

Sec. 54-2-4.2. - Future land use map (FLUM) designations and zoning districts.

Table 54-2-4.2 "Future Land Use Map (FLUM) Designations and Compatible Zoning Districts" references adopted FLUM designations contained in the land use element of the City of Sebastian Comprehensive Plan and identifies corresponding zoning districts which are hereby established in order to implement the FLUM designations, respectively.

TABLE 54-2-4.2
FUTURE LAND USE MAP DESIGNATIONS AND
COMPATIBLE ZONING DISTRICTS

Comprehensive Plan Future Land Use Map Designation		Corresponding Compatible Zoning Districts	
C	Conservation	C:	Conservation
LDR	Low Density Residential	RE-40: RS-20: RS-10: PUD(R):	Residential Estate Single-Family Residential Single-Family Residential Residential Planned Unit Development
MDR	Medium Density Residential	RM-8: PUD(R):	Medium Density Multiple-Family Residential Residential Planned Unit Development
HDR	High Density Residential	PUD(R):	Residential Planned Unit Development
MH	Mobile Home Subdivisions	R-MH: PUD-MH	Mobile Home Subdivisions ⁽¹⁾ Mobile Home Planned Unit Development
C-512	Commercial CR-512 Corridor	C-512:	C-512 Commercial District
CL	Limited Commercial	CL:	Commercial Limited
CG	General Commercial	CG: PUD(C):	Commercial General Commercial Planned Unit Development
RMU	Riverfront Mixed Use	CR: CWR: RM-8:	Commercial Riverfront Commercial Waterfront Residential Medium Density Multiple-Family

		PUD(R):	Residential Residential Planned Unit Development
		PUD(C):	Commercial Planned Unit Development
IN	Industrial	IN: AI PUD(I):	Limited Industrial Airport and Industrial Facilities Industrial Planned Unit Development
INS	Institutional	PS:	Public Service

NOTE:(1) Manufactured housing is permitted in all residential districts within the city if the units comply with the following standards:

1. City's adopted building code;
2. State mandated criteria governing construction in coastal areas;
3. State of Florida buildings standards of F.S. chapters 320 and 553; and
4. U.S. Department of Housing and Urban Development Manufactured Home Construction and Safety Standards of 1974 (i.e., F.S. § 320.823)

The official zoning map may correct drafting and clerical errors or omissions in the prior official zoning map, but no such corrections shall have the effect of amending the code or any subsequent amendment thereto without duly noticed public hearings as provided herein. When any official zoning map is replaced, the prior map or any significant parts thereof remaining shall be preserved together with all available records pertaining to its adoption and amendment.