

UNIFIED LAND DEVELOPMENT CODE  
 Chapter 2. Zoning  
 Article 2.2. Conventional Zoning Districts  
 Division 2.2.1. Open Space & Rural

**Section 2.2.1.1. Environmentally Sensitive (ES)**

- (a) *Intent.* The purpose and intent of this district is to preserve and protect land and water areas which have ecological, hydrological, or physiographic importance to the public at large. It is intended to preserve and protect open spaces, park lands, wilderness areas, watersheds and water recharge areas, scenic areas, beaches, and native flora and fauna. It is intended to allow limited public or private recreational and educational uses and their incidental accessory uses and structures.
- (b) *Permitted Uses (P) and Structures:*
  - (1) Single-family detached.
  - (2) Fish and wildlife management area, nature preserve.
  - (3) Gamelands, public or private.
  - (4) Park, public or not-for-profit.
- (c) *Permitted Accessory Uses and Structures:* (For additional conditions, see Article 3.1. Accessory Uses and Structures.)
- (d) *Conditional Use (C):* (For rules and regulations for any use designated as a Conditional Use, see Article 3.2. Conditional Uses)
  - (1) Outdoor educational facility.
  - (2) Bed and breakfast, 1 or 2 bedrooms.
  - (3) Campground.
  - (4) Manufactured home (HUD), minimum requirement is Wind Zone 3.
  - (5) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure C.
- (e) *Prohibited Uses and Structures.* Any use or structures not expressly or by reasonable implication permitted herein or permitted by special exception shall be unlawful in this district.
- (f) *Special Exceptions (S):* (For procedure see Division 1.1.5. Special Exceptions)
  - (1) Emergency services.
  - (2) Public building.
  - (3) Essential Services.
  - (4) Bed and breakfast, 3 or more bedrooms.
  - (5) Such other uses as determined by the Zoning Official or his/her designee to be:
    - a. Appropriate by reasonable implication and intent of the district.
    - b. Similar to another use either explicitly permitted in that district or allowed by Special Exception.
    - c. Not specifically prohibited in that district.

The BZA shall review a favorable determination of the Zoning Official under this provision at the time the Special Exception application is presented to it. An unfavorable determination of the Zoning Official or his/her designee shall be appealable pursuant to Division 1.1.1. BZA.

- (g) *Development Standards:*

		ES	
Lot (min.)	Located in the Urban Area	Located in the	in the

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		Rural Area
Area (acres)	10	40
Width (ft.)	250	250
<b>Yards (min. ft.)</b>		
Front	25	40
Side	10	20
Rear	20	20
Abutting water	20	20
Side & rear abutting Gulf of Mexico	50	50
<b>Bulk (max.)</b>		
Lot Coverage	10%	10%
Height (ft.)	38	38
Density (unit/acres)	1 per 10 acres	1 per 40 acres

Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with Article 4.12.

- (h) *Off-street parking.* Off-street parking shall be in accordance with Article 4.9. Parking Standards.
- (i) *Signs.* Signs should be in accordance with Article 4.10. Sign Code.