



Dimensional Requirements for Zoning Districts

| Zoning Map Symbol | Zoning District Name/Allowable Uses | Minimum Lot Size | | | Minimum Yard Size | | | | Maximum Density ¹ | Floor Area Ratio | Maximum Lot Coverage ² | Minimum Floor Area |
|-------------------|--|------------------------|-------------------|---|-------------------|------------------|---------------------|------------|-----------------------------------|------------------|-----------------------------------|--------------------|
| | | Area | Width | Depth | Front | Rear | Side | Waterfront | | | | |
| C | Conservation | 20 Acres | 85' | N/A | 30' | 50' | 25' | 50' | 1 DU/20acre | N/A | N/A | 1,800 SF |
| R-1 | Low Density Single-Family Residential | 10,625 SF | 85' | 100' | 30' | 30' | 10' | 25' | 3.3/acre ⁶ | .40 | 35 % | 1,800 SF |
| R-2 | Low-Medium Density Single-Family Residential | 9,375 SF | 75' | 100' | 30' | 25' | 10' | 25' | 3.3-4.3/acre | .35 | 35 % | 1,400 SF |
| R-3 | Medium Density Single-Family Residential | 6,500 SF | 65' | 100' | 25' | 25' | 20' ³ | 25' | 4.3-5.6/acre | .35 | 35 % | 1,000 SF |
| MF-1 & MF-2 | Medium-High Density and High-Density Multi-Family Residential: Single-Family Dwellings | 6,500 SF | 65' | 100' | 25' | 25' | 20' ³ | 25' | MF-1: 5.6+/acre MF-2: 6.7/acre | .35 | 35 % | 1,400 SF |
| | Two-Family (Duplexes) Dwellings | 10,000 SF ⁴ | 100' ⁴ | 100' | 25' | 25' | 10'/0' ⁵ | 25' | MF-1& MF-2: 8.7/acre | .40 | 35 % | 1,200 SF |
| | Townhouses Dwellings | 10,000 SF | 100' | 25' project perimeter setback all sides; 60' building separation between fronts & rears ; otherwise 30' separation Consult Land Use & Development Code for more info | | | | | 12 du/acre | .50 | N/A | 1,200 SF |
| | Multi-Family Dwellings | 1 Acre | 100' | | | | | | MF-1: 12/acre MF-2: 40/acre | .50 .60 | 35 % | 1,000 SF |
| B-1 | General Retail Commercial | 7,500 SF | 75' | 100' | 35' | 20' ⁶ | 10' ⁶ | 25' | N/A | N/A | 35 % | N/A |
| B-2 | Riverfront Commercial – Retail trade, Personal Service Establishments & Water Dependent Uses | 15,000 SF | 75' | 75' | 25' | 20' ⁶ | 10' ⁶ | 10' | N/A | N/A | 35 % | N/A |
| | Riverfront Commercial – Recreational Facilities | 8,000 SF | 70' | 75' | 15' | 15' | 15' | N/A | N/A | N/A | N/A | N/A |
| | Riverfront Commercial – Limited Government Services & Quasi-Public Facilities | 8,000 SF | 70' | 80' | none | 15' ⁶ | 15' ⁶ | 25' | N/A | N/A | 40 % | N/A |
| P/S | Public/Institutional | 7,500 SF | 75' | N/A | 35' | 10' ⁶ | 10' ⁶ | N/A | N/A | N/A | 35% | N/A |

NOTES:

- 1 Per Future Land Use Element of Ponce Inlet Comprehensive Plan.
- 2 The total lot area covered with principal and accessory buildings.
- 3 Must be 20 feet combined, with a minimum of 8 feet on any one side.
- 4 When each unit is to be sold separately via fee simple; the min. lot size is 5,000 square feet & 50 feet wide.
- 5 No side yard setback along any lot line that divides a 2-family dwelling.
- 6 If abutting any residentially zoned property 35 feet.

The maximum height for any building or structure is 35', measured at the finished front grade.

Floor area ratio is defined in Article II of the Land Use and Development Code (LUDC). Building envelope requirements can be found in Article V.

The LUDC is available online at www.ponce-inlet.org.

For additional information, please contact Planning & Zoning staff at 386-236-2181.