



**CITY OF WAUCHULA
LAND DEVELOPMENT CODE TEXT REVIEW
DISCUSSION ITEM**

TO: City of Wauchula Planning and Zoning Board

PREPARED BY: Central Florida Regional Planning Council

AGENDA DATE: September 15, 2025

DISCUSSION ITEM: Building Height Limits

BACKGROUND:

The City is interested in evaluating options for increasing the building height requirements in the HC-1, PSP, C-1, and C-2 zoning districts. The Table of Development Standards (Table 2.02.01(C)) includes the building height requirements for the different zoning districts. It is included at the end of this report. The Zoning Map is provided to identify the location of these zoning districts.

In addition to the height requirements mentioned above, there are height standards established related to the airport to prevent the creation of obstructions hazardous to aeronautical operations or which would impair utility and capacity of Wauchula Airport.

The meeting will discuss options for height requirements.

District	Comp Plan Density (units/ac)	Zoning Max. Density (units/ac) or FAR	Minimum Lot Size (s.f.)	Min. Lot Width (feet)	Minimum Floor Area (s.f.)	Setbacks (feet)			Maximum Bldg Height (feet) (5)	Maximum Lot Coverage
						Front	Sides	Rear		
P-1* Office & Neigh. Comm.	1.0 FAR	1.0 FAR				20	10	30	One story	
HC-1						0	0	30		
C-1	1.0 FAR	1.0 FAR				0	0	30	Two stories	
C-2	3.0 FAR	0.75 FAR				20	10 (6)	20	Two stories	60%
I: Industrial	1.0 FAR	0.5 FAR				25	10	25	50	40%

(1) Maximum Height does not apply to church spires, cupolas, belfries, chimneys, flag or radio poles, gas holders, grain elevators or elevator enclosures.

(2) For two stories.

(3) The front, rear and side setbacks shall be the minimum required from the most restrictively zoned adjoining parcel.

(4) Lots of record less than 51 feet wide and more than 25 feet wide: side setback must be a minimum of five feet.

(5) No building shall exceed three stories or 45 feet in height unless one foot shall be added to the required front and side yard setbacks for each foot of building height in excess of 45 feet.

(6) Minimum side street setback for a C-2 corner lot is 20 feet.