



City of Clermont – Zoning Matrix

ZONING DISTRICT		MINIMUM LOT SIZE	MINIMUM LOT WIDTH (at street and building setback line)	MINIMUM HOUSE SIZE	SETBACKS				ADDITIONAL INFORMATION
					FRONT	CORNER (FRONT SIDE ST.)	SIDE	REAR	
UT	Urban Transition	5 acres	250 ft. at street 500 ft. at building	1,500 sq. ft.	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 35 ft. other streets	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 35 ft. other streets	15 ft. interior side	25 ft.	All front setbacks on US 27, SR 50 & Hartwood Marsh Rd. shall be 50 ft.; All side setbacks for other streets shall be 35 ft. Rear yard setback for lakefront properties shall be from the high water mark. No encroachment into the 100-year floodplain is permitted.
UE	Urban Estate Low Density Residential	1 acre	75 ft. at street 150 ft. at building	1,500 sq. ft.	35 ft.	35 ft.	15 ft. interior side	25 ft.	All setbacks on US 27, SR 50 & Hartwood Marsh Rd. shall be 50 ft. Rear yard setback for lakefront properties shall be from the high water mark. No encroachment into the 100-year floodplain is permitted.
R-1-A	Single-family Low Density Residential	13,000 sq. ft. (10,000 sq. ft. if platted prior to 9/26/2000)	50 ft. at street 100 ft. at building	1,500 sq. ft.	35 ft.	35 ft.	9 ft. interior side	25 ft.	All setbacks on US 27, SR 50 & Hartwood Marsh Rd. shall be 50 ft. Rear yard setback for lakefront properties shall be from the high water mark. No encroachment into the 100-year floodplain is permitted.
R-1	Single-family Medium Density Residential	10,000 sq. ft. (7,500 sq. ft. if platted prior to 9/26/2000)	50 ft. at street 85 ft. at building (75 ft. if platted prior to 9/26/2000)	1,000 sq. ft.	25 ft.	25 ft.	7.5 ft. interior side	25 ft.	All setbacks on US 27, SR 50 & Hartwood Marsh Rd. shall be 50 ft. Rear yard setback for lakefront properties shall be from the high water mark. No encroachment into the 100-year floodplain is permitted.
R-2	Medium Density Residential	Single-family: 7,500 sq. ft. Two-family: 10,000 sq. ft. Multi-family: 5,000 sq. ft. per unit	Single-family & two-family: 50 ft. at street 75 ft. at building Multi-family: 50 ft. at street 100 ft. at building	Single-family: 1,000 sq. ft. Two-family: 700 sq. ft.	25 ft.	25 ft.	7.5 ft. interior side	25 ft.	All setbacks on US 27, SR 50 & Hartwood Marsh Rd. shall be 50 ft. Rear yard setback for lakefront properties shall be from the high water mark. No encroachment into the 100-year floodplain is permitted.
R-3-A	Residential/Professional	Single-family: 7,500 sq. ft. Two-family: 10,000 sq. ft. Multi-family: 5,000 sq. ft. per unit	Single-family & two-family: 50 ft. at street 75 ft. at building Multi-family: 50 ft. at street 100 ft. at building	Single-family: 1,000 sq. ft. Two-family: 700 sq. ft. Multi-family: 600 sq. ft.	25 ft.	25 ft.	Single-family & Duplex: 7.5 ft. Multi-family, Townhomes & Office: 15 ft.	25 ft.	All setbacks on US 27, SR 50 & Hartwood Marsh Rd. shall be 50 ft. Rear yard setback for lakefront properties shall be from the high water mark. No encroachment into the 100-year floodplain is permitted.
R-3	Residential/Professional	Single-family: 7,500 sq. ft. Two-family: 10,000 sq. ft. Multi-family: 3,500 sq. ft. per unit	Single-family & two-family: 50 ft. at street 75 ft. at building Multi-family: 50 ft. at street 100 ft. at building	Single-family: 1,000 sq. ft. Two-family: 700 sq. ft. Multi-family: 600 sq. ft.	25 ft.	25 ft.	Single-family & Duplex: 7.5 ft. Multi-family, Townhomes & Office: 15 ft.	25 ft.	All setbacks on US 27, SR 50 & Hartwood Marsh Rd. shall be 50 ft. Rear yard setback for lakefront properties shall be from the high water mark. No encroachment into the 100-year floodplain is permitted.
O-1	Office	-			25 ft.	25 ft.	10 ft.	25 ft.	Rear yard setback for lakefront properties shall be from the high water mark. No encroachment into the 100-year floodplain is permitted.
C-1	Light Commercial				50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 25 ft. other streets	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 25 ft. other streets	12 ft. interior 50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 25 ft. adj. to Residential and other streets	25 ft.	All setbacks on US 27, SR 50 & Hartwood Marsh Rd. shall be 50 ft. Rear yard setback for lakefront properties shall be from the high water mark. No encroachment into the 100-year floodplain is permitted.
C-2	General Commercial				50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 25 ft. other streets	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 25 ft. other streets	12 ft. interior 50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 25 ft. adj. to Residential and other streets	25 ft.	All setbacks on US 27, SR 50 & Hartwood Marsh Rd. shall be 50 ft. Rear yard setback for lakefront properties shall be from the high water mark. No encroachment into the 100-year floodplain is permitted.
CBD	Central Business District				0 ft. Non-residential 25 ft. Residential	0 ft. Non-residential 25 ft. Residential	0 ft. Non-residential & multi-family Residential 25 ft. One and two family Residential	Single & two-family: 25 ft. Other residential & non-residential: 0 ft.	See LDC for specific code requirements in the CBD.
M-1	Industrial				50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 25 ft. other streets	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 25 ft. other streets	12 ft. interior 50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 25 ft. adj. to Residential and other streets	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 25 ft. other streets	All setbacks on US 27, SR 50 & Hartwood Marsh Rd. shall be 50 ft. Rear yard setback for lakefront properties shall be from the high water mark. No encroachment into the 100-year floodplain is permitted.
CD	Commerce District	5 acres with Master Planned Development	200 ft. at street 300 ft. at building	N/A	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 35 ft. other streets	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 35 ft. other streets	35 ft. interior	50 ft. U.S. 27, S.R. 50 & Hartwood Marsh 35 ft. other streets	All front setbacks on US 27, SR 50 & Hartwood Marsh Rd. shall be 50 ft.; All side setbacks for other streets shall be 35 ft. Rear yard setback for lakefront properties shall be from the high water mark. No encroachment into the 100-year floodplain is permitted.
PR	Parks & Recreation	-	-	-	-	-	-	-	Publicly owned recreational facilities, both active and passive facilities; conservation and wetland floodplain areas.

NOTE: This table is meant as a quick reference only. Please check Clermont's Land Development Code for specific Code requirements.