
Sec. 101-1. Definitions and acronyms.

- (a) *Florida statute definitions.* The definitions used in chapter 163, Florida Statutes, apply.
- (b) *Words not defined.* Words not defined by the Florida Statutes, the comprehensive plan, or these LDRs shall have their plain and ordinary meaning.
- (c) *Definitions.* The following words, terms and phrases, when used in this subpart, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Accessory dwelling unit means a dwelling unit located on the same parcel of land as a principal single-family dwelling. An accessory dwelling is a complete, independent living facility equipped with a kitchen and bathroom.

Accessory solar facility means a solar energy system which utilizes roof space or other space on the parcel of land to provide electricity or heat for use on the parcel of land. Export of electricity to the electrical grid is incidental and subordinate to the purpose of supplying electricity to the primary use of the parcel of land.

Accessory use or accessory structure means a use or structure incidental and subordinate to the principal use, including accessory dwelling units and accessory solar facilities.

Agricultural uses means the use of land for aquaculture, horticulture, floriculture, viticulture, forestry, dairy, livestock, poultry, bees, plant crops, and any other form of farm product and farm production. Land areas include croplands, pasture lands, orchards, vineyards, nurseries, horticulture areas, groves, and specialty farms. Buildings, support facilities, dwelling units for farm operators and farmworkers, machinery, and other appurtenances used in the production of agricultural products are included. Agricultural uses do not include concentrated and/or confined animal feeding operations.

Alley means a through public right-of-way less than twenty-five (25) feet in width commonly located to the rear or side of a property.

Amenity center means a facility to accommodate recreational and/or social activities such as parties, receptions, banquets, meetings, recreation, exercise, and neighborhood gatherings, for exclusive use of the residents and guests of a specific development or defined residential area and that provides opportunities for limited retail, including a leasing/real estate sales office, and property management offices.

Antenna means a transmitting and/or receiving device mounted on a telecommunications tower, building or structure and used in telecommunications services that radiates or captures electromagnetic waves, digital signals, analog signals, radio frequencies, wireless communications signals and other communication signals including directional antennas such as panel and microwave dish antennas, and omnidirectional antennas such as whips, but excluding radar antennas, amateur radio antennas and satellite earth stations. This does not include telecommunications services as defined by 47 USC 332.

Apartment means a room or a suite of rooms within an apartment building, arranged, intended or designed to be used as a home or residence of one (1) family with kitchen facilities for the exclusive use of the one (1) family.

Apartment building means a building with three (3) or more separate apartments, each of which is used or intended to be used as a home or residence for one (1) family, in which the yard areas, hallways, stairways, balconies and other common areas and facilities are shared by families living in the apartment units.

Applicant means property owner and/or property owner's authorized representatives.

Arcade amusement center means a place of business having at least fifty (50) amusement games or machines on premises which is operated for the entertainment of the general public and tourists as bona fide amusement facility, and comply with chapter 546.10, Florida Statutes, as amended from time to time. The term "arcade amusement center" includes those arcade amusement centers which seek to restrict admission to persons eighteen (18) years of age or older.

Arterial road means a road providing service that is relatively continuous and of relatively high traffic volume, long average trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

Assisted living facility means residential care facilities that provide housing, meals, personal care and supportive services to older persons and disabled adults who are unable to live independently.

Athletic training facility means a facility for the education and training of athletes. Such facilities may include commercial recreational uses, primary and secondary schools, colleges and universities, and associated residence halls and dormitories for students, faculty, and visitors.

Average daily traffic (ADT) means the total traffic volume during a given twenty-four (24) hour time period for all allowable directions on a given road.

Background traffic means the projected traffic generation from previously approved but incomplete projects, and other sources of traffic growth.

Berm means a landscaped earthen mound in excess of two (2) feet in vertical height designed to provide visual interest, or serve as a buffer.

Bioswale means landscaping features (usually a swale or trench) filled with vegetation and/or organic matter, designed to collect or move stormwater and runoff and pass it through the vegetation or organic matter to remove debris and filter out pollution.

Buffer means the use of vegetation, walls, fences, berms, setbacks, less intense development, and/or less dense development to mitigate the impacts of unsightly views, lights, noises, odors, and/or dust.

Building means any structure having a roof entirely separated from any other structure by space in which there are no communicating doors or windows or any similar opening and erected for the purpose of providing support or shelter for persons, animals, things or property of any kind.

Building code means the Florida Building Code, as amended from time to time.

Canal means a body of water having a width of one hundred (100) feet or less for linear areas in excess of two hundred (200) feet in length and used principally for the conveyance of water.

