
Section 401.01.01 Use Table for Interstate 4 Selected Area Plan Land Use Districts

The permitted and conditional uses for the standard land use districts for this SAP are prescribed in Table 4.1. Use Table for Interstate 4 Selected Land Use Districts: **(Revised 10/06/10 - Ord. 10-070)**

A. Prohibited Uses (Revised 10/06/10 - Ord. 10-070)

The use of land or structures not expressly listed in the Use Tables for this SAP or within this SAP as permitted or conditional are prohibited.

B. Other Regulations

Uses listed as permitted may be established only after meeting all applicable regulations of Polk County and other governmental agencies.

C. Conditional Uses

Uses listed as conditional may be established only after compliance with the specific conditions and procedures outlined in Chapter 3, Conditional Uses, and all applicable codes of Polk County and other governmental agencies.

C1 Conditional uses which are reviewed at the staff level through an existing permit procedure. The review process is outlined in Section 904, Level 1 Reviews.

C2 Conditional uses which are reviewed by the staff but involve multiple issues or departments. The review process is outlined in Section 905, Level 2 Reviews, and involves review of a site plan by the Development Review Committee.

C3 Conditional uses which are reviewed by the staff but involve multiple issues and potential off-site impacts. The review process is prescribed in Section 906, Level 3 Reviews, and includes a site plan submittal for review by the Development Review Committee (DRC) and a public hearing before the Planning Commission (PC).

C4 Conditional uses which involve multiple issues and potential significant off-site impacts. These uses are reviewed by the DRC and include public hearings before the Planning Commission and BOCC. The procedure for this review is prescribed in Section 907, Level 4 Reviews.

D. Accessory and Temporary Uses (Revised 10/06/10 - Ord. 10-070)

Accessory and Temporary Uses are defined in Chapter 10 and regulated in Chapter 2 of this Code.

E. Infill and Compatibility

All uses are subject to Infill and Compatibility requirements outlined in Sections 220 and 221.

F. Density and Dimensional Regulations (Revised 10/06/10 - Ord. 10-070)

~~Density and Dimensional Regulations shall be consistent with Table 2.2 and all other applicable density and dimensional provisions of this Code. The dimensional regulations for structures that are to be placed within the land use districts of this SAP are prescribed in Table 4.1.a and b. Variances to the regulations within this table may be requested pursuant to Chapter 9 except for the maximums of the Floor Area Ratios (FAR) and densities as these are set within the Comprehensive Plan for this SAP. Height limitations may be approved over that set forth in Table 4.2.a as listed in the footnotes. This may require additional approval of the Joint Airport Zoning Board.~~

~~Achieving maximum densities and FAR shall be based on meeting the Tiered requirements for the desired intensity. There are three successive Tiers (levels) of development requirements. Participation in a higher Tier requires compliance with all the standards of the preceding Tiers. The higher intensities are granted upon the completion of a Level 2 Review process after the applicant illustrates that all requirements for the proposed Tier have been met. Incentive bonuses expire with the expiration of the Level 2 plans. Alternatives to addressing the specific requirements of the Tiers to achieve the higher densities and intensities may be granted through the approval of a Planned Development per the requirements of the relevant sections of the LDC.~~

~~The requirements and the higher intensities are based on the following:~~

~~1. Tier 1 – meeting all relevant requirements of this Code and SAP;~~

~~2. Tier 2 – meeting all relevant requirements of this Code, SAP and the following:~~

~~a. Internal street lighting designed to minimize off-site glare consistent with Figure 401.01.01 a below;~~

~~b. Walls consistent with Figure 401.01.01 b below;~~

~~c. Sidewalks on all roadways within and adjacent to the development;~~

~~d. Increasing required open space by five percent (5%); and~~

~~e. Recessed garages for residential uses.~~

~~3. Tier 3 – meeting all of Tier 1 and 2 and the following:~~

~~a. Construction of the proposed Multi-Modal Collector Road System that is adjacent to or through a project;~~

- b. Mixed use building for projects including both residential and non residential;
- c. Use of green building practices for 75 percent (75%) of all buildings and 75% of the property such as but limited to the use of solar energy for hot water heaters, use of solar energy for electricity, insulation that meets green building standards, use of 100% LED lighting, Low Impact Design, or items supported by the United State Green Building Coalition and the Florida Green Building Coalition Green Building Designation Standard;
- d. No disturbance of any on-site wetlands, which shall be included in an easement that provides for the perpetual protection of the wetlands as well as other on-site natural resources.

