

**CITY OF SANFORD**  
**SCHEDULE C: AREA AND DIMENSION REGULATIONS**

| AREA AND DIMENSION REGULATIONS                  | ZONING DISTRICT MAP SYMBOL                               |          |            |        |            |            |            |          |            |          |      |            |          |               | UNIT OF MEASURE         |
|---|--|----------|------------|--------|------------|------------|------------|----------|------------|----------|------|------------|----------|---------------|-------------------------|
|   | RESIDENTIAL  |          |            |        |            |            |            | RES/OF   | COMMERCIAL |          |      | INDUSTRIAL |          | AGR           |                         |
|   | SR-1AA   | SR-1A    | SR-1       | SR-2   | MR-1       | MR-2       | MR-3       | RMOI     | RC-1       | GC-2     | SC-3 | RI-1       | MI-2     | AG            |                         |
| Min. Parcel Area Required                       | 10,000   | 7,500    | 6,000      | 43,560 | 10,000     | 10,000     | 10,000     | 10,000   | 10,000     | 10,000   | None | 10,000     | 10,000   | 43,560<br>(2) | Sq. Feet                |
| Minimum Parcel Frontage on a Street             | 20   | 20       | 20         | 100    | 35         | 35         | 35         | 35       | 35         | 35       | None | 35         | 35       | 20            | Feet                    |
| Min. Parcel Width at Building Line              | 85   | 70       | 60         | (3)    | 100        | 100        | 100        | 100      | 75         | 75       | None | 75         | 75       | 100           | Feet                    |
| Min. Front Yard Requirement                     | 25   | 25       | 25         | (3)    | 30         | 30         | 30         | 30       | 25         | 25       | None | 25         | 25       | 35<br>(2)     | Feet                    |
| Min. Side Yard Requirement                      | 10   | 10       | 7.5        | (3)    | 20         | 20         | 20         | 20       | 10         | 20       | None | 15         | 15       | 20            | Feet                    |
| Min. Rear Yard Requirement                      | 20   | 20       | 20         | (3)    | 20         | 20         | 20         | 20       | 20         | 20       | None | 20         | 20       | 35<br>(2)     | Feet                    |
| Open Space                                      | 50   | 50       | 50         | 50     | 50         | 50         | 50         | 30       | 25         | 25       | None | 20         | 20       | None          | % of Parcel Area        |
| Maximum Building Height                         | 35   | 35       | 35         | 35     | 35<br>(3)  | 35<br>(3)  | 35<br>(3)  | 50       | 35         | 50       | 100  | 50         | 50       | 35            | Feet                    |
| Floor Area Ratio                                | NA   | NA       | NA         | NA     | NA         | NA         | NA         | .35      | .35        | .35      | 2.0  | .50        | .50      | NA            | Floor Area/<br>Lot Size |
| Minimum Living Area<br>One Family<br>Two Family | 1,500  | 1,200    | 700<br>700 |        | 700<br>700 | 700<br>700 | 700<br>700 |          |            |          |      |            |          |               | Sq. Feet<br>Sq. Feet    |
| Accessory Rear Building Setback                 | 4<br>(1)   | 4<br>(1) | 4<br>(1)   |        | 4<br>(1)   | 4<br>(1)   | 4<br>(1)   | 4<br>(1) | 4<br>(1)   | 4<br>(1) | None | 4<br>(1)   | 4<br>(1) | 4<br>(1)      | Feet                    |
| Land Use Capability Requirements                | See Schedule J – Landscape, Buffer and Tree Protection   |          |            |        |            |            |            |          |            |          |      |            |          |               |                         |
| Planned Development Project Requirements        | See Schedule D – Planned Development Project Regulations |          |            |        |            |            |            |          |            |          |      |            |          |               |                         |

- (1) Accessory buildings are not permitted in required front yards or required side yards when such side yard abuts a street. Also, in addition to a building setback of four (4) feet, all accessory buildings which are greater than 15 feet in height shall be set back an additional one (1) foot from the side and rear parcel line for each foot or fractional portion thereof, of height over 15 feet.
- (2) Except for one-family dwellings, all other uses shall have a minimum required parcel area of five (5) acres, minimum required front yard of 100 feet, minimum required side yard of 50 feet and a minimum required rear yard of 100 feet
- (3) Building heights may be increased pursuant to Schedule E, section 16.0, D. 4.

**SECTION 2.0 BASE BUILDING LINE**

- A. Base building lines are hereby established for the streets listed below.
- B. All base building line requirements and distances shall be measured from the centerline of the existing or proposed street right-of-way unless otherwise provided for by these land development regulations. Where a base building line requirement differs with a minimum front yard requirement of these regulations for a particular use, the greater of the two (2) requirements shall prevail.
- C. The entire area between the existing street right-of-way line and the base building line shall be deemed a front yard and shall be unoccupied and unobstructed by a portion of the principal building from the finished grade to the sky, or below the finished grade, except where such occupancy, obstruction or encroachment is specifically permitted by these land development regulations.

