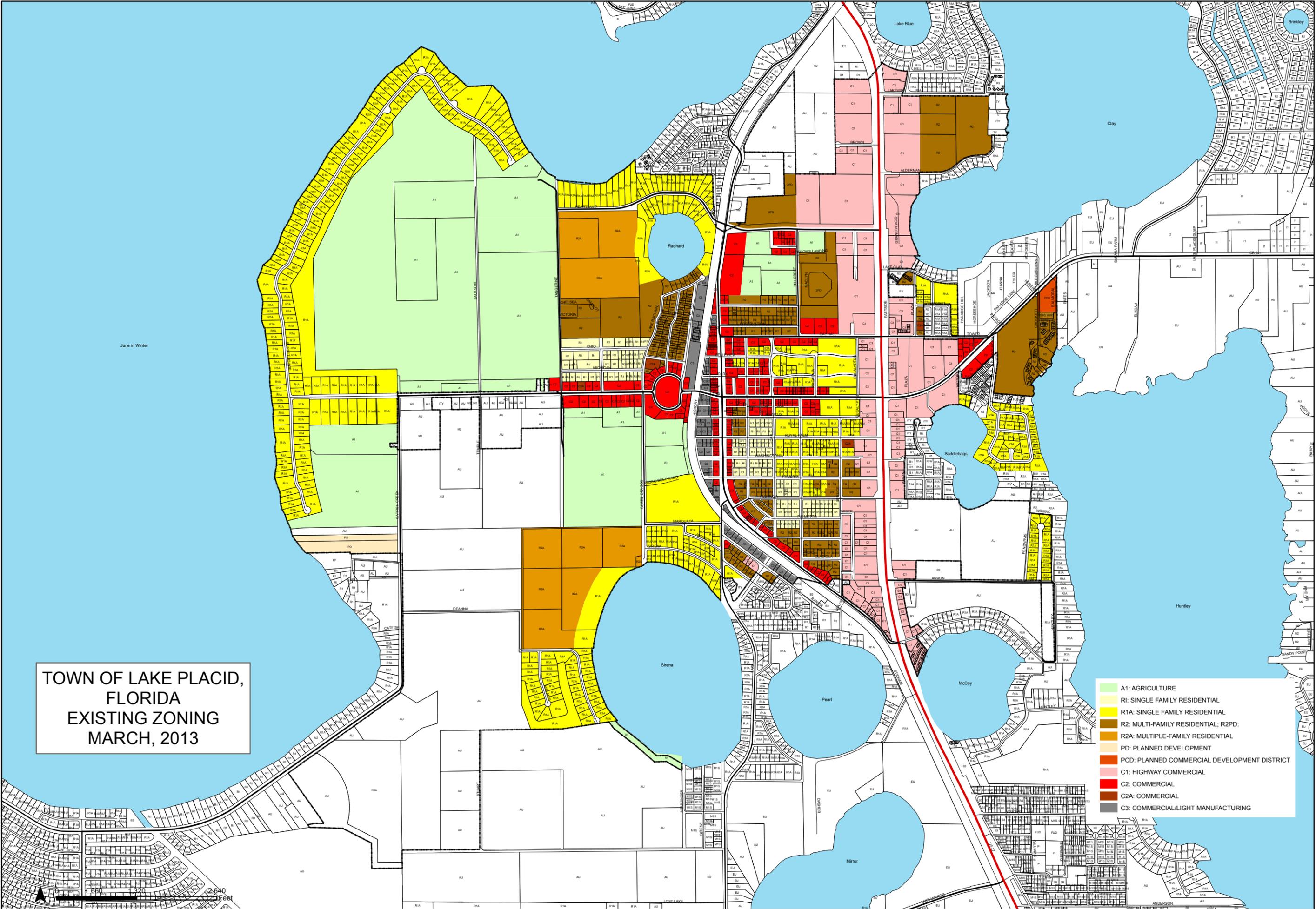


TOWN OF LAKE PLACID,  
FLORIDA  
EXISTING ZONING  
MARCH, 2013

- A1: AGRICULTURE
- R1: SINGLE FAMILY RESIDENTIAL
- R1A: SINGLE FAMILY RESIDENTIAL
- R2: MULTI-FAMILY RESIDENTIAL; R2PD:
- R2A: MULTIPLE-FAMILY RESIDENTIAL
- PD: PLANNED DEVELOPMENT
- PCD: PLANNED COMMERCIAL DEVELOPMENT DISTRICT
- C1: HIGHWAY COMMERCIAL
- C2: COMMERCIAL
- C2A: COMMERCIAL
- C3: COMMERCIAL/LIGHT MANUFACTURING