Figure 401.01.01 a



Figure 401.01.01 b



- 4. Non-residential development Floor Area Ratio (FAR) Range Table – The maximum FAR ranges for non-residential land use designations are provided in Table 4.1a below. These FARs may be achieved by incorporating the development requirements as listed in 401.01.01, F. Variances to the requirements listed in the Tiers shall require the approval of a Planned Development through a Level 3 Review. The FAR in BPCX and MUX is for non-residential uses. The FAR for commercial uses within the BPCX and the MUX shall use those within the IACX. Variances to the requirements listed in the Tiers shall require the approval of a Planned Development through a Level 3 Review.

Table 4.1 a (Revised 10/06/10 - Ord. 10-070)				
Non-Residential Future Land Use Designations				
	TCCX	BPCX	IACX	MUX
Tier 1	0.35	0.75	0.35	0.75
Tier 2	0.36-0.50	0.76-1.00	0.36-0.50	0.76-1.00
Tier 3	0.50-0.75	1.01-1.50	0.50-0.75	1.01-1.50

5. Residential Development - The I-4 NE/Parkway Selected Area Plan is planned for compact, efficient growth. In order to determine how to achieve a certain density, refer to Table 4.1b. This table indicates those densities that may be achieved by implementing the Tiers as described above. The lot sizes and unit types shall be consistent with other relevant chapters of this LDC. Residential density increases in the MUX, IACX, and BPCX shall be consistent with the residential Future Land Use district which closely matches the allowable densities in MUX, IACX, and BPCX. Variances to the requirements listed in the Tiers shall require the approval of a Planned Development through a Level 3 Review.

Table 4.1 b							
Residential Land Use Districts							
(Maximum Density du/ac)							
Density (du/ac)	RL-1X	RL-2X	RL-3X	RL-4X	Density (du/ac)	RMX(3)	RHX(3)
#1	Tier 1	Tier 1	Tier 2	Tier 3	>5-8	Tier 3	Tier 2
>1-2	Tier 2	Tier 1	Tier 2	Tier 2	>8-10	Tier 3 and PD per Chapter 4	Tier 1
>2-3	Tier 3	Tier 2	Tier 1	Tier 1	>10-12		Tier 3
>3-4	Tier 3 and PD per Chapter 3	Tier 3	Tier 2	Tier 2	>12-15		Tier 3 and PD per Chapter 3
>4-5	Tier 3 and PD per Chapter 3	Tier 3 and PD per Chapter 3	Tier 3	Tier 3			

(Revised 10/06/10 - Ord. 10-070)

