

**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 (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 (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 (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 (3)	35 (3)	35 (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/ Lot Size
Minimum Living Area One Family Two Family	1,500	1,200	700 700		700 700	700 700	700 700								Sq. Feet Sq. Feet
Accessory Rear Building Setback	4 (1)	4 (1)	4 (1)		4 (1)	4 (1)	4 (1)	4 (1)	4 (1)	4 (1)	None	4 (1)	4 (1)	4 (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> (In Feet)	<u>Maximum Building Area</u> (% of Parcel Area)
Up to 35	25
36 - 50	20
51 - 65	15
66 - 80	10
81 - 95	5
96 or more	0