

DIMENSIONAL REQUIREMENTS

City of Lakeland Community Development Department, December 18, 2006

DEVELOPMENT REGULATIONS - RESIDENTIAL	RA-1	RA-2	RA-3	RA-4	RB-1	RB-2	MF-12 Central City	MF-12 Urban/Sub.	MF-16 Central City	MF-16 Urban/Sub	MF-22
MINIMUM LOT REQUIREMENTS											
Minimum Lot Area	11,250 Sq Ft	10,000 Sq Ft	7,000 Sq Ft	5,000 Sq Ft	7,500 Sq Ft	6,000 Sq Ft	7,500 Sq Ft	5 Acres	7,500 Sq Ft	5 Acres	7,500 Sq Ft
Minimum Lot Width, Interior Lot	75 Ft	75 Ft	60 Ft	50 Ft	60 Ft	50 Ft	60 Ft	325 Ft	60 Ft	325 Ft	60 Ft
Minimum Lot Width, Corner Lot	100 Ft	100 Ft	75 Ft	55 Ft	75 Ft	60 Ft	75 Ft	-----	75 Ft	-----	75 Ft
BUILDING BULK REGULATIONS											
Minimum Front Setback	30 Ft	25 Ft	20 Ft	20 Ft	25 Ft	20 Ft	20 Ft	100 Ft	20 Ft	100 Ft	20 Ft
Minimum Street Side Setback for Building Height of 12 Feet or Less	30 Ft	25 Ft	20 Ft	20 Ft	20 Ft	15 Ft	20 Ft	100 Ft	20 Ft	100 Ft	20 Ft
Minimum Interior Side Setback for Building Height of 12 Feet or Less	10 Ft	9 Ft	8 Ft	7 Ft	9 Ft	7 Ft	9 Ft	50 Ft	9 Ft	50 Ft	9 Ft
Minimum Additional Street and Interior Side Setback for Each Additional 12 Feet, or Portion Thereof of Building Height	2.5 Ft	2.5 Ft	2.5 Ft	1.5 Ft	2.5 Ft	2.5 Ft	2.5 Ft	-----	2.5 Ft	-----	2.5 Ft
Minimum Rear Setback	30 Ft	25 Ft	25 Ft	20 Ft	20 Ft	20 Ft	30 Ft	70 Ft	30 Ft	70 Ft	30 Ft
Maximum Building Height	35 Ft	35 Ft	35 Ft	35 Ft	35 Ft	35 Ft	40 Ft	40 Ft	40 Ft	40 Ft	40 Ft
Maximum Lot Coverage	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
Minimum Gross Living Area Per Unit With Average Floor Area Less than 500 Sq Feet With Average Floor Area of 500 Sq Ft or Greater	1,500 Sq Ft	1,200 Sq Ft	960 Sq Ft	660 Sq Ft	480 Sq Ft	480 Sq Ft	----- 340 Sq Ft 275 Sq Ft	----- 340 Sq Ft 275 Sq Ft	----- 340 Sq Ft 275 Sq Ft	----- 340 Sq Ft 275 Sq Ft	----- 340 Sq Ft 275 Sq Ft
Minimum Gross Living Area	-----	-----	-----	-----	1,200 Sq Ft	960 Sq Ft	-----	-----	-----	-----	-----

DEVELOPMENT REGULATIONS – COMMERCIAL	C-1	C-2	C-3	C-4	C-5	C-6	C-7
MINIMUM LOT SIZE REGULATIONS							
Minimum Lot Area	7,500 Sq Ft	10,000 Sq Ft	2 Acres	5 Acres	25 Acres	5,000 Sq Ft	5,000 Sq Ft
Minimum Lot Width	50 Ft	60 Ft	200 Ft	325 Ft	450 Ft	40 Ft	40 Ft
Minimum Lot Depth	100 Ft	100 Ft	300 Ft	475 Ft	675 Ft	100 Ft	100 Ft
Minimum Street Frontage	50 Ft	60 Ft	200 Ft	325 Ft	450 Ft	40 Ft	40 Ft
BUILDING BULK REGULATIONS							
Minimum Front and Street Side Setback	-----	-----	75 Ft	100 Ft	125 Ft	0 Ft	0 Ft
From Central City Local Street	20 Ft	5 Ft					
From Central City Collector Street	20 Ft	5 Ft					
From Central City Arterial Street	20 Ft	5 Ft					
From Urban/Suburban Local Street	30 Ft	30 Ft					
From Urban/Suburban Collector Street	50 Ft	50 Ft					
From Urban/Suburban Arterial Street	65 Ft	65 Ft					
Maximum Front and Street Side Setback	-----	-----	-----	-----	-----	20 Ft	0 Ft
Minimum Interior Side Setback	5 Ft	5 Ft	30 Ft	50 Ft	75 Ft	0 Ft	0 Ft
Maximum Interior Side Setback	-----	-----	-----	-----	-----	-----	0 Ft
Minimum Rear Setback	15 Ft	20 Ft	50 Ft	70 Ft	100 Ft	0 Ft	0 Ft
Minimum Rear Setback for Residential Dwelling Unit Above First Story	30 Ft	-----	-----	-----	-----	-----	-----
Minimum Interior Side or Rear Setback from any Residential Lot Line	25 Ft	25 Ft	75 Ft	100 Ft	125 Ft	-----	-----
Minimum Interior Side or Rear Setback from any Residential Lot Line at District Boundary	-----	-----	-----	-----	-----	25 Ft	25 Ft
Minimum Building Height	-----	-----	-----	-----	-----	25 Ft	25 Ft
Maximum Building Height	36 Ft	36 Ft	36 Ft	44 Ft	44 Ft	90 Ft	40 Ft

