

# CITRUS PARK VILLAGE MASTER PLAN

## 5. Sub-District Zoning Descriptions and Requirements

Sub-district setbacks, build-to line, maximum density, maximum intensity, maximum and minimum stories and height and maximum impervious surface requirements are identified in the Citrus Park Village Schedule of Area, Height, Bulk, and Placement Regulations (see below).

CITRUS PARK VILLAGE SCHEDULE OF AREA, HEIGHT, BULK, AND PLACEMENT REGULATIONS										
DISTRICT	MINIMUM ZONING LOT SIZE AREA/SF	BUILD TO FRONT LINE	REQUIRED YARD			MAX DENSITY	MAX FAR	MAX HEIGHT	MIN STORIES	MAX IMPERVIOUS SURFACE %
			WIDTH	SIDE	REAR					
A1*	4,000	0	40	0	20	NA	NA	45	1	75
A2**	5,000	NA	NA	NA	NA	NA	NA	45	1	40
B1	4,000	0	40	0	0	24	0.35	45	2	75
B2	5,000	NA	50	0	0	NA	NA	45	1	NA
B3	4,000	0	40	0	0	9	0.35	45	1	75
B4	4,000	0	40	0	0	24	0.35	45	1	75
B5	4,000	0	40	0	0	NA	0.25	45	2	75
C	5,000	NA	50	0	0	NA	NA	45	1	NA
D	4,000	10	40	0	15	10	NA	45	1	NA
E1	4,000	0	40	0	20	24	0.35	45	2	75
E2	4,000	0	40	0	20	9	0.25	45	1	75
E3	4,000	0	40	0	0	24	0.25	45	2	75
E4	4,000	0	40	0	0	24	0.25	45	2	75
F1	5,000	NA	50	0	0	NA	0.20	45	1	60
F2	5,000	0	50	0	0	12	0.20	45	1	60
F3	5,000	0	50	0	0	12	0.20	45	1	60
F4	5,000	NA	NA	NA	NA	NA	NA	45	NA	NA
G1	5,000	10	50	5	10	12	0.35	45	1	70
G1 Alt***	5,000	0	50	0	0	20	0.25	45	1	75
G2	4,000	0	40	0	20	6	0.35	45	1	75
H	4,000	0	40	0	0	NA	0.25	45	1	75
I	5,000	0	50	0	0	6	0.35	45	1	75
J	5,000	NA	50	0	0	NA	NA	45	1	NA
K	see plat	see plat	see plat	see plat	see plat	see plat	see plat	45	1	NA
L	5,000	NA	NA	NA	NA	NA	NA	45	1	NA
M	5,000	0	50	0	0	6	0.25	45	1	70
N	5,000	0	50	0	0	16	NA	45	1	75
O	5,000	NA	50	0	0	NA	0.25	45	1	70
P	4,000	0	40	0	0	NA	0.4	45	1	75
Q	5,000	10	50	0	0	20	NA	45	1	75
R1	5,000	0	50	0	0	NA	0.4	45	1	75
R2	5,000	10	50	0	20	NA	0.25	45	1	70
R3	5,000	0	50	0	0	NA	0.25	45	1	75
R4	4,000	0	40	0	0	NA	0.25	45	1	75
S1	5,000	10	50	0	20	NA	0.25	45	1	70
S2	5,000	10	50	5	20	6	0.25	45	1	70
T	5,000	10	50	5	10	9	NA	45	1	NA
U	see plat	see plat	see plat	see plat	see plat	see plat	see plat	45	1	NA
V1	5,000	10	50	0	20	20	0.25	45	1	75
V2	5,000	10	50	0	0	NA	0.25	45	1	75
W1	5,000	10	50	0	0	20	NA	45	1	75
W2	5,000	10	50	0	0	9	NA	45	1	70
W3	5,000	10	50	0	0	6	NA	45	1	75
W4	5,000	10	50	0	0	20	NA	45	1	75
W5****	see RZ 99-1318-KE	****	****	****	****	****	****	25	1	****
X1	5,000	10	50	20	20	NA	0.30	45	1	75
X2	5,000	10	50	5	0	NA	0.25	45	1	75
Z	see plat	see plat	see plat	see plat	see plat	see plat	see plat	45	1	NA
AA	5,000	NA	NA	NA	NA	NA	NA	45	NA	NA

### Footnotes:

A1\* In the alternative sub-district to meet schedule/uses of the E1 sub-district for area located south of Altaloma Street and meet the schedule/uses of the S2 sub-district for area located north of Altaloma Street.

A2\*\* In the alternative sub-district to meet the schedule/uses of the E1 sub-district.

G1 Alternative \*\*\* See sub-district description for qualification criteria.

W5\*\*\*\* See Hillsborough County Zoning RZ 99-1318-KE.

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## 5.1 Sub-District A-1

**Purpose:** The purpose of this sub-district is to allow civic uses to establish themselves within the village downtown core. Civic uses shall have a prominent place within the village and the civic buildings shall be orientated toward the Village Green and adjacent street, which wraps the Village Green.

**Permitted Uses:** Government/administrative offices, library, post office, village hall, community center, except as otherwise allowed per the Alternative uses listed below.