**SECTION 2.1 DESIGNATED RIGHT-OF-WAY LINES**

Designated right-of-way lines are hereby established for the streets specifically listed below. The purpose of the designated right-of-way lines shall be to reserve sufficient space for the future circulation of vehicular traffic and to reduce the undesirable and adverse impact of noise, congestion and related safety hazards associated with the intensified use of land resulting from new growth and development. All designated street right-of-way lines shall be located and measured from the centerline of the existing or proposed street right-of-way.

| THIS SCHEDULE SHALL BE APPLICABLE TO PORTION(S) OF STREET LOCATED IN CITY OF SANFORD |                            |                     |                     | ALL DISTANCES AND LOCATIONS SHALL BE MEASURED FROM CENTERLINE OF EXISTING OR PROPOSED RIGHT-OF-WAY <sup>(1)</sup> |                              |
|--|----------------------------|---------------------|---------------------|---|------------------------------|
| NO.  | NAME                       | FROM                | TO                  | BASE BUILDING LINE REQUIRED (Feet)  | DESIGNATED R-O-W LINE (Feet) |
| 1.   | Eastern Beltway (SR 417)   | I-4                 | Lake Jessup         | (3)   | Existing                     |
| 2.   | U.S. 17-92 (Orlando Drive) | CR 427              | Lake Mary Boulevard | 140   | Existing                     |
| 3.   | U.S. 17-92 (Orlando Drive) | Lake Mary Boulevard | Airport Boulevard   | 140   | Existing                     |
| 4.   | U.S. 17-92 (Orlando Drive) | Airport Boulevard   | Park Drive          | 100   | Existing                     |
| 5.   | U.S. 17-92 (French Avenue) | Park Drive          | I-4                 | (2)   | Existing                     |
| 6.   | SR 46 West                 | I-4                 | Persimmon Avenue    | 175   | Existing                     |
| 7.   | SR 46 West                 | Persimmon Avenue    | U.S. 17-92          | (3)   | Existing                     |

| NO. | NAME                         | FROM                     | TO                     | BASE BUILDING LINE REQUIRED (Feet) | DESIGNATED R-O-W LINE (Feet) |
|-----|------------------------------|--------------------------|------------------------|------------------------------------|------------------------------|
| 8.  | SR 46 East                   | U.S. 17-92               | Mellonville Avenue     | 75                                 | Existing                     |
| 9.  | SR 46 East                   | Mellonville Avenue       | SR 415                 | 100                                | Existing                     |
| 10. | CR 46A                       | I-4                      | U.S. 17-92             | 85                                 | 60                           |
| 11. | CR 427                       | Sanford Avenue           | U.S. 17-92             | 85                                 | 60                           |
| 12. | CR 415 (13th Street)         | French Avenue            | Mellonville Avenue     | (2)                                | 40                           |
| 13. | CR 415 (13th Street)         | Mellonville Avenue       | Brisson Avenue         | 75                                 | 50                           |
| 14. | Sanford Avenue               | Seminole Boulevard       | SR 46                  | (2)                                | Existing                     |
| 15. | CR 425 (Sanford Avenue)      | SR 46 East (25th Street) | CR 427                 | (2)                                | 60                           |
| 16. | CR 425 (Sanford Avenue)      | CR 427                   | Lake Jessup            | 85                                 | 60                           |
| 17. | Historic Goldsboro Boulevard | Southwest Road           | U.S. 17-92             | (2)                                | Existing                     |
| 18. | 27th Street (CR 427A)        | U.S. 17-92               | Sanford Avenue         | (2)                                | 50                           |
| 19. | Airport Boulevard            | SR 46 West (1st Street)  | Country Club Road      | 110                                | 60                           |
| 20. | Airport Boulevard            | Country Club Road        | U.S. 17-92             | 110                                | 60                           |
| 21. | Airport Boulevard            | U.S. 17-92               | Sanford Avenue         | 110                                | 60                           |
| 22. | Airport Boulevard            | Sanford Avenue           | Mellonville Avenue     | 75                                 | 50                           |
| 23. | Beardall Avenue              | Kentucky Avenue          | CR 415 (Celery Avenue) | 90                                 | 40                           |
| 24. | Brisson Avenue               | CR 415 (13th Street)     | SR 46                  | 90                                 | 40                           |
| 25. | Central Park Drive           | Upsala Road              | SR 46                  | (2)                                | Existing                     |
| 26. | Country Club Road            | CR 46A                   | Rantoul Lane           | 75                                 | 50                           |
| 27. | Country Club Road            | CR 46A                   | Hardy Avenue           | 60                                 | 35                           |
| 28. | Country Club Drive           | Hardy Avenue             | 20th Street            | (2)                                | Existing                     |
| 29. | Florida Avenue               | Georgia Avenue           | U.S. 17-92             | (2)                                | Existing                     |
| 30. | Georgia Avenue               | Florida Avenue           | CR 46A                 | (2)                                | Existing                     |
| 31. | Hidden Lake Drive            | Airport Boulevard        | Lake Mary Boulevard    | (2)                                | Existing                     |
| 32. | Jewett Lane                  | Airport Boulevard        | Jerry Avenue           | 80                                 | 30                           |

