District. The purpose of this district is to provide for single-family and multifamily housing within the Urban Future Land Use Category, along the boundaries of any municipality which might logically be expected to expand and annex, or be able to provide urban conveniences and facilities.
 - M. "R-10" Multifamily Residential. The purpose of this district is to provide for the Development of duplex and multifamily housing in an urban area.
 - N. "RP" Residential Professional. The purpose of this district is to provide single-family, duplex and multifamily housing in an urban area where needed and where urban conveniences and facilities can be provided; also to provide for those professional services not in direct conflict with the residential usage and which do not generate traffic of such a nature as to require commercial or industrial zoning.
 - O. "RMRP" Mobile Home Rental Park District. The purpose of this district is to provide for a mobile home urban environment in a rental park where the Dwelling Unit may or may not be owned by the tenant residing within, provided however, that the real property for the entire mobile home community is under single ownership.
 - P. "RM" Mixed Home Residential. The purpose of this district is to provide for a single-family residential home district in an urban area, along the boundaries of any municipality which might logically be expected to expand and annex, or be able to provide urban convenience and facilities.
 - Q. "RV" Recreational Vehicle Park. The purpose of this district is to provide for the location and Development of parks for recreational vehicles.
 - R. "C-1" Neighborhood Commercial. The purpose of this district is to provide limited retail services of a convenience nature, serving a rural community or residential neighborhood.
 - S. "C-2" Community Commercial District. The purpose of this district is to provide full-scale retail and professional services to serve several small communities.
 - T. "C-3" Employment Center District. The purpose of this district is to provide an environment which would Permit the Development of light industrial, wholesale, manufacturing and assembly uses, warehousing, offices, and combinations of the above uses. Commercial and residential uses are Permitted within Employment Centers when the alternate use results in a reduction in Density or Intensity. Residential densities Shall comply with all applicable provisions of the Comprehensive Plan. Rezoning of Land immediately adjacent to an existing employment center Shall be allowed without a Comprehensive Plan amendment so long as the Density and Intensity does not exceed that of the adjacent employment center.
 - U. "CP" Planned Commercial District. The purpose of the "CP" planned commercial district is to provide for any commercial Land Use currently available in any other commercial district and to provide for any

commercial Land Use for which no provision is made elsewhere in these regulations. The intent of this zoning district is to establish "CP" districts individually under approved site plans, submitted either at the initial rezoning stage or prior to the actual Development of the property, and conditions necessary to promote the general welfare and to secure economic and coordinated Land Use.

- V. "LM" Light Industrial District. The purpose of this district is to provide a method whereby industries engaged in the manufacturing and/or sale of products may locate in a clean environment; the regulations of this district are intended to encourage the betterment of industrial Development and effect a greater degree of compatibility with more restrictive districts.
- W. "HM" Heavy Industrial District. The purpose of this district is to provide a method whereby industries necessary to the area, but with inherent characteristics which could prove obnoxious or detrimental to a different type of industrial operation, may locate in the most suitable and advantageous spots to minimize inconvenience to the general public. This district also offers greater economy and freedom to the industrial Developer by the relaxation of certain standards and screening and requirements within the district itself.
- X. "MP" Planned Industrial District. The purpose of the "MP" planned industrial district is to provide for any industrial Land Use currently available in any other industrial district and to provide for any industrial Land Use for which no provision is made elsewhere in these regulations. The intent of this zoning district is to establish "MP" districts individually under approved site plans, submitted either at the initial rezoning stage or prior to the actual Development of the property, and conditions necessary to promote the general welfare and to secure economic and coordinated Land Use.
- Y. "CFD" Community Facility District. The purpose of this section is to allow for the Creation of "CFD" community facility districts in those areas where special or substantial community interest uses and activities are necessary and desirable. It is further the intent, to establish CFD districts individually under site plans and conditions necessary to promote general welfare and to secure economic and coordinated Land Use.
- Z. Airport Zones. The purpose of this district is to ensure that certain Airports, as well as Development adjacent to certain Airports, are compatible with public safety and safe operation of airborne craft.
- AA. Planned Unit Development District. The purpose of this section is provided in section 4.03.01.
- BB. Mixed Use Quality Developments. The purpose of this district is provided in section 4.04.01.

3.00.03 Consistency of Zoning Districts With Land Use Classifications. The Land Use classifications for Lake County are established in the Lake County Comprehensive Plan, including the Future Land Use Map Series. Table 3.00.03 indicates which zoning districts are allowable in the Land Use classifications established in the Comprehensive Plan. While the zoning districts are allowable, this approval is not automatic. All zoning changes must be granted through the process established in Chapter XIV of these regulations.*

3.00.04 Renaming of Zoning Districts.

- A. The following zoning districts existing as of May 31, 1992, Shall be renamed as follows.