**Maximum Density:** Not Applicable

**Maximum Intensity:** Not Applicable

**Orientation:** Buildings shall orient toward the Village Green.

**Setbacks:**

- Front: Buildings shall be placed on the right-of-way line of the street, which wraps the Village Green. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional five feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street.
- Side: 0
- Rear: 20

**Roadway Obligation:**

- The street that fronts the Village Green (A-2) on the west, as depicted on the Master Street Plan shall be constructed per the cross section standard concurrent with the development of A-1 uses. A portion of Altaloma Street may be vacated (see Village Master Plan) concurrent with the development of A-1 uses.

**Village Green Obligation:**

- The Village Green (A-2) shall be developed concurrent with the development of A-1 uses.

**Alternative:** Civic users shall have the right of first refusal to locate within A-1. In the event civic users are interested in locating within A-1, the civic users shall also be required to acquire A-2. In the event civic space end users are not in a position to acquire sub-districts A-1 and A-2, those portions of sub-district A-1 located south of Altaloma Street may be developed in the manner described per the E-1 sub-district. Those portions of sub-district A-1 located north of Altaloma Street may be developed in the manner described per the S-2 sub-district. Under this Alternative, Altaloma Street shall not be vacated.

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## 5.2 Sub-District A-2

**Purpose:** The purpose of this sub-district is to establish a Village Green (passive park) within the Village Center. This Village Green is to be wrapped by a street on the north, east, and west, and Ehrlich Road on the south. Civic land uses are to front the street, which wraps the park on the north, east and west. This Village Green is intended to serve as a focal point for the Civic uses and the village at large. Public art is encouraged to be located in this park. The Village Green shall include useable public space (e.g., sidewalks, a central plaza, benches, landscaping, lighting).

**Permitted Use:** Village Green, except as otherwise allowed below.

**Maximum Density:** Not Applicable

**Maximum Intensity:** Not Applicable

**Setbacks:** Not Applicable

**Alternative:** Civic users shall have the right of first refusal to locate within A-1. In the event civic space end users are not in a position to acquire the A-2 property, A-2 may be developed in the manner described per the E-1 sub-district requirements.

## 5.3 Sub-District B-1

**Purpose:** The purpose of this sub-district is to allow for vertically and horizontally integrated mixed-use retail, office, and residential development within the Village Center along both Ehrlich Road and Gunn Highway.

**Permitted Uses:** Retail, office and residential

**Maximum Density:** 24 units per acre

**Maximum Intensity:** 0.35 FAR

**Orientation:** Buildings shall primarily orient toward Ehrlich Road and Gunn Highway

**First Floor:** Retail, office

**Upper Floors:** Office, residential

**Minimum Height:** Two (2) stories for those buildings fronting Gunn Highway/Ehrlich Road

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## **Setbacks:**

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional five feet (5'). Small pedestrian courts shall have a maximum width of twenty feet (20') on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street.
- Side: 0 feet
- Rear: 0 feet

## **Roadway Obligation:**

- The street that is contiguous to the sub-district along its western boundary shall be constructed per the cross section standard (Master Street Plan) concurrent with the development of B-1 uses. It is recognized that cooperation with the Hillsborough County School Board is needed in order for this roadway to be constructed. In the event, cooperation with the School Board cannot be achieved the Zoning Administrator has the authority to waive this construction requirement.

## **5.4 Sub-District B-2**

**Purpose:** The purpose of this sub-district is to allow for the continuation of the existing park/ball field.

**Permitted Uses:** Park/Ball fields

**Maximum Density:** N/A

**Maximum Intensity:** N/A

**Orientation:** N/A

## **Setbacks:**

- Front: N/A
- Side: 0 feet
- Rear: 0 feet

## **5.5 Sub-District B-3**

**Purpose:** The purpose of this sub-district is to allow for vertically and horizontally integrated mixed-use retail, office, and residential development within the Village Center along both Gunn Highway and the trail. It is anticipated that uses within this sub-district will take advantage of the frontage along both Gunn Highway and the trail and orient buildings toward both corridors. Large mature canopy trees shall be protected and incorporated into the site plan design.

**Permitted Uses:** Retail, office and residential

**Maximum Density:** 9 units per acre

**Maximum Intensity:** 0.35 FAR

**First Floor:** Retail, office, residential

**Upper Floors:** Office, residential

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**Parking:** Parking may be permitted to side of buildings given the narrow width and double frontage position of this sub-district.

**Orientation:** Buildings shall also orient toward the trail. The sides of buildings (front, side, or rear) facing the trail shall be finished to the same extent as the front facade.

**Setbacks:**

- **Front:** Buildings shall be placed on the right-of-way lines (both the roadway and trail right-of-way lines). In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional five feet (5'). Small pedestrian courts shall have a maximum width of twenty feet (20') on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street/trail.
- **Side:** 0 feet
- **Rear:** 0 feet

**Roadway Obligation:**

- Concurrent with the development of this sub-district an east/west street shall be constructed per the cross section standard contiguous to the northern boundary of the sub-district as depicted per the Master Street Plan.

**Trail Connection:** A minimum of four connections to the trail shall be provided. The connections shall be a minimum of five feet (5') wide.

## 5.6 Sub-District B-4

**Purpose:** The purpose of this sub-district is to allow for vertically and horizontally integrated mixed-use retail, office, and residential development within the Village Center along Gunn Highway and the trail. It is anticipated that uses within this sub-district will take advantage of the frontage along both Gunn Highway and the trail and orient buildings toward both corridors.

