

Section 3.0X.0Y Market Square Zoning District

A. Purpose and Intent

- (1) The purpose of the Market Square Zoning District is to recognize and enhance the vitality of the core, mixed use community central area. In this zoning district, integrated business and leisure uses shall be permitted, while requiring buffer yards and other mitigation techniques to ensure a smooth transition where these parcels interface with residential land uses. Businesses in this district promote pedestrian and bicycle connectivity.
- (2) This zoning district is established within the Mt. Plymouth-Sorrento Main Street FLUM Category.
- (3) All structures developed within this district shall meet or exceed the architectural design criteria contained in Chapter XXX of these regulations.
- (4) If a use is not specifically listed and exhibits similar characteristics to those permitted and conditional uses listed herein, the County Manager or designee, shall make a written interpretation that the proposed use exhibits similar characteristics to a listed use, in which case, the use shall be permitted in the same manner as the use with similar characteristics.

B. Uses (as defined in s. 3.01.02)

(1) Permitted Uses

A. Residential Uses

1. Single family dwelling unit;
2. Duplex dwelling unit;
3. Multifamily dwelling units;
4. Accessory uses and structures, excluding guest houses;
5. Bed & Breakfast Home;
6. Bed & Breakfast Inn;

B. Agricultural Uses

1. Roadside Farm Stands and Farmer's Markets

C. Commercial Uses

1. Banking, no drive through facilities;
2. Bar or Tavern, no drive-through or drive-up service;
3. Consumer Services and Repair;
4. Personal Care Services; except full-service dry-cleaning (drop-off/pick-up services only, no on-site cleaning)
5. Professional Office;
6. Recreation, Commercial;
7. Research Services;

8. Restaurant, Fast Food, no drive-through or drive-up service;
9. Restaurant, General;
10. Retail, Convenience, no fuel sales, no drive-through or drive-up services;
11. Retail, General, no fuel sales, no drive-through or drive-up services;
12. Theaters, single stage or two motion picture screens only;

D. Community Facility Uses

1. Church;
2. Cultural Institution;
3. Day Care Center;
4. Utilities;
5. Community Centers;
6. Parking Lots;
7. Public buildings, excluding maintenance facilities;
8. Camouflaged Wireless Antennas, Towers & Equipment, Amateur Radio Station Operators/Receive Only Antennas;

E. Recreational Uses

1. Club Private or Country;
2. Parks and Recreation, Active and Passive;
3. Riding Stable or Academy;

(2) Conditional Uses

- A. Amusements, Commercial;
- B. Medical Services;
- C. Wireless Antennas, Towers & Equipment, except Camouflaged & Amateur, meeting Section 3.13.00 requirements;
- D. Uses larger than x,xxx square feet in size
- E. Other ?

(3) Miscellaneous Uses

- A. Outdoor Storage and Display
- B. Accessory Uses

C. Site Development Standards

(1) Lot Area:

- a. Residential, single-family detached: Maximum 21,780 square feet
- b. Residential, multi-family: Not Applicable
- c. Non-residential: Not Applicable

(2) Maximum Building Height: Two (2) Stories, up to 40 feet.

(3) Maximum Impervious Surface Ratio (Developed Lot Coverage): 0.60

(4) Setbacks

a. Residential:

- (i) Front yard: Maximum 20 feet;
- (ii) Side yard: A minimum of five (5) feet;
- (iii) Rear yard: Minimum ten (10) feet.

b. Commercial

- (i) Front: Must build to sidewalk or R.O.W. on at least 60 % of street-facing facade. The remaining 40 percent may be recessed to provide for building entries, courtyards, outdoor seating areas, public art, or similar features;
- (ii) Side: maximum ten (10) feet
- (iii) Rear: Minimum ten (10) feet

(5) Floor Area: Maximum floor area: 0.30 FAR

(6) Density: 5.5 dwelling units per acre

(7) Open Space: 35%

(8) Landscape Requirements: See Chapter IX, Development Design and Improvement Standards, Lake County Land Development Regulations.

(9) Non-Residential Development Parking Requirements:

- (a) All parking shall comply with Section 9.03 Off-Street Parking
- (b) All non-residential parking areas shall be located to the rear or sides of building sites that abut public streets. Parking areas are encouraged to be located in the interior of blocks, or completely screened from public rights of way, or in dedicated parking lots which are landscaped and buffered to ensure compatibility with adjacent properties.
- (c) On-street parking may be allowed with right of way utilization permit.

(10) Access Management: All property within the Market Square District shall be subject to section 9.05.00, Access Management, regardless of roadway classification. Single family residences shall be allowed to construct shared driveways along property boundaries to minimize impervious areas.

D. Architectural and Site Design Standards. See Section XYZ: Architectural Design Standards