Table 4.1e Use Table for Interstate 4 Selected Area Plan Land Use District (For this table's revision history, see last row in table. Newer ordinances appear after the table.)																	
	RL- 1X	RL- 2X	RL- 3X	RL- 4X	RMX	RHX	LCCX	TCCX	CACX	BPC-1X	BPC-2X	IACX	INST X	MUX	ROSK	PRESV	
RESIDENTIAL USES																	
Duplex, Two-Family Attached			C3	C3	P	P									C2		
Group Home, Small (6 or less residents)	C1	C1	C1	C1	C1	C1											
Group Home, Large (7-14 residents)					C1	C1											
Group Living Facility (15 or more residents)	C3	C3	C3	C3	C3	C2							C2				
Mobile Home Park	C4	C4	C4	C4	C3	C3											
Mobile Home Subdivision	C4	C4	C4	C4	C3	C3											
Mobile Homes, Individual	C1	C1	C1	C1	C1	C1											
Multi-Family	C3	C3	C3	C3	C2	C2	C3	C2	C3	C3	C3		C3	C2			
Short-Term Rental Unit	C3	C3	C3	C3	C3	C3		P									
Single-Family Detached Home & Subdivision	P	P	P	P	P	C2									C2		
MIXED USES																	
Planned Development	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3
Transitional Area Development	C3	C3	C3	C3	C3	C3											
ALL OTHER USES																	
Adult Day Care Center (7 or more clients)	C3	C3	C3	C3	C3	C2								C2			
Agricultural Support, On-site	C3				P	P	P	P	P	P	P	P	P	P	P	P	
Alcohol Package Sales							C1	C1	C1	C1	C1	C1					
Assembly, Light										C1	C1				C1		
Bars, Lounges and Taverns							C3	C1	C1	C1	C1	C1					
Bed & Breakfast	C3	C3	C3	C3	C2	C2											
Cemeteries							C3								C2	C3	
Childcare Center	C3	C3	C3	C3	C3	C3	P	P	P	C1	C1		P	C1			
Clinics and Medical Offices							P	P	P				P	C2			
Commercial Vehicle Parking							C2	C2	C2	C2	P	P		C3			
Communication Towers, Guyed and Lattice	C3	C3	C3	C3	C3	C3			C3	C3	C2	C2	C2	C2	C3	C3	
Communication Towers, Monopole	C3	C3	C3	C3	C3	C3	C3	C2	C3	C2	C2	C2	C2	C2	C3	C3	
Correctional Facility														C4	C2		
Cultural Facilities	C3	C3	C3	C3	C3	C3	P	P	P	C2	C2	P	C2	P	C2		
Emergency Shelter, Small (6 or less residents)	C1	C1	C1	C1	C1	C1											
Emergency Shelter, Medium (7-14 residents)					C1	C1											
Emergency Shelter, large (15 or more residents)	C3	C3	C3	C3	C3	C2									C2		
Financial Institution							C2	P	P	C2	C2	C2			C2		
Financial Institution, Drive-thru							C2	P	P	C2	C2	C2			C2		
Funeral Home and Related							C2		C2						C3		
Gas Station							C2	P	P	C1	C1	C1	C3	C1			
Golf Course	C1	C1	C1	C1	C1	C3		C1							C1	C3	C1
Hazardous Waste Transfer, Storage																	
Heavy Machinery Equipment Sales and Services							C2				C3	P					
