

LPA (L. Planning Agency Action): 08/21/02	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Approved with conditions	<input type="checkbox"/> Denied
City Council Action: 09/10/02	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Approved with conditions	<input type="checkbox"/> Denied

**PLANNING STAFF REPORT & RECOMMENDATIONS  
LAND USE AND ZONING CHANGE  
SSA #18-2002**

Prepared by: RW

Monday, August 12, 2002

**SECTION A**

**BACKGROUND INFORMATION**

**APPLICANT/AGENT:** Lynn Hansel  
**ADDRESS:** Address: 125 Plantation Drive, Titusville, FL 32780  
 Phone # 321-269-5004

**OWNERS:** Jack Eckerd  
**ADDRESS:** Address: P.O. Box 5165, Clearwater, FL, 33758-5165  
 Phone # N/A

2. PROPOSAL: The applicant is requesting a land use change from Residential & Conservation to Commercial Low Intensity & Conservation. In addition, the applicant is requesting a zoning change from Multi-Family Low Density (R-2) and Open Space and Recreation (OR) to Community Commercial and Open Space and Recreation (OR) on 6.22 acres.
3. LOCATION: See attached map.
4. PROPOSED USE: Commercial Activity
5. EXISTING USE: Vacant Property
6. EXISTING SURROUNDING USE

NORTH	SOUTH	EAST	WEST
Windover Woods Apartments	Vacant Property	State Road 405	Windover Woods Apartments

7. CURRENT ZONING: Multi-Family Low Density (R-2) & Open Space and Recreation (OR)

8. SURROUNDING ZONING:

NORTH	SOUTH	EAST	WEST
Multi-Family Low Density (R-2), Community Commercial (CC)	Agriculture Residential (AU) Brevard County	Rural Residential (RR-1) & Government Managed Land (GML) Brevard County	General Retail Commercial (BU-1) & Rural Residential (RR-1) Brevard County

9. FUTURE LAND USE CATEGORY: Residential & Open Space & Recreation

10. SURROUNDING FUTURE LAND USE CATEGORY:

NORTH: Commercial High Intensity - City of Titusville  
SOUTH: Conservation – City of Titusville  
EAST: Community Commercial – Brevard County  
WEST: Residential & Conservation - City of Titusville

11. PARCEL SIZE: 6.22 acres

<b>SECTION B</b> <b>RELATED ZONING HISTORY AND PREVIOUS REQUESTS ON SAME PARCELS</b>
---

The was originally zoned R-2A then was administratively rezoned to R-2 & OR in 1993 as part of the administrative rezoning process.

<b>SECTION C</b> <b>SITE DATA/DETAILS</b>
--

The applicant is requesting a land use change from Residential & Conservation to Commercial Low Intensity & Conservation. In addition, the applicant is requesting a zoning change from Multi-Family Low Density (R-2) and Open Space and Recreation (OR) to Community Commercial and Open Space and Recreation (OR) on 6.22 acres. The subject property is presently vacant.

The existing multifamily medium density residential (R-2) district is intended to allow the erection of a variety of housing types at a maximum density of nine (9) units per acre. This district is designed to allow development adjacent to collector streets and is well served by public services and facilities. When adjacent to R-1 zoning districts, the development within this district shall be designed carefully to provide maximum compatibility with adjacent development by proper architectural design, landscaping, screening and parking. The Open Space and Recreation (OR) District is established to provide for the conservation and protection of sensitive lands within the City. It is intended that this district will not function as a holding designation for land but rather a permanent classification in order to ensure that present and future residents of the City are able to enjoy the benefits of the natural environment of the City. It is further intended that the district will implement the goals, objectives and policies of the Comprehensive Plan.

The applicant is request a rezoning to the Community Commercial (CC) zoning district. The community commercial (CC) district is established for general commercial activity. This district is designed to provide for a wide range of permitted uses and conditional uses that offer goods and services of both a convenience and desirable nature to shoppers. This district will serve a group of neighborhoods and larger trade areas. Development within this district requires larger land areas and is primarily located along arterial thoroughfares and major street intersections. It is not the intent of this district that it shall be used to encourage the extension of strip commercial areas and the development of intersections is preferable to linear development. The Open Space & Recreation portion will remain. The request will lay the groundwork for commercial development while preserving existing conservation features. However, there are no development plans at this time.