## Town of Lake Placid Zoning Designations:

A-1 Agricultural District: Principal uses permitted shall be as follows:

- (1) Any recognized agricultural or horticultural use, including grove maintenance operations, which do not create a hazard or nuisance beyond the property on which they are located.
- (2) Single-family dwellings of conventional construction.
- (3) Private boat ramps, docks, boathouses and fishing piers, subject to the provisions of [section 154-13](#)
- (4) Public parks, playgrounds of public schools.
- (5) Public utility facilities; any public use. It is intended that utility facilities operating under franchises granted by the town are classified as public.

R-1A Single-Family Dwelling District: Principal uses permitted shall be as follows:

- (1) Single-family dwellings of conventional construction.
- (2) The growing of agricultural or horticultural plants, with no sales buildings, displays, stands or places on the premises.
- (3) Public parks, playgrounds and utility facilities owned by the public or franchised firms, and any public use.
- (4) Private boat ramps, docks, boathouses and piers, subject to the provisions of [§ 154-13](#)

R-1 Single-Family Dwelling District: Principal uses permitted shall be as follows:

- (1) Single-family dwellings of conventional construction.
- (2) The growing of agricultural or horticultural plants, with no sales buildings, displays, stands or places on the premises.
- (3) Public parks, playgrounds and utility facilities owned by the public or franchised firms, and any public use.
- (4) Private boat ramps, docks, boathouses and piers, subject to the provisions of [section 154-13](#)
- (5) Day nurseries and kindergartens, provided that there shall be no sign more than three (3) square feet in area and no lighted sign; the entire play yard is fenced with at least four-foot-high fencing; off-street unloading space is provided for not less than three (3) vehicles and does not require backing into the public right-of-way; the play yard is not less than seventy-five (75) feet from any residential dwelling unit not on the same lot; and the applicant has all licenses or permits required by the town, county and state.

R-2 Multifamily Dwelling District: Principal uses permitted shall be as follows:

- (1) Single-family dwellings of conventional construction.
- (2) The growing of agricultural or horticultural plants, with no sales buildings, displays, stands or places on the premises.
- (3) Public parks, playgrounds and utility facilities owned by the public or franchised firms, and any public use.
- (4) Private boat ramps, docks, boathouses and piers, subject to the provisions of [section 154-13](#)
- (5) Day nurseries and kindergartens, provided that there shall be no sign more than three (3) square feet in area and no lighted sign; the entire play yard is fenced with at least four-foot-high fencing; off-street unloading space is provided for not less than three (3) vehicles and does not require backing into the public right-of-way; the play yard is not less than seventy-five (75) feet from any residential dwelling unit not on the same lot; and the applicant has all licenses or permits required by the town, county and state.
- (6) Duplex dwellings.
- (7) Multifamily dwellings.
- (8) Town- or row-house dwellings.

R-2A Two-Family Residential Dwelling District: Principle uses permitted shall be as follows:

- (1) Two-family dwellings (duplexes).
- (2) Single-family unattached and attached dwellings.
- (3) Town- or row-house dwellings.
- (4) Zero lot line single-family dwellings.

C-1 Highway Commercial District: Principal uses permitted shall be as follows:

- (1) Combination residence/limited commercial uses; provided, however, that both are owned and operated by the same party.
- (2) Public parks, playgrounds and utility facilities owned by the public or franchised firms, and any public use.
- (3) Private boat ramps, docks, boathouses and piers, subject to the provisions of [chapter 162](#)
- (4) Day nurseries and kindergartens, provided that there shall be no sign more than three (3) square feet in area and no lighted sign; the entire play yard is fenced with at least four-foot-high fencing; off-street unloading space is provided for not less than three (3) vehicles and does not require backing into the public right-of-way; the play yard is not less than seventy-five (75) feet from any residential dwelling unit not on the same lot; and the applicant has all licenses or permits required by the town, county, and state.
- (5) Highway-oriented businesses, such as service stations; motels or hotels; restaurants; rental, sales, and service of automotive or other vehicles, farm machinery and equipment; and recreational vehicle or travel trailer or mobile home sales and service.
- (6) Any legal use of land or buildings which offers goods or services for retail sale or rental to the public or any sector of the public.
- (7) Commercial and personal services, such as barber and beauty shops, shoe repair, book and record sales, laundry pickup and delivery, antique shops, camera and photographic supplies and sales, pharmaceutical sales, custodial care centers for preschoolers or elderly persons and educational facilities, public or private.
- (8) Professional offices, such as dental, medical, legal, real estate, insurance, accounting, finance, trade organizations, cooperatives and government, where the principal use is that of providing goods and service at retail.
- (9) Medical or dental clinics or hospitals for human care.
- (10) Mini-warehouses. Wholesale uses are permitted as principal uses when totally enclosed in a building. Retail uses will be allowed with no outside display unless written authorization is granted by special exception. Parking requirements must be met for retail usage and the appropriate occupational licenses must be authorized prior to the initiation of the retail use.
- (11) Warehousing or wholesaling as a principal use when totally enclosed in a building providing visual obstruction from off-site.