Child or adult care center means an enterprise involving the care of five (5) or more children and/or adults at one (1) location at the same time, which children and/or adults are not foster children or related by blood or marriage to the operator. Adult care centers shall not include those uses meeting the definition of assisted living facilities or nursing home.

Civic uses means structures or facilities that provide cultural, social, or governmental services and/or functions. These include community centers; cultural centers; places of assembly; places of worship; museums; libraries; government administration, operations, and services; judicial facilities; post offices; public arenas and auditoriums; meeting halls; exhibition and conference center; fairgrounds; cemetery; child or adult care centers; and others owned and operated for public uses.

Collector road means a road providing service that is of relatively moderate average traffic volume, moderately average trip length, and moderately average operating speed. Such a road also collects and distributes traffic between local roads and arterial roads.

Commercial recreation means uses that typically charge a fee or have other requirements for participation or attendance as a spectator. Uses include, but are not limited to, outdoor and indoor recreational facilities such as tennis clubs, jai alai frontons, amusement and sport centers, outdoor amphitheaters, hunting and gun clubs, marinas, vehicular and non-vehicular racetracks, outdoor zoos and wildlife attractions, fairs, parks and recreation exhibitions, entertainment, and/or other amusements, private sports and recreation clubs, golf courses, and sports stadiums and venues. Uses may include accessory uses and activities that are supportive of the activity, including shops and restaurants.

Commercial uses means activities within land areas that are predominantly connected with the sale, rental and distribution of products or the performance of services, including offices and medical facilities.

Community park means a park located near collector or arterial roads designed to serve the needs of more than one (1) neighborhood. It is designed to serve community residents within a radius of up to 3.5 miles. The term "community park" includes any related recreational facilities and can be publicly or privately owned.

Complete streets means roads including adjacent sidewalks and shared use paths that are designed and operated to enable safe access and travel for all users, which may include pedestrians, bicyclists, transit riders, and motorists. Complete streets incorporate different elements based on the different role, function, and characteristic of the facility.

Comprehensive plan means the city comprehensive plan, unless context clearly implies otherwise.

Conservation uses means the use or condition of land areas designated for conserving or protecting natural resources or environmental quality, including areas designated for flood control and floodplain management, the protection of the quality or quantity of ground or surface water, commercial or recreational fish and shellfish habitat, water supply, and/or vegetative communities or wildlife habitats.

Continuing care facilities means a variety of housing options and services designed to meet the changing needs of its residents who require varying levels of care. Housing options typically include independent living units, assisted living facilities, and/or nursing homes.

Corner lot means a lot abutting two (2) or more streets at their intersection.

Density means the number of dwelling units per gross acre.

Drive through means a facility designed to accommodate pickup of food, merchandise or services by a motor vehicle momentarily at rest in a driveway expressly designed for that purpose.

Dwelling unit means a single unit providing complete independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Educational uses means activities and facilities for public or private primary or secondary schools; vocational and technical schools; and colleges and universities, including all campus buildings, residence halls and dormitories, fraternity and sorority housing, and recreational facilities.

Electronic gaming establishment means a business operation, whether a principal use or accessory use, where persons utilize electronic machines or devices, including, but not limited to, computers and gaming terminals, to conduct games of chance and/or a game promotion pursuant to section 849.094, Florida Statutes, including sweepstakes, and where cash, prizes, merchandise or other items of value are redeemed or otherwise distributed, whether or not the value of such redeemed or distributed items are determined by the electronic games played or by predetermined odds. The term "electronic gaming establishment" includes, but is not limited to, internet cafes, internet sweepstakes cafes, cybercafes or sweepstakes cafes.

Essential facilities and services means essential facilities and services include roads, bicycle lanes, shared use paths, sidewalks, bridges, transmission lines for electricity, cable, water (including reclaimed water), sewer, and gas that serve local area demands, electricity sub-stations, stormwater and drainage facilities and systems, electric car generation ports/stations, transit facilities, and accessory solar facilities. Essential facilities and services do not include wireless communication facilities.

Family means one (1) or more persons related by blood, adoption, or marriage or not more than two (2) unrelated persons occupying the whole of a dwelling unit as a single housekeeping unit.

Fence means an artificially constructed barrier of any material or combination of materials erected to enclose, screen or separate areas.

Fire code means the Florida Building Code, the county local amendments to the state fire prevention code, and other codes adopted by the city for the prevention or control of fires.

Floor area ratio (FAR) means a means of measuring building intensities for nonresidential land. FAR is the ratio of total floor area of all buildings on the parcel to the gross acreage. FAR does not regulate the building height or site coverage. The term "FAR" does not include the area within structures used for parking and vehicular circulation or open outdoor storage or display areas.