**SECTION D**

**SUMMARY OF CITY DEPARTMENTAL COMMENTS**

1. PLANNING DEPARTMENT: No concerns.
2. ENGINEERING/PUBLIC WORKS: No concerns.
3. WATER RESOURCES: No concerns.
4. POLICE DEPARTMENT: No concerns.
5. FIRE DEPARTMENT: There may be a water supply and accessibility issues when improvements are made. Specific comments will be made during site plan review.
6. STORMWATER UTILITY: No concerns.
7. DEVELOPMENT SUPERVISOR: The applicant shall have a "Soils Determination" rendered by the St.Johns River Water Management District in order to modify the "OR"

district. Future development of this property will be reviewed by the City of Titusville Site Plan Review Committee.

8. BUILDING OFFICIAL: No concerns.

<b>SECTION E</b>  <b>COMPREHENSIVE PLAN</b>
---

1. **ENVIRONMENTAL CONSTRAINTS:** There are no known existing environmental constraints on this site. New development will have to construct retention ponds and provide landscaping.
2. **CONCURRENCY EVALUATION:** See attached Level of Service Data and Analysis
3. **RELEVANT COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES**

**FUTURE LAND USE ELEMENT**

**GOAL #1:** TO DIRECT GROWTH TO SUITABLE AREAS AND REGULATE LAND DEVELOPMENT TO PROVIDE FOR THE MOST APPROPRIATE USE OF THE LAND WHILE PROTECTING THE PUBLIC HEALTH, SAFETY AND WELFARE. [9J-5.006(3)(a)]

**OBJECTIVE #4:** THE CITY OF TITUSVILLE SHALL DISCOURAGE THE PROLIFERATION OF URBAN SPRAWL THROUGH THE APPROPRIATE LAND USE DESIGNATION ON THE LAND USE MAP. [9J-5.006(3)(b)(7)]

**Policy #1:** The City shall coordinate with Brevard County in implementing the County's Urban Service Sector designation in and immediately adjacent to the City of Titusville.

**Policy #3:** The City shall ensure availability of suitable land for public utility facilities necessary to support the expansion of the City's urban service area and the servicing of individual parcels of land through a permitted use designation in applicable land development regulations.

**OBJECTIVE #6:** THE CITY OF TITUSVILLE SHALL PROVIDE FOR APPROPRIATE AND ADEQUATE LAND FOR COMMERCIAL LAND USES THROUGH LAND DEVELOPMENT REGULATIONS TO SERVE THE NEEDS OF THE PROJECTED RESIDENTS AND VISITORS TO THE CITY.

**Policy #1:** Designation of all commercial land uses shall be identified on the Future Land Use Map as appropriate, based on the following general factors and performance requirements:

- A. Sites for commercial development shall be located with convenient and direct access at minor/major arterial intersections. Collector/arterial intersections are acceptable provided minimal access is necessary on the collector street.

- B. Negative impacts of commercial land uses on environmentally sensitive areas shall be minimized and/or eliminated. The Conservation Element objectives and policies and performance requirements shall be utilized in determining the appropriateness of commercial land use designations.
- C. Commercial development sites shall be accessible to and/or provide essential public services at levels of service adopted within the Capital Improvements Element of this Comprehensive Plan, including transportation, potable water, sewer collection/treatment, solid waste, drainage, recreation and open space, law enforcement, and fire protection.
- D. Commercial land use designations shall be encouraged in a pattern which offers maximum accessibility, compatibility, and clustering. Commercial land use designations shall be given priority at locations exhibiting proximity to other types of non-residential uses, including employment centers and marketing centers.
- E. Commercial land use designations and accompanying proposals shall consider compatibility between commercial and surrounding land uses, including, but not limited to, traffic circulation, pedestrian access, hours of operation, visual impacts, privacy factors and impacts on the micro climate.
- F. Land development regulations shall include requirements for natural vegetative and other appropriate buffers and/or setbacks to minimize nuisance effects of commercial land uses which include noise, odor, glare and privacy factors and visual impacts and to minimize such commercial use intrusion into residential land use areas.
- G. Water-dependent commercial land uses will be considered for location along the Indian River Lagoon. Water-related commercial uses shall only be considered on the uplands adjacent to the Indian River Lagoon.
- H. Coastal Management and Conservation Elements objectives, policies and performance requirements shall be utilized in determining the location of commercial land uses adjacent to water bodies.
- I. Commercial land use designations shall be limited to those areas designated as commercial or mixed use on the Future Land Use Map except as may be permitted by Planned Development Regulations. Requests to increase and/or convey commercial land rights to an alternate site must be accompanied by adequate market analysis to prove necessity for such request.