Heliports							C3	C3	C3	C3	C3	C3	C3	C3	C3		
Helistops	C3	C3	C3	C3	C3	C3	C2	C2	C2	C2	C2	C2	C2	C2	C2		

Hospitals							P		P				P	C2		
Hotels and Motels							C2	P	P	C2	C2	C2		C2		
Kennels, Boarding							C2	C1	C1							
Lime Stabilization Facility							C3			C3	C3	C3	C3			
Livestock Sale, Auction	C1						C2									
Lodges and Retreats							P	P					P	C2	P	
Manufacturing, Explosives/Volatile Materials																
Manufacturing, General							C2	C3								
Manufacturing, Light							C2	C2		C2	P			C2		
Marinas and Related Facilities							C1	C1	C1							
Medical Marijuana Dispensaries							C2	C2	C2	C2	C2	C2		C2		
Mining, Non Phosphate	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3		C3		C3	
Motor Freight Terminal							C3				C3			C2		
Nightclubs and Dance Halls							C3	C1	C3			C2				
Nurseries and Greenhouses	C1						P	P	P					C2		
Nursing Home				C2	C2		C2		C2				C2	C3		
Office							P	P	P	P	P	C1	C2	P		
Outdoor Concert Venue								C3							C2	
Personal Services							P	P	P	P	P	P		P		
Power Plants, Non-Certified, high																
Power Plants, Non-Certified, low										C4	C4		C4			
Printing and Publishing							C2			P	P	P		P		
Railroad Yards																
Recreation Passive	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	P C1	C1	C1	C1
Recreation, High Intensity	C3	C3	C3	C3	C3	C3	C2	C1					C1	C1	C1	
Recreation, Low Intensity	C2	C2	C2	C2	C2	C2							C2		C2	
Recreation and Amusement, General							P	C2	C2			C2		C2		
Recreation and Amusement, Intensive							C3	C3				C2				
Recreation, Vehicle Oriented	C3	C3	C3	C3	C3	C3		C2					C1		C1	
Recreational Camping															C2	
Recreational Vehicle Storage							C2	C2		C2	C2	C2				
Religious Institution	C3	C3	C3	C3	C3	C3	P	P	P	C2	C2	P	P	P	C2	
Religious Institutional Campgrounds															C3	
Research and Development							C2			P	P			P		
Residential Treatment Facility							C4		C4				C4			
Restaurant, Drive-thru/Drive-in							C2	C2	C2	C2	C2	C2		C2		
Restaurant, Sit-down/Take-out								P	P	C2	C2	C2		P		
Retail, Less than 5,000 square feet							P	P	P	C2	C2	P		P		
Retail, 5,000 - 34,999 square feet							P	P	P	C2	C2	C2		P		
Retail, 35,000 to 64,999 square feet							C2	C2	P	C2	C2	C2		C2		
Retail, More than 65,000 square feet							C3	C3	P	C3	C3	C2		C3		
Retail, Outdoor Sales/Display							C2	C3	C3		P	C2		C2		
Riding Academies	C3														C1	
Salvage Yard												C3				
School, Elementary	C2	C2	C2	C2	C2	C2								C2		
School, Middle	C2	C2	C2	C2	C2	C2								C2		