Foster care facility means a facility which houses foster residents, and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents.

Gross acreage means the total area of a parcel of land measured in acres, including developed and undeveloped land, agricultural areas, open space, roads, rights-of-way, easements, and environmental features such as lakes, floodplains, and wetlands.

Group home means a facility which provides living quarters for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional, and social needs of the residents. The term "group home" shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

Height means unless otherwise noted, height shall be measured from the minimum finished floor elevation to the midpoint of the roof, or if the roof is flat, to the top of the parapet. Architectural features shall not count for purposes of measuring height so long as the architectural features do not exceed ten (10) percent of the height of the structure.

Helipad means the surface on which a helicopter lands and is used for helicopter parking.

Helistop means any area of land or any man-made object or facility located thereon or building rooftop area which is used, or intended for use, solely for the landing and takeoff of vertical-takeoff aircraft and which has no appurtenant areas, buildings or other facilities supporting the use, landing and takeoff of vertical-takeoff aircraft.

Hospital means a medical facility which provides for both inpatient and outpatient treatment and has overnight accommodations, wherein professional services concerning personal health of humans are administered by medical doctors, chiropractors, osteopaths, optometrists, dentists or any other such professional.

Hotel means a building within which a commercial establishment provides lodging as overnight sleeping accommodations for the public in which ingress and egress to all rental rooms shall be through an inside lobby or office supervised by a person in charge at all hours.

Indoor Sport Court means only enclosed court-based sports, such as, padel, pickleball, volleyball and tennis courts.

Institutional uses means activities and facilities that include juvenile facilities, nursing homes/skilled-nursing facilities, mental (psychiatric) hospitals, in-patient hospice facilities, residential schools for people with disabilities, residential treatment centers for adults, and city jails/confinement facilities (excludes residential group homes for juveniles, correctional residential facilities such as halfway houses, federal detention centers, and federal and state prisons).

Intensity means the amount of nonresidential development as measured by the floor area ratio.

Interior lot means a lot other than a corner lot.

Landscape open space means any combination of living plants (such as grass, ground cover, shrubs, vines, hedges, or trees) and non-living landscape material (such as rocks, pebbles, sand, mulch or decorative paving materials). Non-living landscape material shall not be used as major landscape ground cover. In no case shall these materials exceed ten (10) percent of the landscaped area.

Legal nonconforming lot means a lot of record, which does not meet the area or width requirements of the comprehensive plan and LDRs for the zoning district in which the lot is located.

Legal nonconforming structure means a structure that was lawfully established before the adoption of the comprehensive plan and land development regulations that does not conform to the land development regulations for the zoning district in which the parcel of land is located.

Legal nonconforming use means a use that was lawfully established before the adoption of the comprehensive plan and land development regulations, which does not conform with the allowed uses by the comprehensive plan future land use category or of the zoning district in which it is located.

Legal positive outfall means the permanently established connection of a stormwater discharge conveyance facility serving a development site to a watercourse or water body under the control and jurisdiction of one (1) or more public agencies, said connection being subject to all applicable agency permitting and approval requirements.

Level of service (LOS) means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. LOS shall indicate the capacity per unit of demand for each public facility or performance measures for road traffic or stormwater facilities.

Light industrial uses means land uses that include construction operation and storage facilities, manufacturing, assembly, processing or storage of products when such activities have minimal and inoffensive external impacts such as smoke, noise, dust, soot, dirt, vibration, stench, or adverse visual impacts on the surrounding neighborhood. Light industrial uses may include research and development technology centers including server farms, medical and dental laboratories, warehouse and/or distribution centers, and recycling centers. Light industrial uses shall not include mining and extraction industries, electrical generation plants, or regional sewer treatment plants.

Local road means a road that carries low volumes and provides service for local traffic between land uses and collector roads, with direct property access as the primary purpose. Any road that is not an arterial or collector road and is under the jurisdiction of the city is a local road.

Lot means includes tract or parcel and means the least fractional part of subdivided lands having limited fixed boundaries, and an assigned number, letter, or other name through which it may be identified, as defined by section 177.031, Florida Statutes, as may be amended from time to time.

Lot area means the area contained within the boundary lines of a lot.

Lot coverage means that portion of the area of a lot, plot, or building site, expressed as a percentage, occupied by all buildings or structures which are roofed, exclusive of its eaves. Pool decks, patios or outdoor sitting areas, even if enclosed with a screen enclosure shall not be calculated as part of lot coverage.

Lot depth means the mean horizontal distance between the front lot line and the rear lot line of a lot measured within the lot boundaries; however, for radial lots the lot depth shall be measured from the setback not the front lot line.