**Policy #2:** Locations for High Intensity Commercial land use shall be deemed appropriate providing the following factors are additionally complied with:

- A. Sites for high intensity commercial development shall be located along major arterial streets only where existing development has firmly established this land use trend and/or the intersections of two major arterials or major/minor arterials. Sites shall be developed in a compact, cluster type pattern rather than new commercial strip centers. Intersection locations shall be preferable to linear development.

- B. Land development regulations shall establish performance requirements for high intensity commercial land use, including residential compatibility, as well as floor area ratio, maximum lot coverage, maximum impervious surface ratio, screening, height, setbacks, glare, landscaping and architectural compatibility.
- C. Infill development into established commercial strip areas shall be preferred over the expansion of such strip centers. Strip centers should be centered at major/minor intersections and extend no further than ½ mile from said intersections.
- D. Impacts upon traffic circulation shall be mitigated, in part, through right-of-way dedication for road widening and frontage access streets as well as through the assessment of impact fees.
- E. Automotive oriented uses shall be clustered within established high intensity commercial areas adjacent to major and minor arterials rather than at scattered locations.
- F. Internal traffic movements of high intensity commercial development shall be designed in a manner that provides for pedestrian and vehicular traffic compatibility and safety.

**Policy #3:** Locations for Low Intensity Commercial land use shall be designated based on the same factors listed for High Intensity Commercial, except that the following factors are additionally applicable:

- A. Sites for low intensity commercial development shall be located along major or minor arterial streets, major/minor arterial intersections, arterial/collector intersections and/or collector/ collector intersections. Intersection locations are preferred to linear developments.
- B. Land development regulations shall include additional requirements for low intensity commercial and residential land use compatibility. Such requirements shall address, but not be limited to, floor area ratio, maximum lot coverage, maximum impervious surface ratio, screening, height, setbacks, glare, landscaping, and architectural compatibility.
- C. Low Intensity Commercial uses are oriented towards neighborhood needs and convenience factors and should be designated for limited retail and sales use and/or residential/commercial/professional mixed uses.

**Policy #4:** The City shall further delineate, through its land development regulations, commercial zoning mechanisms to create zoning categories of neighborhood commercial, community commercial, regional commercial, and office. Each category shall be further delineated with appropriate locational and performance criteria.

**OBJECTIVE #12:** THE CITY OF TITUSVILLE SHALL PROVIDE FOR APPROPRIATE AND ADEQUATE LAND FOR CONSERVATION LAND USE THROUGH THE ADOPTION OF LAND DEVELOPMENT REGULATIONS.

**Policy #1:** Designate Conservation land uses on the Future Land Use Map based upon the Goals, Objections and Policies of the Conservation Element. As a primary data source, the U.S. Department of the Interior Fish and Wildlife Wetlands Map Series (1988) or as most recently amended shall be used in coordination with the following environmental factors:

- A. 100 year flood zone, as reported by the Federal Emergency Management Administration (FEMA).
- B. U.S. Soil Conservation Service Soil Survey of Brevard County (November 1974) definition of soils with very severe limitations for urban development (Soils of the Swamps, Marshes and very wet areas).

**Policy #2:** Permitted uses within the Conservation land use area shall be limited to conservation, recreation, open space, and stormwater management systems consistent with the policies of the Conservation Element and the land development regulations. However, application for greater densities may be considered based upon site specific data and/or mitigation mechanisms as set forth within the Conservation Element and the land development regulations.

