



Vision 2020 Comprehensive Plan Seminole County, Florida

Appropriate Transitional Land Uses

This table is to be used as a general guide in evaluating compatibility between proposed and adjacent land uses. A transitional land use is any land use which functions as: (1) a transition through space by a gradual increase in development intensity between land uses (e.g., development of medium density residential between high and low density uses, or a low density development at an urban fringe between an urban area and surrounding general rural areas); and/or (2) transition through time by the conversion of residential uses to higher intensity residential and office uses where the character of an area has changed and the existing use is no longer an appropriate long-term use. Other provisions such as maintaining community character, availability of facilities and services and comprehensive plan policies will also apply to amendment requests.

PROPOSED LAND USE	ADJACENT LAND USE										
	RURAL	SUBURBAN ESTATES	LOW DENSITY	MEDIUM DENSITY	HIGH DENSITY	OFFICE	NEIGH	COMM/ REGIONAL	LIGHT IND	GENERAL IND	PUBLIC
Rural *	✓	✓	✓				○				○
Suburban Estates		✓	✓				○				○
Low Density Residential		✓	✓	✓	○	○	○				○
Medium Density Residential			✓	✓	✓	✓	○	○	○		○
High Density Residential			○	✓	✓	✓	✓	✓	○		
Office **			○	✓	✓	✓	✓	✓	✓	○	✓
COMMERCIAL											
Neighborhood	○	○	○	○	✓	✓	✓	✓	✓	✓	✓
Community/Regional				○	✓	✓	✓	✓	✓	✓	✓
INDUSTRIAL											
Light				○	○	✓	✓	✓	✓	✓	✓
General						○	✓	✓	✓	✓	✓
Public	○	○	○	○	✓	✓	✓	✓	✓	✓	✓

✓ Compatible Transitional Use

○ Can be a compatible transitional use with sensitive site design such as transitioning lot sizes, sufficient buffers, limited building heights, architectural controls and limited hours of operation, limiting adjacent uses to passive, unobtrusive uses (e.g., no dump sites, loading areas, lighting, noise, odor or hazardous materials). May require a MRO, MROC, MROCI, TI, PUD or PCD zoning to address these issues. Public use compatibility varies greatly with proposed uses. Because public uses support neighborhoods, these uses are appropriate near residential areas though special buffering may be required.

* Transitioning of land use (i.e., stepping down of land uses from higher densities to less intense uses) is ineffective in a rural area since it does not clearly identify the future limits of urban development, and will likely lead to urban sprawl. A clear and sharp distinction (e.g., establishment of urban boundaries) between rural and urban densities is considered more effective in protecting rural character.

** See Definitions of Future Land Use Designations in the Future Land Use Element for details regarding architectural compatibility.