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| Table 3.00.03 Land Use —Zoning District Matrix |
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| Land Use Category | Zoning District |
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| URBAN Maximum Density 7 du/Gross Acre Low Density Residential Medium Density Residential High Density Residential Commercial Industrial Special Districts | A, RA, R-1, R-2, R-3, R-4, R-6, R-7, RM RMRP, RP, RV, PUD, CFD, C-1, C-2, C-3, CP, LM, HM, MP |

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| URBAN EXPANSION Maximum Density 4 du/Gross Acre Low Density Residential Medium Density Residential High Density Residential Commercial Industrial Special Districts | A, RA, AR, R-1, R-2, R-3, R-4, RMRP, RP, RM, RV, PUD, CFD, C-1, C-2, C-3, CP, LM, HM, MP |
| SUBURBAN Base Density 1 du/5 Gross Acre Meeting Timeliness 1 du/Gross Acre PUD meeting Timeliness 3 du/Gross Acre Low Density Residential Medium Density Residential Commercial Industrial Special Districts | A, RA, AR, R-1, PUD, C-1, CP, CFD, LM, MP |
| RURAL Maximum Density 1 du/5 Gross Acres Low Density Residential Neighborhood Commercial Industrial Special Districts | A, RA, CP, PUD, CFD, LM, MP |
| RURAL VILLAGE Maximum Density 2 du/Gross Acre Low Density Residential Medium Density Residential Neighborhood Commercial Special Districts Light Industrial | A, RA, AR, R-1, R-2, PUD, CFD, C-1, C-2, CP |
| EMPLOYMENT CENTER Commercial Industrial Special Districts | PUD, CFD, C-1, C-2, C-3, CP, LM, HM, MP |
| COMMERCIAL ACTIVITY Commercial Special Districts | C-1, C-2, C-3, CP, PUD |
| FUTURE EMPLOYMENT CENTER Commercial Industrial Special Districts | PUD, CFD, C-1, C-2, C-3, CP, LM, HM, MP |
| WEKIVA RIVER PROTECTION AREA Maximum Density Sending Area #1 "A-1-40" Overlay District Sending Area #2 "A-1-20" Overlay District Receiving Area #1 "A-1-20" Overlay District Special Districts | A-1-20, A-1-40, CFD See Chapter VII, Wekiva for Vesting and Transfer of Development Rights |
| MT. PLYMOUTH/SORRENTO URBAN COMPACT NODE - WEKIVA Receiving Area #2 Maximum Density 5.5 du/net ac. - Subject to Transfer of Development Rights's Low Density Residential Medium Density Residential Neighborhood Commercial Special Districts | A, RA, AR, R-1, R-2, R-3, R-4, R-6, PUD, CFD, CP, RP |
| MT. PLYMOUTH/SORRENTO URBAN COMPACT NODE - NOT WEKIVA Maximum Density 5.5 du/net ac Low Density Residential Medium Density Residential Neighborhood Commercial Special Districts | A, RA, AR, R-1, R-2, R-3, R-4, R-6, PUD, CFD, C-1, C-2, C-3, CP, LM, HM, MP, RP |
| RIDGE Maximum Density 4 du/Gross Acre Low Density Residential Medium Density Residential Commercial Special Districts | A, RA, AR, R-1, R-2, R-3, R-4, CFD, PUD, C-1, C-2, CP |
| TRANSITIONAL Base Density 1 du/5 Gross Acres Meeting Timeliness 1 du/Gross Acre Low Density Residential Commercial Special Districts | A, RA, AR, R-1, CFD, PUD, C-1 |
| RURAL/CONSERVATION Maximum Density 1 du/10 Gross Acres Low Density Residential Special Districts | RC-1-10, PUD, CFD |
| CORE/CONSERVATION (Maximum Density 1 du/20 Gross Acres) Low Density Residential Special Districts | RC-1-20, PUD, CFD |

| Zoning Districts (Old) | Zoning Districts (New) |
|------------------------|------------------------|
| A-1-40 | A-1-40 |
| A-1-20 | A-1-20 |

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|--------|------|
| A | A |
| RA | RA |
| AR | AR |
| RR | R-1 |
| RE | R-2 |
| ER | R-2 |
| R-1-15 | R-3 |
| R-1-10 | R-4 |
| R-1-7 | R-6 |
| R-1-6 | R-6 |
| R-1-5 | R-7 |
| — | R-10 |
| RMRP | RMRP |
| RM | RM |
| RP | RP |
| — | RV |
| C-1 | C-1 |
| C-2 | C-2 |
| — | C-3 |
| CP | CP |
| LM | LM |
| M-1 | HM |
| MP | MP |
| PUD | PUD |
| PFD | CFD |
| — | MUQD |

- B. A Lot which met the Lot size requirements of the old zoning districts on May 31, 1992, Shall be deemed to comply with the Lot size requirements of the new zoning districts. For example, a Lot created on or before May 31, 1992, which contained five thousand (5,000) square feet in the R-1-5 zoning district, Shall be deem to comply with the R-7 zoning district Lot size requirement of five thousand four hundred forty-five (5,445) square feet.

(Ord. No. 2003-85, § 2, 10-7-03; Ord. No. 2009-29, § 2, 6-2-09)