**Policy #3:** Conditional uses within the Conservation land use designation shall be considered if there is no practical alternative to insure reasonable use of the applicant's property, and shall be based upon site specific evaluation by all applicable regulatory agencies and consideration of the following criteria:

- A. Compatibility with adjacent land uses.
- B. Feasibility of development based upon the existing zoning or zoning assigned during annexation or rezoning.
- C. Mitigation and performance criteria as set forth in Objective #6, Policy #2, Strategy #1 and Policy #3, Strategy #6 of the Conservation Element, LAND.
- D. Application of a "no net loss" of wetlands approach to land development regulations.

**OBJECTIVE #13:** COORDINATE GREATER COMPATIBILITY BETWEEN THE LAND DEVELOPMENT PROCESS AND THE NATURAL ENVIRONMENT BY DIRECTING DEVELOPMENT DENSITIES AND INTENSITIES TO THOSE AREAS HAVING THE MOST CAPABILITY FOR ABSORBING DEVELOPMENT WHILE PROTECTING THOSE ENVIRONMENTALLY SENSITIVE AREAS WHICH HAVE LOWER TOLERANCE FOR URBANIZATION. [9J-5.006(3)(b)(1)]

**Policy #1:** All future land use decisions, zoning changes, special uses, conditional uses, development review and amendments to the land use plan shall be based, in part, upon the compatibility of the proposed use with regard to the environmentally sensitive areas as discussed in the Conservation Element. [9J-5.006(3)(C)(1,4 and 6)]

**Strategy #1:** The following items shall be addressed in the analysis of the land use changes:

- 1. Surrounding uses;
- 2. Surrounding zoning;
- 3. Acreage;
- 4. Description of site;
- 5. Soils and topography;
- 6. Flood zone;

7. Recharge potential;
8. Traffic counts on adjacent streets; and
9. Impact on adopted levels of service.

**Strategy #2:** The City of Titusville shall address at a minimum the following provisions in its adopted land development regulations:

1. Stormwater management;
2. Safe and convenient on-site traffic flow;
3. Parking;
4. Percentage of impervious surface;
5. Drainage;
6. Signs;
7. The subdivision of land;
8. Provision of open space and recreation;
9. Buffering/screening;
10. Aquifer recharge;
11. Regulation of the development of flood prone areas; and
12. Landscape.

**Policy #2:** The following uses are not compatible in the immediate vicinity of municipal potable water wells:

- gasoline and/or hazardous material storage tanks;
- industrial land uses; or
- commercial agricultural activities. [9J-5.006(3)(c)(6)]

**Policy #3:** The City shall consider annexations and rezonings as a means for addressing the needs of additional acreage for single family dwelling units.

<b>SECTION F</b> <b>OTHER APPLICABLE CODES AND ORDINANCES</b>
--

1. Section 47-102(c) of the LDR's lists the review criteria under which the Planning and Zoning Commission and the City Council review rezoning applications. These criteria are:
  - a. Whether the application is consistent with the adopted Comprehensive Plan and Associated Elements:
    - (1) Public facilities, as required by the Comprehensive Plan and Land Development Regulations, are available concurrent with the proposed development.

- (2) Adequate existing improved public streets are available.
  - (3) The land will support the proposed development and will not be subject to flooding or other physical constraints so as not to support the development.
  - (4) There are no known environmental constraints, which would impact the proposed rezoning.
- b. The application is consistent with the Land Development Regulations.  
**THE APPLICANT SHALL ADHERE TO THE LDR'S.**
  - c. The existing zoning, if deemed consistent with the Comprehensive Plan, shall be assumed correct unless substantial change in the area has occurred since the original zoning.  
**COMPLIANCE**
  - d. The density or intensity of the proposed rezoning and use shall be consistent with:
    - (1) The development in the area; and
    - (2) Not likely to cause a depreciation of property values in the area.
  - e. That the application is consistent with zoning in the area. **COMPLIANCE**
  - f. That the application will protect the public health, safety, morals or welfare of the general public. **COMPLIANCE**
  - g. Whether the applicant has sufficiently protected adjacent land uses and zoning districts by adequate buffering and screening. **COMPLIANCE**
  - h. Are there substantial reasons why the property cannot be used in the existing zoning district. **NO**

**2. ADDITIONAL ISSUES TO CONSIDER**

a) POSITIVE ASPECTS OF THE APPLICATION

- The site will connect to both city water and sewer.
- Increase in the City's tax base.
- Decreasing the number of vacant property in the City of Titusville.

b) NEGATIVE ASPECTS OF THE APPLICATION

- Additional development on State Road 405.
- None, subject to the applicant adhering the Land Development Regulations.