**Permitted Uses:** Retail, office and residential

**Maximum Density:** 24 units per acre

**Maximum Intensity:** 0.35 FAR

**Parking:** Parking may be permitted to side of buildings given the narrow width and double frontage position of this sub-district.

**Building Orientation:** Buildings may also orient toward the trail. The sides of buildings (front, side, or rear) facing the trail shall be finished to the same extent as the front façade.

**First Floor:** Retail, office

**Upper Floors:** Office, residential

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**Minimum Height:** Two (2) stories for buildings fronting Gunn Highway/Ehrlich Road.

**Setbacks:**

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional five feet (5'). Small pedestrian courts shall have a maximum width of twenty feet (20') on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street/trail.
- Side: 0 feet
- Rear: 0 feet

**Roadway Obligation:**

- Concurrent with the development of this sub-district an east/west street shall be constructed per the cross section standard contiguous to the southern boundary of the sub-district as depicted per the Master Street Plan.

**Trail Connection:** A connection to the trail shall be provided. The connection shall be a minimum of five feet (5') wide.

## 5.7 Sub-District B-5

**Purpose:** The purpose of this sub-district is to allow for retail and office development within the Village Center along Ehrlich Road, Gunn Highway, and the trail.

**Permitted Uses:** Retail, office

**Maximum Density:** Not Applicable

**Maximum Intensity:** 0.25 FAR

**Parking:** Parking shall be permitted to side of buildings given the triple frontage position of this sub-district

**Building Orientation:** Buildings may also orient toward the trail. The sides of buildings (front, side, or rear) facing the trail shall be finished to the same extent as the front façade.

**Setbacks:**

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional five feet (5'). Small pedestrian courts shall have a maximum width of twenty feet (20') on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street/trail.
- Side: 0 feet
- Rear: 0 feet

**Trail Connection:** A connection to the trail shall be provided. The connection shall be a minimum of five feet (5') wide.

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## 5.8 Sub-District C

**Purpose:** The purpose of this sub-district is to allow for the continuation of the existing fire station and/or public uses facilities. In the event the fire station building is redeveloped, it shall meet the design standards contained herein.

**Permitted Use:** Public use facilities

**Maximum Density:** Not Applicable

**Maximum Intensity:** Not Applicable

**Setbacks:** Not Applicable

## 5.9 Sub-District D

**Purpose:** The purpose of this sub-district is to allow for attached residential (townhouses) along the southern and western perimeter of the sub-district, with a street fronting the townhouses, with the street wrapping a Village Green. The street and Village Green is to be developed concurrently with the residential units. A street connection shall be made to the Citrus Pointe subdivision as shown on the Village Master Plan. The Village Green shall include useable public space (e.g., sidewalks, a central plaza, benches, landscaping, lighting).

**Permitted Use:** Residential and Village Green

**Maximum Density:** 10 units per acre

**Maximum Intensity:** Not Applicable

**Setbacks:**

- Front: Buildings shall be placed on the right-of-way lines.
- Side: 0 feet
- Rear: 15 feet

**Roadway Obligations:**

- Concurrent with the development of sub-district D, the street which fronts the townhouses and the Village Green, the connection to the Citrus Pointe subdivision, and the connection to sub-district B-2 shall be constructed per the cross section standard of the Master Street Plan.

**Village Green Obligation:**

- A Village Green that utilizes all of the land area between Gunn Highway and the local street that wraps the green shall be developed concurrent with the development of D uses. Maintenance of this Village Green shall be the responsibility of the developer or private association.

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## 5.10 Sub-District E-1

**Purpose:** The purpose of this sub-district is to allow for vertically and horizontally integrated mixed-use retail, office and residential development within the Village Center along Ehrlich Road.

**Permitted Uses:** Retail, office and residential

**Maximum Density:** 24 units per acre

**Maximum Intensity:** 0.35 FAR

**First Floor:** Retail, office

**Upper Floors:** Office, residential

**Minimum Height:** Two (2) stories for buildings fronting Ehrlich Road

**Orientation:** Buildings adjacent to the trail may also orient toward the trail. The sides of buildings (front, side, or rear) facing the trail shall be finished to the same extent as the front façade.

**Setbacks:**

- **Front:** Buildings shall be placed on the Ehrlich Road right-of-way line. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional five feet (5'). Small pedestrian courts shall have a maximum width of twenty feet (20') on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street/trail.
- **Side:** 0 feet
- **Rear:** 30 feet

**Trail Connection:** A connection to the trail shall be provided with the development of the land adjacent to the trail. The connection to the trail shall be a minimum of five feet (5') wide.

## 5.11 Sub-District E-2

**Purpose:** The purpose of this sub-district is to allow for vertically and horizontally integrated mixed-use retail and office development within the Village Center along Ehrlich Road.

**Permitted Uses:** Retail, office, residential

**Maximum Density:** 9 units per acre

**Maximum Intensity:** 0.25 FAR

**First Floor:** Retail, office

**Upper Floors:** Office, residential

**Minimum Height:** Two (2) stories for buildings fronting Ehrlich Road

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## **Setbacks:**

- **Front:** Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional five feet (5'). Small pedestrian courts shall have a maximum width of twenty feet (20') on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street/trail.
- **Side:** 0 feet
- **Rear:** 20 feet

## **5.12 Sub-Districts E-3, E-4**

**Purpose:** The purpose of this sub-district is to allow for vertically and horizontally mixed-use retail, office, and residential development within the Village Center.

