

LA MPC Zoning District

\*\*Please refer to Lake Asbury Land Development Regulation document for specific design criteria.

Master Planned Community Land Use. The Base Zoning is **MPC**, permitting single family as a permitted use and single-family attached as a conditional use. Select PS and PO uses are permitted/conditional uses. All development must submit site plans for review to ensure conformance with LDR standards, and shall be bound by such site plans. Other Zoning Districts permitted in the MPC Land Use (consistent Zoning Districts) are PO-1, PO-2, PO-3, PO-4, PO-5, PS-1, PS-2, PS-3, PS-4, and PS-5. Development within the Master Planned Community category will be in the form of walkable neighborhoods. Walkability shall be achieved through sidewalks on both sides of streets, connected neighborhoods, parks within walking distance, and traffic calming techniques. Local and collector streets and pedestrian/bicycle paths will contribute to a connected system of routes from individual neighborhoods to village centers, the activity center and other neighborhoods. Street design shall encourage pedestrian and bicycle use. Neighborhoods shall contain a diversity of housing types through lot size varieties, and shall provide for affordable housing utilizing garage apartments; small lot subdivisions, and townhomes. To create a sense of neighborhood identity, neighborhoods within this category shall have primary neighborhood parks as well as pocket parks where neighbors can interact.

All development is subject to the Lake Asbury Overlay Standards.

Allowable uses are single-family detached dwellings, with single-family attached dwellings uses allowed adjacent to village centers. Single-family attached units may not exceed ten percent of potential units in the Master Planned Community within each village, and are subject to the Dimensional Standards of the Village Center. Central water and sewer is required in this land use category.

The maximum base density for single-family detached development is 2.5 units per net acre (net calculated as uplands only). Density may go up to three units per net acre through the dedication of environmentally sensitive uplands in addition to that which is required for all MPC development to meet the 15% upland preservation standard. For each additional acre of upland dedicated toward the upland preservation requirement that meets the priority and configuration requirements of Section II. 5 and is not a wetland upland buffer, a bonus of 10 units per acre dedicated shall be provided. Single-family attached density is allowed at a range between six and ten units per acre, the higher density being permitted through the dedication of additional environmentally sensitive lands as described above.

- a. Permitted uses:
- i. Single-family detached dwellings and customary accessory buildings incidental thereto, meeting the standards of this code.
  - ii. Single family attached, subject to locational criteria.
  - iii. Accessory apartments, meeting the standards of this code.

- iv. Satellite dish receivers to serve the development in which located.
  - v. On-premises consumption of alcoholic beverages within recreation- and clubhouse-type facilities developed as part of a unified plan of development and only for use by the residents and their guests and licensed under Chapter 11-C of the Florida Division of Alcoholic Beverage and Tobacco.
  - vi. Neighborhood parks.
  - vii. Places of worship, allowed on minor and major collectors. Forty thousand square foot limitation and additional 10,000 square foot allowed for classrooms, meeting space, and other ancillary uses on minor collectors; no size limitations on major collectors.
  - viii. Washing facilities for use by residents.
  - ix. Storage of travel trailers, recreational vehicles and boats for residents of a subdivision, within that subdivision, provided such units are stored in a separate area that is landscaped, visually screened, and maintained. Storage of these units shall not be permitted on individual lots.
  - x. Public and private educational facilities subject to locational criteria in the 2015 Plan.
  - xi. The non-commercial keeping and raising of horses, cattle, sheep, goats, swine and other similar animals; provided, however, that no more than one horse, cattle, sheep, swine, goat or other large farm animal six months of age or older shall be permitted to be kept or maintained per two acres of land. No animal pen, stall, stable, or other similar animal enclosure shall be located nearer than fifty feet to the property.
  - xii. Agricultural classification for ad valorem tax purposes.
  - xiii. Public and/or Private Utility Sites.
- b. Conditional Uses. The following uses are permitted subject to the conditions specified in Sec. 20.3-5 of the Zoning Code.
- i. Home occupations.
  - ii. Swimming pools.
  - iii. Private ponds.
  - iv. Temporary structures or buildings (excluding mobile homes).
  - v. Recreation vehicle parking for temporary use.
- c. Uses or Activities Permitted By Right as Accessory. The use of land or activities upon such land, which are secondary or incidental to the primary use as set forth herein, shall be as follows:
- i. The keeping of domesticated cats and dogs with a limit of six total per household over six months in age.
  - ii. Garage sales will be allowed up to a maximum of two (2) garage sales within any calendar year. The duration of each garage sale shall be a maximum of seventy-two (72) hours and may be conducted only within daylight hours. No sign advertising a garage sale may be placed on any public right-of-way.

- d. Prohibited Uses or Activities.
  - i. Any use or activity not permitted in (a), (b), or (c) above.
  
- e. Dimensional Standards.
  - ii. Minimum Density: 1 unit per net acre.
  - iii. Maximum Density: 2.5 units per net acre; 3 with density bonuses.
  - iv. Minimum Lot Size: 4,000 square feet (applied to a maximum of 20% of the lots within in given development) 5,500 square feet; 3,500 with rear alleys
  - v. Minimum Lot Width at Building Line: 40 feet (applied to a maximum of 20% of the lots within in given development); 30 feet with rear alleys
  - vi. Minimum Front Setback: 5 feet for front porches; 10 for front façade; 20 feet for front facing garages
  - vii. Minimum Side Setback: 5 feet.
  - viii. Minimum Rear Setback: 10 feet14 with rear alleys
  - ix. Maximum Percent of Lot Coverage: 50 percent (total for all primary and accessory buildings), 70 with rear alleys