**SECTION G**

**ANALYSIS**

The applicant is requesting a land use change from Residential & Conservation to Commercial Low Intensity & Conservation. In addition, the applicant is requesting a zoning change from Multi-Family Low Density (R-2) and Open Space and Recreation (OR) to Community Commercial and Open Space and Recreation (OR) on 6.22 acres. The subject property is presently vacant. The request will lay the groundwork for commercial development while preserving existing conservation features. However, there are no development plans at this time.

**SECTION H**

**RECOMMENDATIONS**

**RECOMMENDATIONS:**

1. **Planning Staff:** Recommends approval of the annexation with Commercial Low Intensity land use and Community Commercial zoning.
2. **Local Planning Agency (Planning and Zoning Commission):** Is scheduled to hear this item at its 08/21/02 meeting.
3. **City Council:** Is scheduled to hear this item at its 09/10/02 meeting.

**SECTION I  
LEVEL OF SERVICE  
DATA AND ANALYSIS, SSA #18-2002**

**PUBLIC HEARING DATES:**

Local Planning Agency August 21, 2002

City Council September 10, 2002

**I. GENERAL INFORMATION:**

- A. Applicant/ Owner: Lynn R. Hansel
- B. Location: Section 32, Township 22, Range 35
- C. Address or general location: Located on the south side of State Road 405 approximately xx feet from Windover Way.
- D. Current City population: 41,100 (Source: 2002 Bureau of Economic and Business Research)
- E. Existing Land Use: Residential ( $\pm 3.26$  acres) & Conservation ( $\pm 2.96$  acres)
- F. Existing Use: Vacant Property
- G. Proposed Land Use: Commercial Low Intensity ( $\pm 3.26$  acres) & Conservation ( $\pm 2.96$  acres)
- H. Proposed Use: Commercial
- I. Site data:
  - 1. Acreage: 6.22 acres
  - 2. Development Potential (du/acre or sq. ft/acre):
    - a. Existing: 3.26 acres x 9du/acre = 29 Multifamily units
    - b. Proposed: 3.26 acres x .2 =  $\pm 28,400$  sf of retail
  - 3. Soils: Anclote and Pomelo sands(1974 Soil Conservation Service Soil Survey of Brevard County)
  - 4. Flood Zone: Site is located outside the 500-year flood plain (FIRM map Panel 190 of 727, dated 8/18/92, Brevard County)
  - 5. Natural Resources:
    - A) Area of Critical Concern – This property is not located in an Area of Critical Concern.
- J. Comments: None.

**II. TRANSPORTATION FACILITIES:**

- A. Primary Access Segment: S.R. 405
- B. Functional Classification: Arterial
- C. Existing Conditions:
  - 1. Average Daily Traffic (ADT): 16,040 ADT
  - 2. Adopted Level of Service: E
  - 3. Existing Level of Service: B
  - 4. Existing land use trip potential: 200 new trips/day-Per Section 63-132 of the City of Titusville LDR's.
  - 5. Existing land use LOS potential: B
- D. Proposed Conditions:
  - 1. Proposed land use trip potential: 1,537 new trips/day-Per Section 63-132 of the City of Titusville LDR's.
  - 2. Net impact of proposal: +1,337 new trips/day
  - 3. LOS with proposal: B
- E. Impact of short and long term planning horizons - minimal
- F. Comments: ADT based on 2002 Brevard MPO Traffic Count Program

**III. SOLID WASTE:**

- A. Collection and disposal coordinated with Brevard County pursuant to state legislation and Brevard County Ordinance No. 77-34. City LOS for collection is 6.3 lb./person/day. Recycling Program adopted on July 25, 1989. Separate yard waste collection initiated on July 7, 1992. Average daily collections (1999) are: solid waste - 2.55 lb./person/day, 2.26-yard waste/person/day and recycling- 0.22 lb./person/day. Total collections = 5.03 lb./person/day. (Collection amounts include both residential and nonresidential customers.) County LOS for disposal is 7.5 lb./person/day. Current capacity is 10.5 million tons, current demand is 0.107 million tons/year (March, 1996), reserve capacity is 4.1 million tons.
- B. Comment: There will be minimal impacts to Reserve Capacity.

