

## § 5-3. - ESTABLISHMENT OF ZONING DISTRICTS.

## A. Zoning Districts.

For the purposes of this Article, the following zoning districts are hereby established for use within the City of Ocoee:

<b>Agricultural Districts:</b>	
A-1	General Agriculture
A-2	Suburban
<b>Residential Districts:</b>	
RCE-1	Rural Country Estates
RCE-2	Rural Country Estates
R-1	Single Family Dwelling
R-1A	Single Family Dwelling
R-1AA	Single Family Dwelling
R-1AAA	Single Family Dwelling
R-2	One and Two Family Dwelling
R-3	Multi Family Dwelling
RT-1	Mobile Home Subdivision
<b>Commercial Districts:</b>	

PS	Professional Offices and Services
C-1	Neighborhood Shopping
C-2	Community Commercial
C-3	General Commercial
Industrial Districts:	
I-1	
I-2	
Planned Unit Development (PUD) District	

## B. District Descriptions

Following is a description of each district:

### (1) **A-1 General Agricultural District.**

This district is intended to provide areas primarily for agricultural uses. It is the purpose of this district to protect such uses from unplanned urbanization so long as the land therein is devoted primarily to agricultural uses. This district is primarily intended for areas shown on the Future Land Use Map as "Low Density Residential". As the most restrictive district in the City, this district is also appropriate for areas designated on the Future Land Use Map as "Water", "Conservation", and "Recreation". Where appropriate to the situation, this district may also be appropriate for areas designated as "Institutional/Government". Where the Official Zoning Map is unclear as to the zoning district applicable to a parcel of land, or where land is newly annexed, the provisions of this district shall govern pending the determination of an appropriate district through the rezoning procedure.

**(2) A-2 Suburban District.**

This district is intended to provide a location for the land situated on the fringe of the urban area that is used for agricultural purposes, but will be undergoing urbanization in the near future. Many tracts in this district will be in close proximity to residential and commercial uses. Therefore, the agricultural activities conducted in this district should not be detrimental to urban land uses. It is not intended that this district provide a location for a lower standard of residential, commercial or industrial development than is authorized in other districts. The types of uses, required area and intensity of use of land which is permitted in this district is designed to encourage and protect agricultural uses so long as the land therein is devoted primarily to agriculture. This district is primarily intended for areas shown on the Future Land Use Map as "Low Density Residential".

**(3) RCE-1 and RCE-2 Rural Country Estates Districts.**

These districts are intended to provide a location for the land situated on the fringe of the urban area that is used primarily for residential purposes, but will allow secondary agricultural uses. Many tracts in these districts will be in close proximity to higher density residential and commercial uses. Therefore, the agricultural activities conducted in these districts should not be detrimental to urban land uses. It is intended that these districts provide a location for a lower density of residential development than is authorized in other districts. The types of uses, required area and intensity of use of land which are permitted in these districts are designed to allow agricultural uses so long as the land therein is devoted primarily to single family residences. These districts are primarily intended for areas shown on the Future Land Use Map as "Low Density Residential".

**(4) R-1-A and R-1 Single-Family Dwelling Districts.**

The areas included in R-1-A and R-1 Single-family Dwelling Districts are of the same general character as R-1-AAA and R-1-AA, but with smaller minimum lots and yards, and a corresponding increase in population density. This district is primarily intended for areas shown on the Future Land Use Map as "Low Density Residential".

**(5) R-1-AA and R-1-AAA Single-Family Dwelling Districts.**

The areas included within R-1-AA and R-1-AAA, Single-family Dwelling Districts are intended to be single-family residential areas with larger lots and lower population densities. Certain structures and uses required to serve educational, religious, utilities and noncommercial recreational needs of such areas are permitted. This district is primarily intended for areas shown on the Future Land Use Map as "Low Density Residential".

**(6) R-2 One-Family and Two-Family Dwelling District.**

This district is composed of certain limited areas where it is desirable, because of an established trend, to recognize a more intensive form of residential use than in the single-family districts. Provision is made for the erection of duplex dwelling structures. This district is primarily intended for areas shown on the Future Land Use Map as "Low Density Residential" or "Medium Density Residential".