PCD Planned Commercial Development District: The Planned Commercial Development (PCD) district is intended to provide a flexible approach for unique and innovative land development proposals, which would otherwise not be permitted for this Code. Notwithstanding the specific criteria identified herein, proposals should accomplish the following purposes, to the greatest extent possible.

- (1) Provide for mixed use commercial, office and light industrial development such as shopping centers, office parks, and industrial parks;
- (2) Promote innovative site and building design;
- (3) Provide efficient location and utilization of infrastructure through orderly and economical development;
- (4) Establish open areas set aside for the preservation of natural resources, significant natural features and listed special habitats;
- (5) Provide for a coherent and visually attractive physical environment through coordination and consistency of architectural styles, landscaping designs and other elements of the built environment; and
- (6) Provide for other limitations, restrictions and requirements as deemed necessary by the town to ensure compatibility with adjacent neighborhoods and effectively reduce potential adverse impacts.

C-2 Limited Commercial District: Principal uses permitted shall be as follows:

- (1) All principal retail and/or office or service establishments, except service stations and drive-in food or drink establishments.
- (2) Any legal use of land or building which offers goods or services for retail sale or rental to the public or any sector of the public. Such uses shall include new and used cars, truck, tractor or farm equipment display for any retail sale; mobile home display and sale; outdoor advertising structures and devices which meet setback requirements; small bakeries where not more than four (4) persons are employed and the products produced are primarily sold on the premises; food and drink establishments, except for drive-in sales; repair services of any goods or machinery; veterinary clinics, not including open holding pens or exercise yards; and any combination of permitted uses.

C-2A Professional Commercial District: Principal uses permitted shall be as follows:

- (1) All low impact retail and/or office or service establishments, excluding automobile or mobile home display and sale, tractor or farm equipment display for any retail sale, service stations, and drive-in food or drink establishments.
- (2) Any legal use of land or building which offers professional goods or services for retail sale or rental to the public or any sector of the public. Such uses shall include medical/dental offices, consulting services, and small bakeries where not more than four (4) persons are employed and the products produced are primarily sold on the premises; food and drink establishments, except for drive-in sales.

C-3 Commercial Light Manufacturing District: Principal uses permitted shall be as follows:

- (1) Any business or establishment of a general retail, wholesale or service type. Retail shall be limited to uses combined with wholesale, and/or manufacturing.
- (2) Light manufacturing uses which are non-hazardous and whose premises do not contain any outdoor or open storage or above ground tank storage of merchandise, products or materials except for automobiles and delivery or service vehicles.
- (3) Light industry not detrimental to the health and welfare of the town by the emission of odor, dust, smoke, fumes or by the attraction of rodents and vermin.

PD Planned Development District: The Planned Development (PD) District is designed to allow an applicant to submit a PD application for consideration, and to allow the Town Council to approve any application which it determines to be in the best interest of the public health, safety, and welfare, along with any conditions, requirements or limitations thereon which the Town Council deems advisable. The PD District is intended to:

1. Promote more efficient and economic uses of land;
2. Provide opportunities for design innovations by individual planned developments which are not provided for or allowed in the underlying zoning districts established by this chapter;
3. Promote home ownership opportunities for all residents of the community;
4. Encourage flexibility in design and permit planned integration of multiple uses and structures;
5. Encourage uses of land which reduce transportation impacts;
6. Provide for more usable and suitable located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned, than would otherwise be provided under conventional land development procedures;
7. Lower development and building costs by permitting smaller lots, networks of utilities, and streets and the use of more economical building types and shared facilities; and
8. Accomplish more desirable living and working environments than would be possible through the strict application of the minimum requirements of the Town's other zoning and subdivision Regulations.