**IV. STORM WATER MANAGEMENT:**

- A. LOS: Retention of the runoff of a 25 year storm event, 24 hour duration for sites over .5 acre.

- B. Availability of and demand on drainage facilities serving the site: retention requirements for both existing and proposed uses would be the same, therefore there would be no change in demand.

**V. POTABLE WATER:**

- A. Existing availability: There is an existing 10" main on S.R. 405 and an 8" main on Windover Way.
- B. Existing conditions:
  - 1. Permitted capacity: 6.0 MGD From Consumptive Use Permit. Also, City of Titusville also purchases 1.5 MGD from the City of Cocoa (May 2001-April 2002).
  - 2. Existing LOS: 300 gpd/ERU
  - 3. Average annual daily flow and previously permitted flow = 6.13 MGD
  - 4. Available Capacity: 1.37 MGD
  - 5. Existing potential demand: .0073 MGD
  - 6. Available Capacity with potential demand: 1.37 MGD- .0073 MGD= 1.3627 MGD
- C. Proposed conditions:
  - 1. Proposed (potential) demand: .0018 MGD
  - 2. Reserve with proposed demand: 1.3682 MGD
- D. Impact on short and long term planning horizon - Minimal.
- E. Comments: None

**VI. SANITARY SEWER:**

- A. Existing availability: There is an existing 6" main on S.R. 405 and an 8" on Windover Way.
- B. Existing conditions:
  - 1. Plant Design Capacity: 6.75 MGD
  - 2. LOS: 225 gal/ERU/day
  - 3. Annual Average daily flow + Previously permitted flow= 4.6 MGD
  - 4. Existing available capacity=2.15 MGD
  - 5. Existing potential demand: .0055 MGD
  - 6. Available Capacity with existing potential demand = 2.15 MGD - .0055 MGD= 2.1445 MGD
- C. Proposed conditions:

1. Proposed (potential) demand: .0014 MGD
  2. Reserve with proposed demand: 2.1486 MGD
- D. Impact on short and long term planning horizons - Minimal
- E. Comments: None

