

ARTICLE 2.
ZONING DISTRICTS

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ARTICLE 2. ZONING DISTRICTS

SECTION 2.01. ESTABLISHMENT OF ZONING DISTRICTS

2.01.01 Purpose

The purpose of this article is to establish the zoning districts that implement the future land use categories adopted in the Future Land Use Element of the Town of Fort White Comprehensive Plan. These zoning districts also implement the goals, objectives and policies of the Comprehensive Plan and adopted maps. Zoning district density and intensity standards, dimensional and area requirements are established in this article. Permitted uses and uses allowed by special use permit are provided for in Article 3 of this LDC.

2.01.02 Establishment of Zoning Districts

A. The following zoning districts are established as listed in Table 2.01.02.1, Zoning Districts.

Table 2.01.02.1: Zoning Districts

Abbreviation	Title
CSV	Conservation
A	Agriculture
RSF-2	Residential, Single Family (max. 2DU/ac)
RSF-4	Residential, Single Family (max. 4DU/ac)
CN	Commercial, Neighborhood
CG	Commercial, General
DD	Downtown District
I	Industrial
PD	Planned Development

- B. Permitted uses and uses allowed by special use permit within each zoning district are established in Article 3.
- C. Natural and historic resource protection standards are established in Article 5.
- D. Development standards are established in Article 6.

2.02 ZONING DISTRICT STANDARDS

2.02.01 Density Standards

- A. Residential development in the following zoning districts shall comply with the standards set forth in Table 2.02.01.1 for maximum gross residential density. Density is expressed as a gross density of dwelling units per acre.

Table 2.02.01.1: Residential Density in Zoning Districts

Zoning District	Maximum Density (dwelling units per acre)
A	1 unit per 2.5 acres 1 unit per acre in cluster subdivisions 2 units per acre in conservation subdivisions
RSF-2	2 units per acre
RSF-4	4 units per acre
DD	2 units per acre
PD	Based upon density allowed by Comprehensive Plan

- B. Residential densities of greater than 2 dwelling units per acre require connection to centralized sanitary sewer systems.
- C. When calculations of residential density result in fractional units, the fractional units shall not be counted.

2.02.02 Lot and Dimensional Standards

- A. Except as specifically provided in this LDC, no lot existing at the time of adoption of this LDC shall be reduced, divided or changed so as to produce a lot or tract of land which does not comply with the density standards set forth in Section 2.02.01 and the lot and dimensional standards contained in this section.
- B. The maximum lot coverage is calculated by dividing the total of all impervious surfaces on the lot by the total lot area. The standards for maximum lot coverage and maximum floor area ratio are set forth in Table 2.02.02.1.

Table 2.02.02.1: Standards for Lot Coverage and Floor Area Ratios

Zoning District	Maximum Lot Coverage (%)	Maximum Floor Area Ratio
CSV	10	0.25
A	20	1.0 (nonresidential)
RSF-2	40	1.0 (nonresidential)
RSF-4	40	1.0 (nonresidential)
CN	40	1.0
DD	100	1.0
CG	40	1.0
I	30	1.0
PD	Defined by PD	Defined by PD

- C. Maximum Floor Area Ratios in PD zoning districts shall not exceed those allowed by the Town of Fort White Comprehensive Plan. Where development is clustered in a PD, the calculation of maximum lot coverage shall apply to the entire site and shall not be applied to individual lots or sites within the development.

- D. All developments shall have a total land area sufficient to meet all development design standards in this Code including, but not limited to, setbacks from abutting rights-of-way, buffers, stormwater management, off-street parking and circulation, protection of environmentally sensitive lands, and any other provisions which may require land area to be set aside. Development shall be sited on a lot consistent with the minimum area and minimum width according to zoning district as follows:

Table 02.02.02.2: Minimum Lot Area and Width Requirements

Zoning District	Minimum Lot Area (ac.)	Minimum Width (ft.)
CSV	None	None
A	2.5	100
RSF-2	0.5	80
RSF-4	0.25	65
CN	None	None
DD	None	None
CG	None	None
I	None	None
PD	As defined by PD	As defined by PD

2.02.03 Standards for Buildings and Building Placement

- A. All development shall be on a legal lot of record that meets all of the standards set forth in this LDC or on a recorded plat.
- B. Standards for setbacks
- The minimum yards required in this section for each and every building existing at the time of adoption of this LDR, or for any building hereafter erected or altered, shall not be encroached upon or reduced, except as specifically set forth in this section.
 - No part of any yard created by the setback standards and required in connection with any building, structure, or use by this LDR shall be considered to be part of a required yard for any other building, structure, or use.
 - The clear visibility requirements set forth in Section 3.09.29 shall be maintained for all corner lots.
- C. Exceptions to the required minimum setback for existing residential infill lots.
- Where there are existing adjacent buildings, the front yard setback shall be an average of the depth of the yards on the same block face.
 - In no case shall be required front yard setback shall be greater than twenty-five (25) feet.
- D. All setbacks shall be measured at the shortest distance from the exterior building wall to the property line. Eave overhangs shall not be included as a main part of any building, provided, however, that no eave overhang shall be less than nine (9) feet from ground level.
- E. Measurement of building height

1. Building height shall be measured from the height of the curb, or from the mean ground level if no curb level has been established, to the top plate of the building.
2. Calculation of maximum height shall not include appurtenances or attachments such as chimneys, elevator shafts, antennas, decorative architectural features, steeples, air conditioning equipment enclosures, cupolas, weather vanes, and other similar minor building features. All appurtenances or attachments that are exempt for purposes of calculating the maximum building height shall not be habitable.
3. The following structures shall not be subject to height limits: telecommunications towers, flagpoles, radio towers, and Town-owned water towers.

Table 2.02.03.1 Standards for Building Heights and Setbacks

Zoning District	Maximum Building Height	Minimum Setback (ft.)			
		Front	Side	Side, Street	Rear
A	35	30	25	25	25
RSF-2	35	25	10	10	15
RSF-4	35	20	10	10	15
CN	35	25	10	10	15
DD	65	0	0	0	0
CG	35	20	10	10	15
I	35	20	10	10	15
PD	Defined by PD	Defined by PD	Defined by PD	Defined by PD	Defined by PD