| NO. | NAME                       | FROM                             | TO                             | BASE BUILDING LINE REQUIRED (Feet) | DESIGNATED R-O-W LINE (Feet) |
|-----|----------------------------|----------------------------------|--------------------------------|------------------------------------|------------------------------|
| 33. | Lake Mary Boulevard        | Country Club Road                | Sanford Avenue                 | 130                                | 60                           |
| 34. | Lake Mary Boulevard        | Sanford Avenue                   | Ohio Avenue                    | 100                                | 50                           |
| 35. | Live Oak Boulevard         | Airport Boulevard                | 100' South of Wax Myrtle Drive | 80                                 | 30                           |
| 36. | Live Oak Boulevard         | Lake Mary Boulevard              | 100' South of Wax Myrtle Drive | 85                                 | 35                           |
| 37. | Mangoustine Avenue         | U.S. 17-92 (Seminole Blvd)       | 1st Street                     | (2)                                | Existing                     |
| 38. | Marquette Avenue           | Ohio Avenue                      | Beardall Avenue                | 90                                 | 40                           |
| 39. | McCracken Road             | Airport Boulevard                | Persimmon Avenue               | 65                                 | 40                           |
| 40. | Mellonville Avenue         | Seminole Boulevard               | SR 46 East                     | (2)                                | Existing                     |
| 41. | Mellonville Avenue         | Airport Boulevard                | Lake Mary Boulevard            | 90                                 | 40                           |
| 42. | Ohio Avenue                | Onora Road                       | Lake Mary Boulevard            | (2)                                | 40                           |
| 43. | Old Lake Mary Road         | Southwest Road                   | CR 46A                         | 60                                 | 35                           |
| 44. | Old Lake Mary Road         | CR 46A                           | Country Club Road              | 75                                 | 50                           |
| 45. | Onora Street               | Mellonville Road                 | Ohio Avenue                    | 90                                 | 40                           |
| 46. | Oregon Avenue              | CR 46A                           | Rinehart Road                  | 100                                | 50                           |
| 47. | Oregon Avenue              | Rinehart Road                    | SR 46                          | 120                                | - - -                        |
| 48. | Park Avenue                | Seminole Boulevard               | CR 415 (13 Street)             | (2)                                | Existing                     |
| 49. | Park Avenue and Park Drive | CR 415 (13th Street)             | U.S. 17-92                     | (2)                                | Existing                     |
| 50. | Persimmon Avenue           | CR 415 (Historic Goldsboro Blvd) | West 8th Street                | 50                                 | Existing                     |
| 51. | Persimmon Avenue           | West 8th Street                  | SR 46 West (First Street)      | 65                                 | Existing                     |
| 52. | Pine Way                   | Sanford Avenue                   | Sipes Avenue                   | 90                                 | 40                           |
| 53. | Rinehart Road              | CR 46A                           | SR 46                          | 120                                | 70                           |
| 54. | Seminole Boulevard         | French Avenue                    | Mellonville Avenue             |                                    | Existing                     |
| 55. | Southwest Road             | Country Club Road                | 13th Street                    | 60                                 | 35                           |
| 56. | Terwilliger Lane           | SR 46 West (First Street)        | U.S. 17-92 (Seminole Blvd)     | 55                                 | 30                           |
| 57. | Upsala Road                | SR 46 West                       | SR 46A                         | 75                                 | 50                           |

NOTES:

- (1) Except as noted.
- (2) The Base Building Line shall be twenty-five (25) feet as measured from the right-of-way line.
- (3) The Base Building Line shall be fifty (50) feet as measured from the right-of-way line.

**SECTION 3.0 SPECIAL LAKE MONROE BUILDING SETBACKS**

Structures that abut U.S. Highway 17 & 92 and/or Seminole Boulevard – excluding those areas that are East of French Avenue (U.S. Highway 17 & 92) – where those streets are adjacent to Lake Monroe shall comply with the following requirements:

- A. The lakeside parcel line shall be that boundary line of any parcel that abuts the southerly right-of-way line of U.S. Highway 17 & 92 and/or Seminole Boulevard where the north side of such streets abut Lake Monroe and/or the sea wall adjacent to Lake Monroe. The minimum building setback from the lakeside parcel line shall be 35 feet. At least 75 percent of the parcel area located within the minimum lakeside building setback shall be maintained as open space other than that provided in vehicular circulation and off-street parking area.
  
- B. The relationship between the maximum building height and the maximum building area for all parcel area within 100 feet of the lakeside parcel line shall be as follows:

| <u>Maximum Building Height</u><br>(In Feet) | <u>Maximum Building Area</u><br>(% of Parcel Area) |
|---|--|
| Up to 35                                    | 25   |
| 36 - 50                                     | 20   |
| 51 - 65                                     | 15   |
| 66 - 80                                     | 10   |
| 81 - 95                                     | 5  |
| 96 or more                                  | 0  |