**VII. COMMUNITY FACILITIES:**

**A. Fire Protection:**

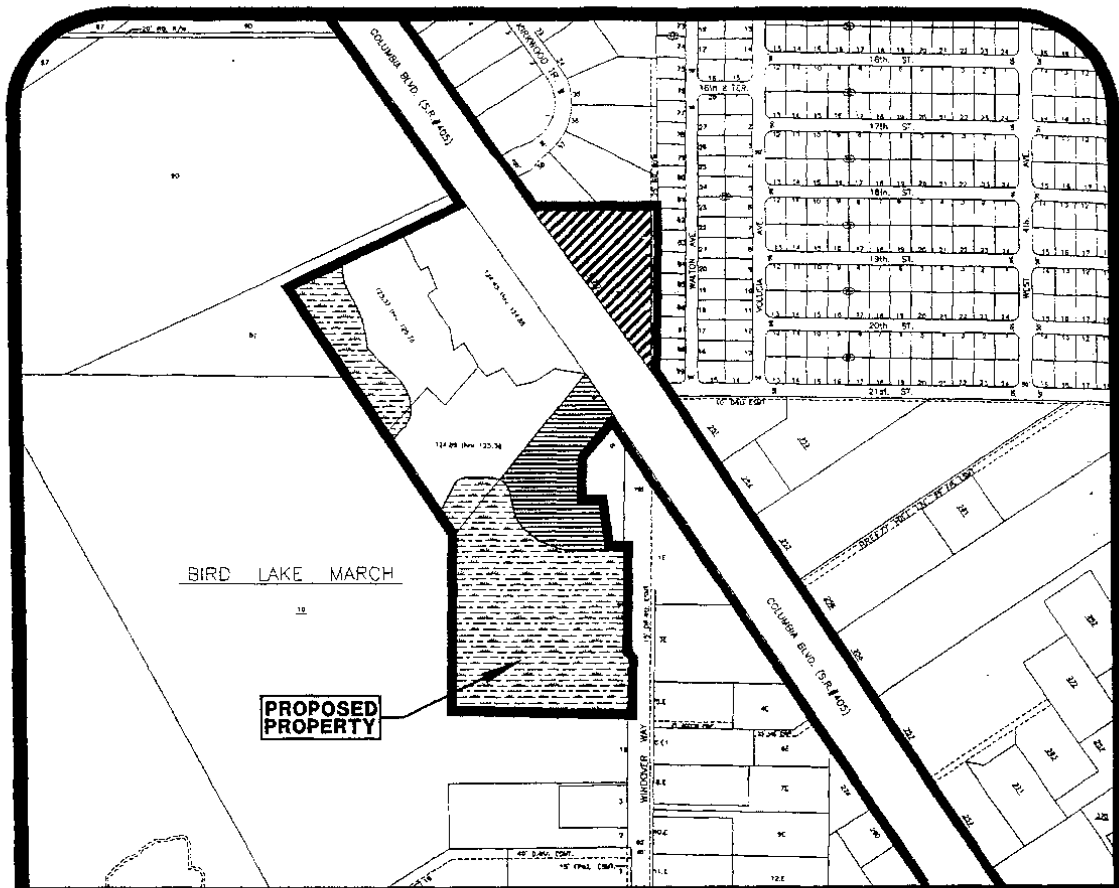
1. LOS: 4 minute response time
2. Existing/proposed demand: Site is served by Fire Station #14. At 30 mph the site will be served within the 4 minute LOS response time.
3. Impact on short and long term planning horizon -

**B. Police Protection:**

1. Level of Service (LOS): 1.53 officers / 1000 population
2. There are currently 83 sworn officers in Titusville Police Department.
3. To meet minimum LOS we need to have  $(40,790/1000) * 1.53 = 62.41$  officers.
4. Currently, the LOS is exceeded (Existing 83 officers > 62.41 officers needed to maintain adopted LOS)

- C. Impact on short and long term planning horizon - Minimal

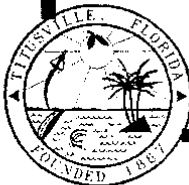




# ADOPTED FUTURE LAND USE MAP

SSA-18-02-LANDUSE.DWG

URBAN-MIXED-USE 	CONSERVATION 	RECREATIONAL 	DOWNTOWN MIXED-USE 
SHORELINE-MIXED-USE 	EDUCATIONAL 	PUBLIC/SEMI PUBLIC 	COMMERCIAL HIGH INTENSITY 
INDUSTRIAL 	PLANNED INDUSTRIAL PARK 	COMMERCIAL LOW INTENSITY 	REGIONAL MIXED USE 