**(7) R-3 Multiple-Family Dwelling District.**

The area included in the R-3, Multiple-family Dwelling District is residential in character with residential uses at higher population densities. Due to higher than average concentrations of persons and vehicles, these districts are situated where they are well serviced by public and commercial services and have convenient access to thoroughfares and collector streets. This district is primarily intended for areas shown on the Future Land Use Map as "Medium Density Residential" or "High Density Residential".

**(8) RT-1 Mobile Home Subdivision District.**

This district is composed of certain lands where it is desirable to attain a low to medium density residential area consisting of mobile homes on single lots under individual ownership. This district is primarily intended for areas shown on the Future Land Use Map as "Low Density Residential" or "Medium Density Residential".

**(9) P-S Professional Offices and Services District.**

The provisions of this district are intended to apply to an area adjacent to major streets and convenient and complementary to major commercial uses. The types of uses permitted and other restrictions are intended to provide an amenable

environment for the development of professional office and business services. This district is primarily intended for areas shown on the Future Land Use Map as "High Density Residential" or "Professional Service".

**(10) C-1 Neighborhood Shopping District.**

This commercial district is for the conduct of retail trade and personal service enterprises to meet the regular needs and for the convenience of the people of adjacent residential areas. Because these shops and stores may be an integral part of the neighborhood, closely associated with residential, religious, recreational and educational uses, more restrictive requirements for light, air, and open space are made than are provided in other commercial districts. This district is primarily intended for areas shown on the Future Land Use Map as "Commercial".

**(11) C-2 Community Commercial District.**

This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods. This district is primarily intended for areas shown on the Future Land Use Map as "Commercial".

**(12) C-3 General Commercial District.**

This district is composed of certain land and structures used to provide for the retailing of commodities and the furnishing of several major services, selected trade shops and automotive repairs. Characteristically, this type of district occupies an area larger than that of other commercial districts, is intended to serve a considerably greater population and offers a wider range of services. This district is primarily intended for areas shown on the Future Land Use Map as "Commercial".

**(13) I-1 Restricted Manufacturing and Warehousing District.**

This district is intended primarily for manufacturing and assembly plants and warehousing that are conducted so the noise, odor, dust and glare of each operation is completely confined within an enclosed building. These industries may require direct access to rail, air or street transportation facilities; however, the size and volume of the raw materials and finished products involved should not produce the volume of freight

generated by the uses of the general industrial districts. Buildings in this district should be architecturally attractive and surrounded by landscaped yards. This district is primarily intended for areas shown on the Future Land Use Map as "Light Industrial".

**(14) I-2 General Industrial District.**

This district is primarily intended for wholesale, storage, warehousing, manufacturing, assembling, automotive body repair, automotive wrecking or salvage yards, borrow pits, and fabrication. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air or street transportation facilities. This district is primarily intended for areas shown on the Future Land Use Map as "Heavy Industrial".

**(15) PUD Planned Unit Development District.**

The following types of uses are suitable within the Planned Unit Development District if designated in an approved Development Plan:

- (a) Planned residential communities: complementary and compatible commercial and industrial uses may be included if they are harmoniously designed into the total residential community within a Planned Unit Development District.
- (b) Planned commercial centers: complementary and compatible residential and industrial uses may be included if they are properly designed into the total commercial center within a Planned Unit Development District.
- (c) Planned industrial parks: complementary and compatible residential and commercial uses may be included if properly related to the total industrial park within a Planned Unit Development District.
- (d) Mixed- and Multi-use Developments: Projects containing a variety of uses combined within a single- or multi-tract project area including, but not limited to, those situated within the Interchange Impact Areas, the Downtown Redevelopment Area, or Activity Centers.
- (e) Public, or quasi-public facilities: uses complementary and compatible with planned residential, commercial, or industrial developments, including sewer and water utility plants may be included within a Planned Unit Development District.
- (f) Traditional Neighborhood Development: development of living environments not possible with the strict application of minimum requirements of the City's other

zoning regulations which utilize neo-traditional design principles.

C. Application of District Regulations.

(1) Application of Regulation to Uses of a more Restricted District.

Whenever the specific district regulations pertaining to one district permit the uses of a more restricted district, such uses shall be subject to the conditions set forth in the regulations of the more restricted district, unless otherwise specified.

(2) Specific District Regulations.

Within each district, regulations herein set forth shall be minimum regulations and shall apply uniformly to each class or kind of building or land.