**Permitted Uses:** Retail, office and residential

**Maximum Density:** 24 units per acre

**Maximum Intensity:** 0.25 FAR

**First Floor:** Retail, office

**Upper Floors:** Office, residential

**Minimum Height:** Two (2) stories for those buildings fronting Ehrlich Road within E-3.

**Orientation:** Buildings may also orient toward the trail. The sides of buildings (front, side, or rear) facing the trail shall be finished to the same extent as the front façade.

## **Setbacks:**

- **Front:** Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional five feet (5'). Small pedestrian courts shall have a maximum width of twenty feet (20') on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street/trail.
- **Side:** 0 feet
- **Rear:** 0 feet

## **Roadway Obligations:**

- Concurrent with the development of sub-district E-3 a north/south street shall be constructed per the cross section standard contiguous to the eastern boundary of the sub-district as depicted on the Master Street Plan.
- Concurrent with the development of sub-district E-4 a north/south street shall be constructed per the cross section standard contiguous to the eastern boundary of the sub-district as depicted on the Master Street Plan.

**Trail Connection:** A connection to the trail shall be provided. The connection shall be a minimum of five feet (5') wide.

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## 5.13 Sub-District F-1

**Purpose:** The purpose of this sub-district is to allow for office development within the Village Center. Parking and building areas shall be located so as to minimize the impact to large mature canopy trees.

**Permitted Uses:** Office, existing residential

**Maximum Density:** Not Applicable

**Maximum Intensity:** 0.20 FAR

**Parking:** Parking shall be located so as to minimize impacts to the existing tree canopy.

**Orientation:** Buildings may orient toward the trail.

**Setbacks:** Office buildings shall be located so as to minimize impacts to the existing tree canopy

**Roadway Obligation:**

- Concurrent with the development of this sub-district an east/west street shall be constructed per the cross section standard contiguous to the northern boundary of the sub-district as depicted per the Master Street Plan.

**Trail Connection:** A connection to the trail shall be provided. The connection shall be a minimum of five feet (5') wide.

## 5.14 Sub-District F-2

**Purpose:** The purpose of this sub-district is to allow for office or residential development.

**Permitted Uses:** Office, residential

**Maximum Density:** 12 units per acre

**Maximum Intensity:** 0.20 FAR

**Parking:** Parking shall be located so as to minimize impacts to the existing tree canopy.

**Orientation:** Buildings may orient toward the trail. The sides of buildings (front, side, or rear) facing the trail shall be finished to the same extent as the front façade.

**Setbacks:** Office and/or residential buildings shall be located so as to minimize impacts to the existing tree canopy.

**Trail Connection:** A connection to the trail shall be provided. The connection shall be a minimum of five feet (5') wide.

**Gateway Obligation:** At the time of final plan/plat approval of development within F-2 the portion of property located within F-4 shall be donated to Hillsborough County for a Gateway feature.

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## 5.15 Sub-District F-3

**Purpose:** The purpose of this sub-district is to allow for office or residential development.

**Permitted Uses:** Office, residential

**Maximum Density:** 12 units per acre

**Maximum Intensity:** 0.20 FAR

**Parking:** Parking shall be located so as to minimize impacts to the existing tree canopy.

**Orientation:** Buildings shall orient toward the trail. The sides of buildings (front, side, or rear) facing the trail shall be finished to the same extent as the front façade.

**Setbacks:** Office and/or residential buildings shall be located so as to minimize impacts to the existing tree canopy.

**Trail Connection:** A connection to the trail shall be provided. The connection shall be a minimum of five feet (5') wide. A stub-out to the east shall be provided for the eventual connection by others to sub-district AA.

**Gateway Obligation:** At the time of final plan/plat approval of development within F-3 the portion of property located within F-4 shall be donated to Hillsborough County for a Gateway feature. The developer of F-3 shall not be responsible for the design or construction of the Gateway.

## 5.16 Sub-District F-4

**Purpose:** The purpose of this sub-district is to allow for an entranceway/gateway feature to Citrus Park Village. The gateway shall include a welcome to Citrus Park Village sign, landscaping and irrigation. At the time of final plan/plat approval of development within F-2 and F-3, the property located within F-4 shall be donated to Hillsborough County for a Gateway feature by the respective property owners of F-2/F-3.

**Permitted Uses:** Open space, gateway entrance feature

**Maximum Density:** Not Applicable

**Maximum Intensity:** Not Applicable

**Parking:** Not Applicable

**Setbacks:** Not Applicable

## 5.17 Sub-District G-1

**Purpose:** The purpose of this sub-district is to allow for development of vertically and horizontally integrated mixed-use office and residential land uses. Existing residential structures may be converted or new buildings may be developed as all office, all residential, or mixed office/residential, or live/work units.

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**Permitted Uses:** Office, residential, except as otherwise identified in the Alternative below.

