



Vision 2020 Comprehensive Plan Seminole County, Florida

HIP Permitted Use Guidelines

		<u>TRANSITIONAL</u>	<u>CORE</u>
RESIDENTIAL	SF Detached Zero Lot Line Duplex Townhouse Low Rise Garden Apartments (up to 3 floors) Apartments (over 3 floors)	◆ ◆ ● ● * *	●
COMMERCIAL	Restaurant/Bank Convenience Store Neighborhood Commercial Community Shopping Center Regional Shopping Center	● ● ● ●	◇ ◇ ●
MOTEL/HOTEL	Low rise Hotel (up to 2 floors) Convention Hotel High Rise Hotel	●	● ●
INDUSTRIAL	Office showroom Light Manufacturing	● *	
OFFICE	Free-standing (1 floor) Medium (3 floors) Large (4 to 7 floors) Multi-Tenant High Rise (over 7 floors)	◆ ● * *	● ●
OTHER	Public Uses Churches Daycare Public/Private Education Remote Parking	● ● ● ● *	● ◇
<ul style="list-style-type: none"> ● Uses allowed with conditional approval. ◇ Accessory uses to be located within a principal structure * Uses requiring special consideration of compatibility with surrounding uses. ◆ Located only at periphery of transitional areas as a buffer to surrounding neighborhoods <p>1 These standards apply to Transitional/Core HIP Areas (see Future Land Use: HIP Areas exhibit. Separate permitted use guidelines are established for the North I-4 HIP Target Industry Area (see Policy FLU 5.9) and the Airport HIP area (see Policy FLU 5.8)</p>			