School, High	C3	C3	C3	C3	C2	C2								C2		
School, Leisure/Special Interest	C3	C3	C3	C3	C3	C3	C2	P	P	C2	C2	P	P	C2	P	
School, Technical/Vocational/Trade & Training							C3	C2	C2	C2	C2	P	P	P		
School, university/College					C3	C3	C2							C2		
Self-Storage Facility							C2				C2	C2		C2		
Solar Electric-Power Generation Facility										C2	C2		C2			
Studio, Production							P			P	P	P	P	P		
Transit, Commercial							C3					P			P	
Transit Facility							P	P	P	P	P	P	P	P		
Utilities, Class I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities, Class II	C1	C1	C1	C1	C3	C3	P	P	P	P	P	P	P	P	P	
Utilities, Class III	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	
Vehicle Repair, Auto Body							C3					P				
Vehicle Recovery Service/Agency							C2					C2				
Vehicle Service, Mechanical							C2	P	P			P				
Veterinary Services							P	P	P						C2	
Warehousing/Distribution, up to 50,000 s.f.							C2				C1	C1	C1		C1	
Warehousing/Distribution, up to 50,001 to 100,000 s.f.							C2				C2	C2	C2		C2	
Warehousing/Distribution, up to 100,001 to 250,000 s.f.							C2				C3	C3	C3		C3	
Warehousing/Distribution, up to 250,001 and over s.f.							C2				C4	C4	C4		C4	
Water Ski Schools							C3	C3	C3	C3	C3		C3		C3	
Revised 05/01/18 - Ord. 18-025; 11/21/17 - Ord. 17-066; 7/11/17 - Ord. 17-036; 4/19/16 - Ord 16-022; 11/4/14 - Ord. 14-066; 8/5/14 - Ord. 14-045; 10/02/12 - Ord. 12- 030; 12/6/11 - Ord. 11-033; 12/06/11 - Ord. 11-032; 6/28/11 - Ord. 11-008; 10/6/10 - Ord. 10-070; 2/3/10 - Ord. 10-007; 12/01/09 - Ord. 09-073; 09/16/09 - Ord. 09-60; 9/02/09 - Ord. 09-055; 07/22/09 - Ord. 09-047; 11/12/08 - Ord. 08-056; 04/09/08 - Ord. 08-007; 10/23/02 Ord. 02-68; 2/11/02 - Ord. 02-04; 12/29/01 - Ord. 01-92; 7/25/01 - Ord. 01-57; 01/03/05 - Ord. 04-80																