Lot frontage means the portion of a lot nearest the street; also the front property line. Where a building has two (2) sides that face two (2) or more streets, the side associated with the street address shall be designated as having lot frontage, or the front property line.

Lot line means a line bounding a lot which divides one (1) lot from another or from a road or any other public or private space.

Lot line, rear, means that lot line which is parallel to and most distant from the front lot line of the lot. In the case of an irregular, triangular, or gore-shaped lot, a line twenty (20) feet in length, entirely within the lot, parallel to and at the maximum possible distance from the front line shall be considered to be the rear lot line. In the case of lots which have frontage on more than one (1) road or street, the rear lot line shall be opposite the lot frontage.

Lot line, side, means any lot line other than a front or rear lot line.

Lot line, street, means in the case of a lot abutting multiple roads, all lot lines abutting a road except the lot frontage.

Lot of record means a part of the land subdivision, the map of which has been recorded in the office of the clerk of the court of the county.

Lot width means the horizontal distance between opposite side lot lines, measured at the root setback line to accommodate variation and radial streets. Where there is only one (1) side lot line, lot width shall be measured between such lot line and the opposite lot line or future right-of-way line.

Major canals means the M-Canal and M-2 Canal.

Manufactured home means a dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the site, bearing a label certifying that it is built in compliance with the federal manufactured housing construction and safety standards, or inspected by an approved inspection agency conforming to the requirements of HUD, and bearing an insignia of approval.

Multifamily dwelling means multiple separate dwelling units contained within one (1) building or several buildings, including, but not limited to, apartment buildings, but excluding single-family attached dwellings.

Multimodal transportation system means the system which provides safe and efficient movement of people, goods, and services by more than one (1) mode of transportation.

Neighborhood center means compact areas that allow a mix of commercial uses that serve neighborhoods such as retail (goods and services), restaurants, offices and clubhouses, schools, religious uses, small scale civic uses, and amenity centers.

Neighborhood park means a park that serves the residents of a neighborhood and is accessible to bicyclists and/or pedestrians. A neighborhood park is designed to serve the population of a neighborhood in a radius of up to one-half mile. Neighborhood parks include any related recreational facilities and can be publicly or privately owned.

Net peak hour directional trips means total project trip generation minus internal trips, pass-by trips less any previously approved traffic or traffic from any existing use established in accordance with chapter 109.

Office means a use where the clerical, administrative, financial or consulting aspects of business, professional medical or governmental services are conducted. Office uses shall include, but not be limited to, financial institutions, insurance offices, medical offices, or business consulting services.

Open space means areas open to the sky that are partly or completely covered with grass, trees, shrubs, other vegetation or water, or if partially or completely paved serve to shape or enhance urban form or provide for public use. Open spaces have little to no vertical structures and can be publicly or privately owned. Open spaces include parks, transportation corridor parkways, vegetated buffers, shared use paths, plazas, courtyards, squares and areas that provide stormwater management.

Parcel means any quantity of land capable of being described with such definiteness that its location and boundaries may be established.

Park means a site that provides opportunities to partake in active or passive recreational activities, including structures associated with a park's recreational activities, including dog parks.

Peak hour peak direction capacity means the maximum number of vehicles that can pass a given point in one (1) direction on a road in one (1) hour under given traffic and road conditions per the FDOT quality/level of service handbook in one (1) hour.

Peak hour traffic means the one (1) hour of traffic representative of the peak period, as defined in chapter 109, and includes two (2) way and peak direction volumes. Peak hour traffic shall be determined from actual traffic counts. The project, at the approval of the city engineer, the peak hour traffic may be determined by factoring the average daily traffic by an approved K-factor.

Peak season means the time from January 1 through March 31, inclusive.

Perviousness percentage means the percentage of the overall lot or parcel that must be pervious.

Place of assembly means a building, portion of a building or other site in or at which facilities are provided for civic, fraternal, educational, political, religious, cultural or social purposes.

Place of worship means any church, synagogue, denomination or ecclesiastical organization having an established place for worship in the city at which nonprofit religious services and activities are regularly conducted.

Primary solar facility means a solar energy system which primarily functions to provide electricity for off-site use. The term "primary solar facility" includes the structures, equipment, infrastructure, and support systems necessary for the collection, storage, and distribution of solar energy, along with all functions necessary to develop and operate a primary solar facility including construction, management, administration, maintenance, security, and safety.

Radius of development influence means the area surrounding a proposed project as set forth in chapter 109. The distance shall be measured in road miles from the point at which the proposed project's traffic enters the first road, not as a geometric radius.

Recreational uses means areas and development used for leisure time activities and sports in an indoor or outdoor setting, including parks and golf courses.