DEVELOPMENT REGULATIONS – COMMERCIAL	C-1	C-2	C-3	C-4	C-5	C-6	C-7
BUILDING BULK REGULATIONS (CONT.)							
Minimum Lot Coverage	-----	-----	-----	-----	-----	-----	75%
Outside Parking Exempt Area	-----	-----	-----	-----	-----	50%	-----
Within Parking Exempt Area	-----	-----	-----	-----	-----	75%	-----
Maximum Lot Coverage	35%	35%	35%	35%	35%	100%	100%
Minimum Building Width	-----	-----	-----	-----	-----	40 Ft	40 Ft
MINIMUM OUT-PARCEL SIZE REGULATIONS							
Minimum Out-Parcel Area	-----	-----	-----	20,000 Sq Ft	20,000 Sq Ft	-----	-----
Minimum Out-Parcel Width	-----	-----	-----	100 Ft	100 Ft	-----	-----
Minimum Out-Parcel Depth	-----	-----	-----	100 Ft	100 Ft	-----	-----
Minimum Out-Parcel Street Frontage	-----	-----	-----	100 Ft	100 Ft	-----	-----
MINIMUM OUT-PARCEL BUILDING BULK REGULATIONS							
Minimum Interior Side Setback				0 Ft	0 Ft		
Minimum Rear Setback				0 Ft	0 Ft		
Minimum Interior Side or Rear Setback from any Residential Lot Line				25 Ft	25 Ft		
Maximum Building Height				36 Ft	36 Ft		
Maximum Lot Coverage				35%	35%		

DEVELOPMENT REGULATIONS	OFFICE DISTRICTS			INDUSTRIAL DISTRICTS		
	O-1	O-2	O-3	I-1	I-2	I-3
MINIMUM LOT SIZE REGULATIONS						
Minimum Lot Area	7,500 Sq Ft	10,000 Sq Ft	1 Acre	10,000 Sq Ft	1 Acre	2 Acres
Minimum Lot Width	50 Ft	60 Ft	100 Ft	60 Ft	100 Ft	200 Ft
Minimum Lot Depth	100 Ft	100 Ft	150 Ft	100 Ft	150 Ft	300 Ft
Minimum Street Frontage	50 Ft	60 Ft	60 Ft	60 Ft	60 Ft	60 Ft
BUILDING BULK REGULATIONS						
Minimum Front and Street Side Setback From Central City Local Street From Central City Collector Street From Central City Arterial Street From Urban/Suburban Local Street From Urban/Suburban Collector Street From Urban/Suburban Arterial Street	----- 20 Ft 20 Ft 20 Ft 30 Ft 50 Ft 65 Ft	----- 20 Ft 20 Ft 20 Ft 30 Ft 50 Ft 65 Ft	65 Ft	----- 5 Ft 5 Ft 5 Ft 30 Ft 50 Ft 65 Ft	65 Ft	75 Ft
Minimum Interior Side Setback	5 Ft	10 Ft	15 Ft	10 Ft	15 Ft	30 Ft
Minimum Rear Setback	15 Ft	20 Ft	25 Ft	15 Ft	30 Ft	50 Ft
Minimum Interior Side or Rear Setback from any Residential Lot Line	20 Ft	25 Ft	50 Ft	25 Ft	65 Ft	75 Ft
Minimum Rear Setback for Residential Dwelling Unit Above First Story	30 Ft	35 Ft	-----	-----	-----	-----
Maximum Building Height	36 Ft	36 Ft	60 Ft	36 Ft	50 Ft or 1 Ft in height for each 2 Ft in setback, whichever is greater, to a maximum of 90 Ft	50 Ft or 1 Ft in height for each 2 Ft in setback, whichever is greater, to a maximum of 90 Ft
Maximum Lot Coverage	35%	35%	35%	50%	50%	35%