{Ord. No. 19-069, § 1, 12-3-2019; Ord. No. 19-072, § 1, 12-3-2019; Ord. No. 2024-007, § 2, 2-6-2024}

Table 4.2a Dimensional Regulations for the I-4 NE/Parkway Selected Area Plan															
	SPA I-a	SPA I-b	SPA II	RL-1X	RL-2X	RL-3X	RL-4X	RMX	RHX	MUX	IACX	CACX	BPC-1X	BPC-2X	
DENSITY AND FAR															
RESIDENTIAL GROSS DENSITY DU/ACRE MAXIMUM/MINIMUM	N/A	N/A	N/A	1 du/ac N/A	2 du/ac N/A	3 du/ac N/A	4 du/ac N/A	10 du/ac N/A	15 du/ac NA	0-15 du/ac	10 du/ac 15 du/ac	25 du/ac	5 du/ac 15 du/ac	5 du/ac 15 du/ac	
MIN. RESIDENTIAL LOT AREA ^(a)	See Table 2.2 for the respective Future Land Use designation										See Section 401.01, D, E	N/A	N/a	N/A	N/A
MAX. NON-RESIDENTIAL FAR (see Section 401.01.01 F)	0.50	0.70	0.40	0.25	0.25	0.25	0.25	0.25	0.25	0.75-1.50 and see Section 401.01, E	0.35-0.75 and see Section 401.01, F	0.30	0.75-1.50	0.75-1.50	

MAX. NON-RESIDENTIAL IMPERVIOUS SURFACE RATIO	0.80	0.85	0.75	0.65	0.65	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70
OPEN SPACE PERCENTAGE OF TOTAL SITE	15%	15%	15%	10%	10%	10%	10%	15%	20%	15%	15%	15%	15%	15%
MINIMUM SETBACKS FROM ROAD RIGHTS OF WAY/CENTER LINE⁽¹⁾⁻⁽⁷⁾⁽¹¹⁾														
LIMITED ACCESS	100'/NA	100'/NA	100'/NA	100'/NA	100'/NA	100'/NA	100'/NA	100'/NA	100'/NA	100'/NA	100'/NA	100'/NA	100'/NA	100'/NA
PRINCIPAL ARTERIAL	65'/125'	65'/125'	65'/125'	65'/125'	65'/125'	65'/125'	65'/125'	65'/125'	65'/125'	65'/125'	65'/125'	65'/125'	65'/125'	65'/125'
MINOR ARTERIAL	50'/90'	50'/90'	50'/90'	50'/90'	50'/90'	50'/90'	50'/90'	50'/90'	50'/90'	50'/90'	50'/90'	50'/90'	50'/90'	50'/90'
URBAN COLLECTOR	35'/65'	35'/65'	35'/65'	35'/65'	35'/65'	35'/65'	35'/65'	35'/65'	35'/65'	35'/65'	35'/65'	35'/65'	35'/65'	35'/65'
RURAL MAJOR COLLECTOR	35/65	35/65	35/65	35/65	35/65	35/95	35/95	35/65	35/65	35/65	35/65	35/65	35/65	35/65
RURAL MINOR COLLECTOR	35/65	35/65	35/65	35/65	35/65	35/65	35/65	35/65	35/65	35/65	35/65	35/65	35/65	35/65
LOCAL, 60' R/W, or greater	25/55	25/55	20/50	15/45	15/45	15/45	15/45	15/45	15/45	15/45	30/60	30/60	30/60	30/60
LOCAL, 41-60' R/W	25/50	25/50	20/45	15/40	15/40	15/40	15/40	15/40	15/40	15/40	30/60	30/60	30/60	30/60
LOCAL, 40' R/W	25/45	25/45	20/40	15/35	15/35	15/35	15/35	15/35	15/35	15/35	30/55	30/55	30/55	30/55
MINIMUM SETBACKS (Principal Structure/Accessory Structures)⁽¹²⁾														
INTERIOR SIDE ⁽³⁾⁽⁴⁾⁽⁷⁾ ⁽⁸⁾⁽¹¹⁾⁽¹⁴⁾	15/10	15/10	10/5	7/5	7/5	7/5	7/5	7/5	7/5	15/10	15/10	15/15	15/15	15/15
INTERIOR REAR ⁽²⁾⁽⁴⁾⁽⁷⁾⁽⁸⁾ ⁽⁹⁾⁽¹¹⁾	20/10	20/10	15/10	10/10	10/5	10/5	10/5	10/5	10/5	15/15	15/15	15/15	15/15	15/15
MAX. STRUCTURE HEIGHT (ft) ⁽²⁾⁽⁵⁾⁽⁶⁾⁽¹⁰⁾⁽¹²⁾ ⁽¹³⁾	50	50	50	50	50	50	50	50	75	N/A	N/A	75'	N/A	N/A
<p>Footnotes for Table 4.2a</p> <ol style="list-style-type: none"> 1. Front, exterior side, and exterior rear setbacks for principal and accessory structures shall be determined by the distance from the road right of way (R/W). Setbacks from private roads shall be calculated in the same manner or from the edge of pavement, whichever is greater. All linear dimensions are given in feet. All setbacks are to be measured perpendicular to the building at its closest point (including, but not limited to, walls, eaves, balconies, car ports, and awnings) to the appropriate point depending on if the setback is a right-of-way setback, side or rear setbacks. See Chapter 10 for definitions. 2. Residential structures exceeding 35 feet in height, setbacks shall be increased by one-half of one foot for each one foot of height over 35 feet. 3. All development is subject to Section 610 – Setbacks from lakes and surface waters. 4. All development is subject to Section 220 – Compatibility. 5. Chimneys, smoke stacks, communication towers, and Religious Institution symbols, including, but not limited to: minarets, prayer towers, steeples, crosses, menorahs, Stars of David, and bell towers are exempt from the structure height limitations. 6. All structures are subject to compliance with the Polk County Airport Zoning Regulations, adopted and administered by the Joint Airport Zoning Board (JAZB). 7. All single family detached, single family attached, duplex, townhome, and residential detached garage entrances for vehicles shall be setback a minimum of 25 feet from the property line, drive aisle, or right of way 														