**Maximum Density:** 12 units per acre. Maximum building size: 5,000 square feet.

**Maximum Intensity:** 0.35 FAR. Maximum building size: 5,000 square feet.

**First Floor:** Office, residential

**Upper Floors:** Office, residential

**Setbacks:**

- Front: 10 feet. New development shall build to this front setback line. Conversions shall not be required to build to this line.
- Side: 5 feet
- Rear: 10 feet

Individual properties within sub-district G-1 may take advantage of this district's uses and higher density and intensity provided sign-off is received from a minimum of 80 percent of the property owners on the facing block of the property to be redeveloped/expanded. The unit of measure to be used to indicate support shall be the amount of linear street frontage. The facing block is defined herein as representing all lots on both sides of a street segment where each use on each lot has an orientation to the street and access is to the street. Once 50 percent of the block is converted to higher density residential and/or office this requirement shall no longer apply. Otherwise, single-family residential on minimum 5,000 square foot lots shall be permitted.

## 5.18 Sub-District G-1 Alternative

In the event a minimum of 90 percent of all properties (measured by linear frontage) within G-1 can be brought under unified development control, this sub-district may be developed as retail, office, residential, or institutional uses or a mixture of these uses.

**G-1 Alternative Permitted Uses:** Mixed use, retail, office, residential and institutional (educational facilities: community college)

**Maximum Density:** 20 units per acre

**Maximum Intensity:** 0.25 FAR

**First Floor:** Retail, office, residential, institutional

**Second Floor:** Office, residential, institutional

**Orientation:** Buildings shall be orientated toward the trail

**Transportation Circulation Network Exemption:** In the event 90 percent of the properties (measured by linear frontage) within G-1 are brought under unified control, the existing street grid within G-1 may be eliminated to allow for greater flexibility in the development of G-1 (i.e., campus style development).

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## **Setbacks:**

- **Front:** Buildings located the closest to the trail shall be placed on the trail right-of-way line. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional five feet (5'). Small pedestrian courts shall have a maximum width of twenty feet (20') on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street.
- **Side:** 0 feet
- **Rear:** 0 feet

**Trail Connection:** A minimum of four connections shall be provided to the trail. The connections shall be a minimum of five feet (5') wide.

## **5.19 Sub-District G-2**

**Purpose:** The purpose of this sub-district is to allow for retail development along Gunn Highway.

**Permitted Uses:** Retail, residential

**Maximum Density:** 6 units per acre

**Maximum Intensity:** 0.35 FAR

**Orientation:** Buildings may also orient toward the trail.

## **Setbacks:**

- **Front:** Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional five feet (5'). Small pedestrian courts shall have a maximum width of twenty feet (20') on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street.
- **Side:** 0 feet
- **Rear:** 20 feet

**Trail Connection:** A connection to the trail shall be provided. The connection shall be a minimum of five feet (5') wide.

## **5.20 Sub-District H**

**Purpose:** The purpose of this sub-district is to allow for retail, and office development along Gunn Highway and Citrus Park Drive.

**Permitted Uses:** Retail, office

**Maximum Density:** Not Applicable

**Maximum Intensity:** 0.25 FAR

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## **Setbacks:**

- **Front:** Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet (5'). Small pedestrian courts shall have a maximum width of 20 feet (20') on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street.
- **Side:** 0 feet
- **Rear:** 0 feet

## **5.21 Sub-District I**

**Purpose:** The purpose of this sub-district is to allow for retail and office development along Gunn Highway.

**Permitted Uses:** Retail, office, existing residential

**Maximum Density:** Not Applicable

**Maximum Intensity:** 0.35 FAR

## **Setbacks:**

- **Front:** Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional five feet (5'). Small pedestrian courts shall have a maximum width of twenty feet (20') on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street.
- **Side:** 0 feet
- **Rear:** 0 feet

## **5.22 Sub-District J**

**Purpose:** The purpose of this sub-district is to allow for an existing public use facility (sheriff's office).

**Permitted Uses:** Public use facilities

**Maximum Density:** Not Applicable

**Maximum Intensity:** Not Applicable

## **Setbacks:**

- **Front:** New buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional five feet (5'). Small pedestrian courts shall have a maximum width of twenty feet (20') on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street.
- **Side:** 0 feet
- **Rear:** 0 feet

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## 5.23 Sub-District K

**Purpose:** The purpose of this sub-district is to recognize the existing Citrus Pointe subdivision.

**Permitted Uses:** Residential

**Minimum Lot Size:** Per existing plat

**Maximum Intensity:** Not Applicable

**Setbacks:** For new development and expansions (optional)

- Front: 10 feet
- Side: 5 feet for detached units and duplexes/0 and 5 for zero lot line/0 for attached units
- Rear: 15 feet

**Sign-Off:** Individual properties within sub-district K may take advantage of the reduced front yard setback requirement provided sign-off is received from 80 percent of the property owners on the facing block of the property to be redeveloped/expanded. Once 50 percent of the block is converted to the ten-foot (10') setback/build-to line, this requirement shall no longer apply. Otherwise single-family residential uses may be developed within this Sub-District per lot sizes of the existing plat.