Resident means a person who makes the person's home in a particular place for most of the year or for a portion of the year, including a seasonal resident.

Residential uses means land uses consisting of dwelling units, including mobile and manufactured homes. Residential uses include assisted living facilities and group homes.

Retail means establishments engaged in selling goods or merchandise directly to the ultimate consumer for personal or household consumption and rendering services incidental to the sale of such goods. Establishments primarily engaged in providing services as opposed to products to individuals shall also be considered a retail use.

Right-of-way means land dedicated or required for a transportation or utility use that a government entity owns in fee simple or over which it has an easement.

Self-storage facility means a fully enclosed space used for warehousing that contains individual storage units.

Seminole Improvement District (SID) means the independent special purpose government established in 1970 pursuant to chapter 70-854, Laws of Florida, codified pursuant to chapter 2000-431, Laws of Florida, formerly known as the Seminole Water Control District. SID is coextensive with the boundaries of the city and consists of approximately 4,142 acres of land. SID is empowered to construct and maintain a number of public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreation facilities, roads and related activities.

Senior housing means age-restricted dwelling units for older adults, aged fifty-five (55) years or older, who are able to care for themselves.

Setback means the horizontal distance between the front line, side line, or rear line of the building site to the front, side, or rear of the building or structure, respectively. Setbacks shall be measured perpendicular to and parallel with the property or right-of-way lines and shall be measured from the point at which the face of the building or structure touches the ground.

Sexually oriented use means any place in which a principal use is the exchange, for consideration in any form, monetary or otherwise, for profit or not for profit, of materials or exhibitions, including, but not limited to, books, magazines, photographs, performances, videotapes, electronic media or movies which have as their dominant theme matters depicting, describing, demonstrating or relating to completely or to opaquely covered human genitals or pubic regions, buttocks, or female breasts below a point immediately above the top of the areola, or human male genitals in a discernibly turgid state, even if completely and opaquely covered, or which have as their

dominant theme matters depicting, describing, demonstrating or relating to human genitals in a state of sexual stimulation or arousal, acts of human masturbation, sexual intercourse or sodomy, or the fondling or other erotic touching of human genitals, pubic regions, buttocks or female breasts.

Shared use path means a paved facility for use by pedestrians, bicyclists, and/or other users that is separated from vehicular traffic. Golf carts may be used on shared use paths in certain areas, under certain circumstances.

Single-family attached dwelling means a single dwelling unit physically attached to other buildings, dwelling units, or structures through one (1) or more shared walls, but not including multifamily dwellings.

Single-family detached dwelling means a single dwelling unit, including a manufactured home, not physically attached to other buildings, dwelling units, or structures.

Solar energy overlay means an area designated on the future land use map (FLU map 2.1) that allows primary solar facilities in addition to uses allowed by the underlying future land use category.

Special event means special/community event is an activity or use that is public or quasi-public in nature and occurs once in a fiscal year, not to exceed three (3) weeks. This includes fourth of July activities, parades, races and festivals. Events that require a special use may be subject to the traffic study requirements of this article as determined by the city.

Subdivision means the division of land into two (2) or more lots, or parcels, or any other division of land.

Sustainable community means an urban area with a long term planning and management vision that incorporates a multi-modal transportation network, walkable, mixed use patterns of development, denser development where infrastructure exists, civic spaces and interconnected open spaces for recreation, economic vitality and job choices, choices in housing price and size, a quality educational system, and a unique identity.

Telecommunications facility means any facility that is used to provide one (1) or more telecommunications services, including, without limitation, radio transmitting telecommunications towers, other supporting structures, and associated facilities used to transmit telecommunications signals. Telecommunications facilities includes any antenna or broadcast equipment located outdoors, which is used for telecommunications and not otherwise defined as an antenna. Telecommunications facilities include telecommunications services as defined by 47 USC 332.

Temporary uses means uses that are required in the construction phase of development or are uniquely temporary or seasonal in nature.

Through lot means a lot, other than a corner lot, having frontage on more than one (1) street.

Total traffic means the sum of:

- (1) Existing traffic;
- (2) Net trips; and
- (3) Background traffic.

Transit means passenger transportation services such as commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, autonomous vehicles, and local fixed route bus provided by public, private, or non-profit entities. The terms "transit" and "mass transit" are used interchangeably.

Utilities means Seminole Improvement District water, wastewater or reuse water facilities.

Vegetated buffer means a natural or planted vegetated area used to mitigate potential impacts of unsightly views, lights, noises, and/or dust.

Work plan means the city water supply facilities work plan dated March 2018.

***** End of Definitions*****