easement.

8. All structures shall comply with Section 214 – Distance between Buildings.

9. Minimum interior side setbacks for non-residential uses which adjoin non-residential districts may utilize a zero setback in accordance with the provisions in Section 755, provided that side adjoins a non-residential district.

10. Recreational lighting, seating, press boxes, and other similar appurtenances are excluded from height restrictions when approved through a Level 3 Conditional Use process.

11. The Building Official may approve a reduction in the required setbacks of up to ten percent (10%) of the requirement through a Level 1 Review process.

12. On structures greater than 50 feet in height the building setbacks shall be increased by one half of one foot for each one foot of height over 50 feet. Setbacks can be reduced as part of a master development plan.

13. Height limitation variances may be approved per the requirements of Chapter 9.

14. Townhouses, Duplexes and single family attached units intended to be subdivided and sold as individual units shall have no setback from the common wall between units.

Revised 10/6/10 – Ord. 10-070

{Ord. No. 2022-083, § 2, 12-20-2022; Ord. No. 2024-025, § 4, 4-16-2024}

Table 4.2b Dimensional Regulations for the I-4 NE/Parkway Selected Area Plan					
	INST-1X and INST-2X	LCCX	TCCX	ROSX	PRESVX
DENSITY AND FAR					
RESIDENTIAL GROSS DENSITY DU/ACRE MAXIMUM/MINIMUM	N/A	N/A	N/A	N/A	N/A
MIN. RESIDENTIAL LOT AREA ⁽³⁾	N/A	N/A	N/A	N/A	N/A
MAX. NON-RESIDENTIAL FAR (see Section 401.01.01 F)	0.25	0.35	0.35-0.75 and see Section 401.01, E	0.10	0.00005
MAX. NON-RESIDENTIAL IMPERVIOUS SURFACE RATIO	0.70	0.70	0.70	0.20	0.0001
OPEN SPACE PERCENTAGE OF TOTAL SITE	15%	15%	15%	N/A	N/A
MINIMUM SETBACKS FROM ROAD RIGHTS OF WAY/CENTER LINE ^{(1) (7) (11)}					
LIMITED ACCESS	100/NA	100/NA	100/NA	100/NA	100/NA
PRINCIPAL ARTERIAL	65/125	65/125	65/125	65/125	65/125
MINOR ARTERIAL	50/90	50/90	50/90	50/90	50/90
URBAN COLLECTOR	35/65	35/65	35/65	35/65	35/65
RURAL MAJOR COLLECTOR	35/65	35/65	35/65	35/65	35/65
RURAL MINOR COLLECTOR	35/65	35/65	35/65	35/65	35/65
LOCAL, 60' R/W, or greater	30/60	30/60	30/60	30/60	25/55
LOCAL, 41-60' R/W	30/60	30/60	30/60	30/60	25/50
LOCAL, 40' R/W	30/55	30/55	30/55	30/55	25/45
MINIMUM SETBACKS (Principal Structure/Accessory Structures) ⁽¹²⁾					
INTERIOR SIDE ^{(3) (4) (7) (8) (11) (14)}	15/15	15/15	15/15	15/15	15/15
INTERIOR REAR ^{(3) (4) (7) (8) (9) (11)}	15/15	15/15	15/15	15/15	30/10
MAX. STRUCTURE HEIGHT (ft) ^{(2) (5) (6) (10) (12) (13)}	50	35	00	25 ⁽¹⁰⁾	25

Footnotes for Table 4.2b

1. ~~Front, exterior side, and exterior rear setbacks for principal and accessory structures shall be determined by the distance from the road right-of-way (R/W). Setbacks from private roads shall be calculated in the same manner or from the edge of pavement, whichever is greater. All linear dimensions are given in feet. All setbacks are to be measured perpendicular to the building at its closest point (including, but not limited to, walls, eaves, balconies, car ports, and awnings) to the appropriate point depending on if the setback is a right-of-way setback, side or rear setbacks. See Chapter 10 for definitions.~~
2. ~~Residential structures exceeding 35 feet in height, setbacks shall be increased by one-half of one foot for each one foot of height over 35 feet.~~
3. ~~All development is subject to Section 610—Setbacks from lakes and surface waters.~~
4. ~~All development is subject to Section 220—Compatibility.~~
5. ~~Chimneys, smoke stacks, communication towers, and Religious Institution symbols, including, but not limited to: minarets, prayer towers, steeples, crosses, menorahs, Stars of David, and bell towers are exempt from the structure height limitations.~~
6. ~~All structures are subject to compliance with the Polk County Airport Zoning Regulations, adopted and administered by the Joint Airport Zoning Board (JAZB).~~
7. ~~All single family detached, single family attached, duplex, townhome, and residential detached garage entrances for vehicles shall be setback a minimum of 25 feet from the property line, drive aisle, or right of way easement.~~
8. ~~All structures shall comply with Section 214—Distance between Buildings~~
9. ~~Minimum interior side setbacks for non-residential uses which adjoin non-residential districts may utilize a zero setback in accordance with the provisions in Section 755, provided that side adjoins a non-residential district.~~
10. ~~Recreational lighting, seating, press boxes, and other similar appurtenances are excluded from height restrictions when approved through a Level 3 Conditional Use process.~~
11. ~~The Building Official may approve a reduction in the required setbacks of up to ten percent (10%) of the requirement through a Level 1 Review process~~
12. ~~On structures greater than 50 feet in height the building setbacks shall be increased by one-half of one foot for each one foot of height over 50 feet. Setbacks can be reduced as part of a master development plan.~~
13. ~~Height limitation variances may be approved per the requirements of Chapter 9.~~
14. ~~Townhouses, Duplexes and single family attached units intended to be subdivided and sold as individual units shall have no setback from the common wall between units.~~

Revised 10/6/10—Ord. 10-070

(Ord. No. 2021-038, § 3, 7-6-2021; Ord. No. 2022-083, § 2, 12-20-2022; Ord. No. 2024-025, § 4, 4-16-2024)