## 5.24 Sub-District L

**Purpose:** The purpose of this sub-district is to recognize the existing elementary school.

**Permitted Uses:** Elementary School, school support facilities

**Maximum Density:** Not Applicable

**Maximum Intensity:** Not Applicable

**Setbacks:**

- Front: New buildings shall be placed on the right-of-way lines. Small pedestrian courts shall have a maximum width of twenty feet (20') on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street.
- Side: 0 feet
- Rear: 0 feet

## 5.25 Sub-District M

**Purpose:** The purpose of this sub-district is to allow for office development along Sheldon Road.

**Permitted Uses:** Office, residential

**Maximum Density:** 6 units per acre

**Maximum Intensity:** 0.25 FAR

**Setbacks:**

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- Front: Buildings shall be placed on the right-of-way line. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional five feet (5'). Small pedestrian courts shall have a maximum width of twenty feet (20') on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street.
- Side: 0 feet
- Rear: 0 feet

## 5.26 Sub-District N

**Purpose:** The purpose of this sub-district is to recognize the existing apartment complex along Sheldon Road.

**Permitted Uses:** Residential

**Maximum Number of Units:** 230

**Maximum Intensity:** Not Applicable

**Setbacks:**

- Front: If redeveloped, buildings closest to the road shall be built to the right-of-way line.
- Side: 0 feet
- Rear: 0 feet

## 5.27 Sub-District O

**Purpose:** The purpose of this sub-district is to allow for retail and office development along Gunn Highway and Sheldon Road.

**Permitted Uses:** Retail and office

**Maximum Density:** Not Applicable

**Maximum Intensity:** 0.25 FAR

**Setbacks:**

- Front: Flexible- buildings shall be located so as to minimize impact to the existing tree canopy.
- Side: 0 feet
- Rear: 0 feet

## 5.28 Sub-District P

**Purpose:** The purpose of this sub-district is to allow for retail and office development along Gunn Highway/Ehrlich Road.

**Permitted Uses:** Retail, office

**Maximum Density:** Not Applicable

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**Maximum Intensity:** 0.40 FAR

**Setbacks:**

- **Front:** Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional five feet (5'). Small pedestrian courts shall have a maximum width of twenty feet (20') on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street.
- **Side:** 0 feet
- **Rear:** 0 feet

**Roadway Obligation:**

- If the additional square footage is to be pursued under this overlay plan, concurrent with the development of this square footage a street connection shall be constructed per the cross section standard across from what is now the Sickles High School driveway for a distance of a minimum of four hundred (400') feet to the east of Gunn Highway as depicted on the Master Street Plan.

## 5.29 Sub-District Q

**Purpose:** The purpose of this sub-district is to allow for higher density residential development.

**Permitted Uses:** Residential, multi-family, existing veterinary clinic

**Maximum Density:** 20 units per acre

**Maximum Intensity:** Not Applicable

**Setbacks:**

- **Front:** Buildings closest to Gunn Highway, Hall Road, and the Alvina Street extension shall be placed on the right-of-way lines. In the event plaza space is provided, the buildings may setback an additional five feet (5').
- **Side:** 0 feet
- **Rear:** 0 feet

**Roadway Obligation:**

- Concurrent with the development of this sub-district the Hall Road east/west segment contiguous to the northern border of this sub-district, and the Alvina Street extension segment contiguous to the southern border of this sub-district shall be constructed per the cross section standards and as depicted per the Master Street Plan. The developer of this sub-district is not responsible for the segment of the Alvina St. extension, which crosses over into sub-district P. The Alvina Street extension is intended to connect to Gunn Highway and connect to a north/south street along the east side of sub-district R-1. A connection to the existing Alvina Street to the east shall not be constructed. However, attempting to work with the property owner(s) within sub-district P and connecting this Alvina St. segment to Gunn Highway all at the same time Sub-District Q is developed is encouraged.

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## 5.30 Sub-District R-1

**Purpose:** The purpose of this sub-district is to allow for office development within the Village Center. The intent is to provide employment opportunities within the village.

**Permitted Uses:** Office

**Maximum Density:** Not Applicable

**Maximum Intensity:** 0.40 FAR

**Orientation:** Buildings shall primarily orient toward Ehrlich Road/Gunn Highway.

**Setbacks:**

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk is provided for plaza space, the buildings may setback an additional five feet (5').
- Side: 0 feet
- Rear: 0 feet

**Roadway Obligation:**

- Concurrent with the development of this sub-district a north/south street segment, located along the eastern edge of the sub-district shall be constructed per the cross section standard and as depicted per the Master Street Plan.

## 5.31 Sub-District R-2

**Purpose:** The purpose of this sub-district is to allow for office development within the Village Center. The intent is to provide employment opportunities within the village.

**Permitted Uses:** Office, existing residential

**Maximum Density:** Not Applicable

**Maximum Intensity:** 0.25 FAR

**Setbacks:**

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk is provided for plaza space, the buildings may setback an additional five feet (5').
- Side: 0 feet
- Rear: 0 feet

**Roadway Obligation:**

- Concurrent with the development of this sub-district a north/south street segment contiguous to the western border of this sub-district shall be constructed per the cross section standard and as depicted per the Master Street Plan. Cooperation with the property owner within sub-district R-1 may be required. In the event cooperation with the ownership within R-1 is needed, but cannot be achieved, the Zoning Administrator may waive this street construction obligation. The Alvina Street east/west segment located to the north of this sub-district shall not be improved.

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## 5.32 Sub-District R-3

**Purpose:** The purpose of this sub-district is to allow for office development within the Village Center. The intent is to provide employment opportunities within the village.