FLORIDA EAST COAST R/R



WATER DEPENDENT USES

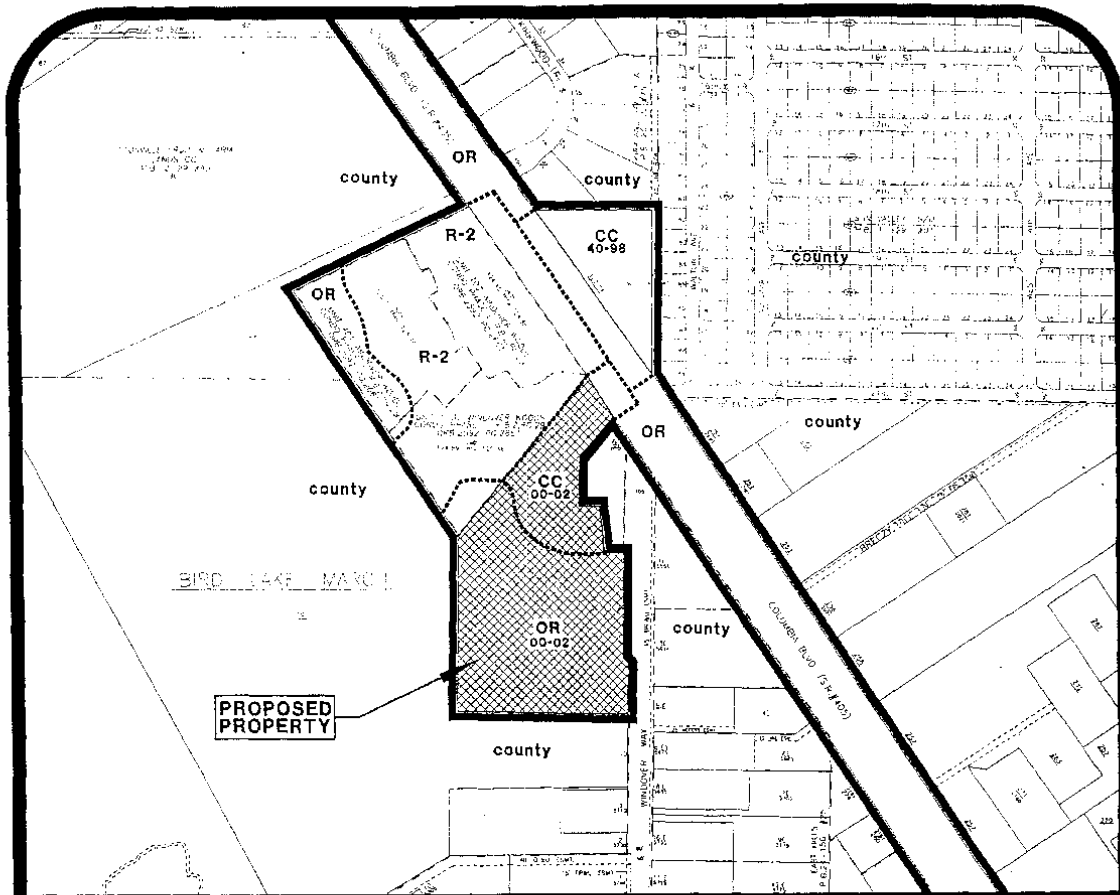
CITY LIMITS LINE



INDICATES EXISTING CITY WELL LOCATION

RESIDENTIAL





## LOCATION / ZONING MAP

### RESIDENTIAL DISTRICTS

RE	RESIDENTIAL ESTATES
RR	RURAL RESIDENTIAL
R-1A	SINGLE FAMILY, LOW DENSITY
R-1B	SINGLE FAMILY, MED. DENSITY
R-1C	SINGLE FAMILY, HIGH DENSITY
R-2	MULTIFAMILY, MEDIUM DENSITY
R-3	MULTIFAMILY, HIGH DENSITY
RMF-1	RESIDENTIAL MANUFACTURED HOUSING SUBDIVISION
RMF-2	RESIDENTIAL MANUFACTURED HOUSING PARK

### COMMERCIAL DISTRICTS

HM	HOSPITAL MEDICAL COURTS
NL	NEIGHBORHOOD COMMERCIAL
LC	COMMUNITY COMMERCIAL
RC	REGIONAL COMMERCIAL
CP	OFFICE PROFESSIONAL
CM	COMMERCIAL MARINE

### SPECIAL DISTRICTS

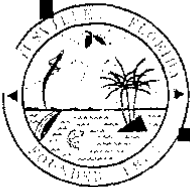
GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
CB	CENTRAL BUSINESS DISTRICT
UD	URBAN MIXED USE
SM	SHORELINE MIXED USE
RH	RESIDENTIAL HISTORIC PROPERTIES
RM	REGIONAL MIXED USE

### INDUSTRIAL DISTRICTS

M-1	LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
M-2	HEAVY INDUSTRIAL
M-3	HEAVY INDUSTRIAL WITH PLANNED INDUSTRIAL DEVELOPMENT

### OVERLAY DISTRICTS

PLD	PLANNED UNIT DEVELOPMENT
ISA	INTENSIVE SHORELINE AREA
IA	IMPACT AREA
WCA	WETLAND AND CONSERVATION AREAS
ACA	AREA OF CRITICAL CONCERN
FPA	FLOOD PLAIN AREA
HPA	HISTORIC PRESERVATION AREA



SSA-13 02-ZONING.DWG