

Zoning Summary

Revised 8/13/2010

This summary is provided as a convenient reference of the Zoning Code (Chapter 138). It does not contain the complete requirements of the Code and should only be used for "quick reference" only.

ZONING DISTRICTS	PERMITTED	MINIMUM LOT SIZE		MINIMUM YARD SETBACKS			MAXIMUM BUILD HEIGHT
		Area	Width x Depth	Front	Side	Rear	
A-E, Agricultural Estate Residential District, (2 acre minimum)	Single family dwellings, general agricultural and livestock for Owner's use only. General agriculture if specially approved by the BCC.	2 Acres	90' x 100	50'	25'	25'	45'
E-1, Estate Residential District, (3/4 acre minimum)	Single family dwellings, home occupations, accessory dwelling units, greenhouse, general agriculture and livestock for owner's use only.	32,670 sq. ft.	125' x 125'	25'	15'	20'	45'
R-R, Rural Residential District (16,000 sq. ft. minimum)	Single family dwellings, home occupations, accessory dwelling units, gardening and livestock for owner's use only.	16,000 sq. ft.	90' x 100	25'	10'	15'	45'
R-1, Single Family Residential District (9,500 sq. ft. minimum)	Single family dwellings, home occupations, accessory dwelling units	9,500 sq. ft.	80' x 90'	25'	8'	10'	45'
R-2, Single Family Residential District (7,500 sq. ft. minimum)	Single family dwellings, accessory dwellings units, home occupations	7,500 sq. ft.	70' x 80'	20'	7'	10'	45'
R-3, Single Family Residential District (6,000 sq. ft. minimum)	Single family dwellings, accessory dwellings units, home occupations	6,000 sq. ft.	60' x 80'	20'	6'	10'	45'
R-4, One, Two & Three Family Residential District	Single family, duplex, triplex dwellings, home occupations, accessory dwellings units (single family)	7,500 sq. ft.	75 x 80'	25'	7.5'	10'	45'

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R-6, Residential, Mobile Home Parks and Subdivisions District	Mobile home parks and mobile home subdivisions	PARKS: 15 acres - 3,500 sq. ft. per lot SUBDIV: 10 acres - 6,000 sq.ft.per lot	PARKS: 150' x 200' SUBDIV: 60' x 80'	PARKS: See Ordinance SUBDIVISION: 25' 6' 10'			PARKS: 35'
RM, Residential, Multiple Family District	Single family, duplex, triplex, multi-family dwellings, home occupations	7,500 sq. ft.	75' x 80' - EOP	25' Public ROW	7.5' for 1-family 15' for multi-family	10' for 1-family 20' for multi-family	45'
RPD, Residential Planned Development District	Single family, multi-family, accessory uses to serve residents of the district and utilities	RPD-0.5 RPD RPD-2.5 RPD-5 RPD-7.5 RPD-10 RPD-12.5	2 acres	See Code			45' Single Family 70' Multi-family
PRR, Planned Residential Resort District	Single family dwellings, multi-family dwellings, transient guest accommodations	PRR-0.5 PRR-1 PRR-2.5 PRR-5 PRR-7.5 PRR-10 PRR-12.5	50 acres	See Code			35' Single Family 70' Multi-family

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P-1, General Professional Office District	Offices, clinics, studios, funeral homes	6,000 sq. ft.	60' x 80'	25'	15'	15'	75' (35' when located within 50' of residential zone)
P-1A, Limited Office District	Limited office and professional uses	6,000 sq. ft.	60' x 80'	25'	20'	20'	35' (20' when abutting a single family zone)
C-1, Neighborhood Commercial District	Retail business of neighborhood scale, personal services, service stations, uses in P-1 district	6,000 sq. ft.	60' x 80'	25'	None unless abutting residential use (See Code)		35'
C-2, General Retail Commercial and Limited Services District	Retail sales, bowling alleys, dry cleaners, limited auto repair, repair of household items, service stations, personal/business service uses and wholesale/dist. facilities (when located in completely encl. bldgs.), congregate care facilities	10,000 sq. ft.	80' x 100'	25'	None unless abutting residential use (See Code)		50' (35' when located within 50' of res zone)
C-3, Commercial, Wholesale, Warehousing & Industrial Support District	Warehousing, wholesale and professional office	12,000 sq. ft.	80' x 100'	25'	None unless abutting residential use (See Code)		75' (35' when located within 50' of res zone)
CR, Commercial Recreation District	Travel trailer parks, campgrounds, marinas, golf courses, stables, parks, fish camps, utilities	1 acre (upland)	150' x 200'	35'	20'	20'	50' (See Code)
CP, Commercial Parkway District	Residential commercial, restaurants, hotels, motels, offices, institutions, research, congregate care facility	1 acre	150' x 200'	50' fronting major arterial 25' on minor roadway 25' on side or rear			35' CP-1 50' CP-2

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IPD, Industrial Planned Development District	High quality industrial parks along with accessory support services	50 acres	100' x 200'	50' arterial 25' minor street	10'	10'	75' (35' when located within 50' of residential zone)
M-1, Light Manufacturing and Industry District	Light industrial uses (See ordinance for specific industrial uses), and professional office	12,000 sq. ft.	80' x 100'	25'	10'	10'	75' (35' when located within 50' of res zone)
M-2, Heavy Manufacturing & Industry District	Public service facilities, any use in M-1, concrete plants, manufacturing plants and similar uses.	25,000 sq. ft.	100' x 200'	25'	20'	20'	100'
AL, Aquatic Lands District	Parks and recreation areas, wildlife management, docks and piers, boating and fishing	<i>Subject to Site Plan Review</i>					
P/C, Preservation Conservation District	<i>See Code</i>	<i>See Code</i>		25'	25'	25'	35'
PSP, Public/Semi-Public District	Schools, museums, hospitals, nursing homes, government facilities	1 acre	100' x 100'	25'	20'	20'	50'
WPD, Wellhead Protection Overlay District	<i>See Underlying Zoning District</i>						
HPO-D, Historical Preservation Overlay District	<i>See Underlying Zoning District</i>						

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IL, Institutional Limited District	Churches, synagogues, public or private elementary or middle schools, libraries, day care centers, facilities for fraternal or civic organizations	1 acre	100' x 100'	25'	15'	15'	50' (35' when abutting any single family residential area)
APO, Archaeological Preservation Overlay District	<i>See Underlying Zoning District</i>						
P-RM, Preservation Resource Management	<i>See Code</i>						
OPH-D, Old Palm Harbor Downtown District	<i>See Underlying Zoning District</i>						
FBR, Facility-Based Rec. Dist.	<i>Organized Field Sports, Splash Parks, Community Ctrs, Horse Stables, etc.</i>			50'	50'	50'	35'
RBR-Resource-Based Rec. Dist.	<i>Picnic Shelters, Fishing, Wildlife viewing, Dog Parks, Hiking & Horseback Trails, etc.</i>			75'	75'	75'	35'
C-T, Transit Accomodation Overlay District	<i>See Code</i>						