**Permitted Uses:** Office, existing residential

**Maximum Density:** Not Applicable

**Maximum Intensity:** 0.25 FAR

**Setbacks:**

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk is provided for plaza space, the buildings may setback an additional five feet (5').
- Side: 0 feet
- Rear: 0 feet

**Roadway Obligation:**

- Concurrent with the development of this sub-district a north/south street segment contiguous to the western border of this sub-district shall be constructed per the cross section standard and as depicted per the Master Street Plan. Cooperation with the property owner within sub-district R-1 may be required. In the event cooperation with the ownership within R-1 is needed, but cannot be achieved, the Zoning Administrator may waive this street construction obligation.
- In the event the obligation to construct the north/south street is waived concurrent with the development of this sub-district, an east/west street segment located between sub-districts R-2 and R-3 shall be constructed per the cross section standard and as depicted per the Master Street Plan.

## 5.33 Sub-District R-4

**Purpose:** The purpose of this sub-district is to allow for retail and office development within the Village Center

**Permitted Uses:** Retail, office

**Maximum Density:** Not Applicable

**Maximum Intensity:** 0.25 FAR

**Setbacks:**

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional five feet (5'). Small pedestrian courts shall have a maximum width of twenty feet (20') on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street.
- Side: 0 feet
- Rear: 0 feet

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## 5.34 Sub-District S-1

**Purpose:** The purpose of this sub-district is to allow for office development within the Village Center. The intent is to provide employment opportunities within the village. Re-use of the existing main church building façade is required.

**Permitted Uses:** Office, residential support uses

**Maximum Density:** Not Applicable

**Maximum Intensity:** 0.25 FAR

**Setbacks:**

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk is provided for plaza space, the buildings may setback an additional five feet (5').
- Side: 0 feet
- Rear: 20 feet

**Roadway Obligation:**

- Concurrent with the development of this sub-district an east/west street segment located between sub-districts R-2 and R-3 shall be constructed per the cross section standard and as depicted per the Master Street Plan.
- Concurrent with the development of this sub-district the re-opening/construction of Almark Street between Berkford Avenue and Spivey Road shall be constructed per the cross section standard and as depicted per the Master Street Plan.

## 5.35 Sub-Districts S-2

**Purpose:** The purpose of this sub-district is to allow for small-scale office development and residential/office work units within the Village Center. The intent is to provide employment opportunities within the village.

**Permitted Uses:** Office, residential/office work units. Retail uses shall be permitted adjacent to the trail. If retail is to be developed adjacent to the trail, it shall be limited to the 1st floor.

**Maximum Density:** 6 units per acre

**Maximum Intensity:** 0.25 FAR

**Maximum Building Size:** 5,000 square feet

**Setbacks:**

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk is provided for plaza space, the buildings may setback an additional five feet (5').
- Side: 5 feet
- Rear: 20 feet

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## 5.36 Sub-Districts T

**Purpose:** The purpose of this sub-district is to allow for residential development. In the event the street widths per the approved Citrus Park plat (75 feet and 60 feet) are narrowed to fifty feet (50') (through vacation of these rights-of-way), the properties located on either side of the center line shall be given the excess right-of-way.

**Permitted Uses:** Residential, single-family, duplexes, accessory dwellings, bed and breakfast facilities.

**Minimum Lot Size:** 5,000 square feet

**Maximum Intensity:** Not Applicable

**Setbacks:**

- Front: 10 feet. New residences shall be built to these front setback build-to-lines
- Side: 5 feet
- Rear: 10 feet

**Roadway Obligations:**

- Concurrent with the development of the portions of this sub-district, which are not platted, the grid network depicted on the Master Street Plan shall be constructed per the cross section standard.
- It is anticipated, with the gradual build out of the existing Citrus Park plat that the balance of the residential streets within the T sub-districts will be constructed per the cross section standards in locations as depicted on the Master Street Plan. It is recognized that public support may be needed to complete this task.

## 5.37 Sub-District U

**Purpose:** The purpose of this sub-district is to recognize an approved subdivision.

**Permitted Uses:** Residential

**Minimum Lot Size:** 7,000 square feet

**Maximum Intensity:** Not Applicable

**Setbacks:** (Optional)

- Front: 10 feet for new residences or expansions to existing residences
- Side: 5 feet
- Rear: 20 feet

**Sign-Off:** Individual properties within sub-district U may take advantage of the reduced yard setback requirement provided sign-off is received from 80 percent of the property owners within the subdivision. Once 50 percent of the subdivision is converted to the 10-foot setback/build-to line this requirement shall no longer apply. Otherwise, single-family residential uses shall be permitted on minimum 7,000-square-foot lots.

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## 5.38 Sub-District V-1

**Purpose:** The purpose of this sub-district is to allow for vertically and horizontally integrated mixed-use retail, office, and residential development along Gunn Highway.

**Permitted Uses:** Retail, office, and residential

**Maximum Density:** 20 units per acre

**Maximum Intensity:** 0.25 FAR

**First Floor:** retail, office

**Second Floor:** office, residential

**Setbacks:**

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional five feet (5'). Small pedestrian courts shall have a maximum width of twenty feet (20') on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street.
- Side: 0 feet
- Rear: 20 feet

## 5.39 Sub-District V-2

**Purpose:** The purpose of this sub-district is to allow retail and office development along Gunn Highway.

**Permitted Uses:** Retail, office

**Maximum Density:** N/A

**Maximum Intensity:** 0.25 FAR

**First Floor:** retail, office

**Second Floor:** retail, office

**Setbacks:**

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional five feet (5'). Small pedestrian courts shall have a maximum width of twenty feet (20') on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street.
- Side: 0 feet
- Rear: 0 feet

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## 5.40 Sub-District W-1

**Purpose:** The purpose of this sub-district is to allow for higher density residential development

**Permitted Uses:** Residential, multi-family, existing residential support uses, existing landscape nursery, existing mini warehouses

**Maximum Density:** 20 units per acre

**Maximum Intensity:** Not Applicable

**Setbacks:**

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk is provided for plaza space, the buildings may setback an additional five feet (5').
- Side: 0 feet
- Rear: 0 feet

## 5.41 Sub-District W-2

**Purpose:** The purpose of this sub-district is to allow for higher density residential development

**Permitted Uses:** Residential, townhouse units, landscape nursery

**Maximum Density:** 9 units per acre

**Maximum Intensity:** Not Applicable

**Setbacks:**

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk is provided for plaza space, the buildings may setback an additional five feet (5').
- Side: 0 feet
- Rear: 0 feet

**Roadway Obligations:**

- Concurrent with the development of sub-districts W-2, and/or W-3, and/or W-5 the following street segments shall be constructed; 1) a street from Gunn Highway to Antilla Street (the alignment of this street may be determined by the developer of W2); and 2) an east/west street segment from W-2 to Berkford Avenue. These street segments shall be constructed per the street cross sections and in the locations as shown on the Master Street Plan. This alignment may meander provided the endpoints are maintained.

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## 5.42 Sub-District W-3

**Purpose:** The purpose of this sub-district is to allow for residential development, landscape nursery, trailhead park/passive park, and/or parking area.

**Permitted Uses:** Residential, townhouse units, trailhead park/passive park/parking lot. The only use permitted on the triangular parcel located on the east side of the trail shall be a trailhead park/passive park/parking lot. The triangular parcel, if developed as either passive or active parkland, it shall be maintained by the property owner or private association.

**Maximum Density:** 6 units per acre

**Maximum Intensity:** Not Applicable

**Setbacks:**

- Buildings shall be located so as to minimize the impact to the existing tree canopy.

**Roadway Obligations:**

- (See Sub-District W-2)

**Trail Connection:** A connection to the trail shall be provided. The connection shall be a minimum of five feet (5') wide.

## 5.43 Sub-District W-4

**Purpose:** The purpose of this sub-district is to allow for higher density residential development

**Permitted Uses:** Residential, multi-family, residential support uses

**Maximum Density:** 20 units per acre

**Maximum Intensity:** Not Applicable

**Setbacks:**

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk is provided for plaza space, the buildings may setback an additional five feet (5').
- Side: 0 feet
- Rear: 0 feet

## 5.44 Sub-District W-5

**Purpose:** The purpose of this sub-district is to allow for office-residential development

**Permitted Uses:** Office, Residential

**Maximum Density:** See rezoning file RZ 99-1318-KE

**Maximum Intensity:** See rezoning file RZ 99-1318-KE

**Maximum Height:** One (1) story, not to exceed 25 feet in height with no mezzanine

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**Setbacks:** See rezoning file RZ 99-1318-KE

## 5.45 Sub-District X-1

**Purpose:** The purpose of this sub-district is to allow for retail and office development along Gunn Highway and South Mobley Road.

**Permitted Uses:** Retail, office

**Maximum Density:** Not Applicable

**Maximum Intensity:** 0.30 FAR

**Setbacks:**

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional five feet (5'). Small pedestrian courts shall have a maximum width of twenty feet (20') on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street.
- Side: 20 feet
- Rear: 20 feet

## 5.46 Sub-District X-2

**Purpose:** The purpose of this sub-district is to allow for retail and office development along Gunn Highway and South Mobley Road.

**Permitted Uses:** Retail, office

**Maximum Density:** Not Applicable

**Maximum Intensity:** 0.25 FAR

**Setbacks:**

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional five feet (5'). Small pedestrian courts shall have a maximum width of twenty feet (20') on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street.
- Side: 5 feet
- Rear: 0 feet

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## 5.47 Sub-District Z

**Purpose:** The purpose of this sub-district is to recognize the existing Woodbriar subdivision.

**Permitted Uses:** Residential

**Minimum Lot Size:** 10,000 square feet

**Maximum Intensity:** Not Applicable

**Setbacks:**

- Front: 10 new residences or expansions to existing residences (optional).
- Side: 7.5 feet
- Rear: 7.5 feet

**Sign-Off:** Individual properties within sub-district Z may take advantage of the reduced front yard setback requirement provided sign-off is received from 80 percent of the property owners within the subdivision. Otherwise single-family residential uses shall be permitted on minimum 10,000-square-foot lots.

## 5.48 Sub-District AA

**Purpose:** The purpose of this sub-district is to provide for a passive park along the east bank of Rocky Creek. Pedestrian/bicycle access to this park shall be planned through sub-district F-2. Alternative access may be provided via Manhattan Drive.

**Permitted Use:** park, open space

**Maximum Density:** Not Applicable

**Maximum Intensity:** Not Applicable

**Setbacks:** Not Applicable

**Sidewalks:** Not Applicable

**Trail Connection:** A connection shall be provided across Rocky Creek through sub-district F-2 to the trail

**Aggregation:** Not Applicable