Understanding Article II

Zoning Designations
• Website Navigation & Available Tools

• Website: www.sjcfl.us
  – Map Mart – Zoning & Land Use Maps
  – IMAP layers (Land Use, Zoning, Utility Zones, Overlay Districts, etc.)
Bridging the Uses

2025 Comprehensive Plan

Brief Explanation (Future Land Use)
www.sjcfl.us/ Information, Land Development Regulations
Comprehensive Plan

Land Development Code

Article II Zoning Designations & Special Uses
www.sjcfl.us/– Information, Land Development Regulations
Land Development Code – Article II
Is the use Allowable by Right or by Special Use Permit?

- IMAP to determine zoning designation Section 2.02.02; Table of Allowable Uses in Zoning Districts (page II-13)

- Section 2.03.01; Table of Special Uses in Zoning Districts (page II-29)
### Table Of Allowable Uses In Zoning Districts

**Table 2.02.02**

| Use Category                  | OR | R S-E | R S-1 | R S-2 | R S-3 | R G-1 | R G-2 | RMH | RMH (S) | OP | CN | CG | CHT | TCMU | C | CR | CHI | CW | I W | HI | PS | AD | PUD | PRD |
|------------------------------|----|-------|-------|-------|-------|-------|-------|-----|---------|----|----|----|-----|------|---|----|-----|----|-----|----|----|----|----|----|----|
| Residential                  | A  | A     | A     | A     | A     | A     | A     | A   | A       | A  | A  | A  | A   | A    | A | A  | A   | A  | A   | A  | A  | A  | A  | A  | A  |
| Agricultural                 |    |       |       |       |       |       |       | A   | A       | A  |    |    |     |      |   |    |     |    |     |    |    |    |    |    |    |
| Cultural / Institutional     | A  |       |       |       |       |       |       | A   | A       | A  | A  | A  | A   | A    |   |    |     |    |     |    |    |    |    |    |    |
| Neighborhood Business        |    |       |       |       |       |       |       | A   | A       | A  | A  | A  | A   | A    |   |    |     |    |     |    |    |    |    |    |    |
| General Business             | A  |       |       |       |       |       |       |     | A       | A  |    |    |     |      |   |    |     |    |     |    |    |    |    |    |    |
| High Intensity Commercial    |    |       |       |       |       |       |       | A   | A       | A  |    |    |     |      |   |    |     |    |     |    |    |    |    |    |    |
| Highway Commercial           | A  |       |       |       |       |       |       |     | A       | A  |    |    |     |      |   |    |     |    |     |    |    |    |    |    |    |

Legend:
- **A**: Allowable Use
- **-**: Not Allowable Use
| Special Use                        | OR | RS-1 | RS-2 | RS-3 | RG-1 | RG-2 | RMH | RMH (s) | OP | CN | CG | TCMU | CHT | CIR | CHI | CW | IW | HS | PS | AD |
|-----------------------------------|----|------|------|------|------|------|-----|---------|----|----|----|------|-----|-----|-----|----|----|----|----|----|----|
| Alcoholic Beverages               |    |      |      |      |      |      |     |         |    |    |    |      |     |     |     |    |    |    |    |    |    |
| Adult Uses                        |    |      |      |      |      |      |     |         |    |    |    |      |     |     |     |    |    |    |    |    |    |
| Child & Adult Care                |    |      |      |      |      |      |     |         |    |    |    |      |     |     |     |    |    |    |    |    |    |
| Horse & Ponies                    |    |      |      |      |      |      |     |         |    |    |    |      |     |     |     |    |    |    |    |    |    |
| Other Animals                     |    |      |      |      |      |      |     |         |    |    |    |      |     |     |     |    |    |    |    |    |    |
| Home Occupation                   |    |      |      |      |      |      |     |         |    |    |    |      |     |     |     |    |    |    |    |    |    |
| Manufactured/Mobile Home          |    |      |      |      |      |      |     |         |    |    |    |      |     |     |     |    |    |    |    |    |    |
| Manufactured/Mobile Home Park     |    |      |      |      |      |      |     |         |    |    |    |      |     |     |     |    |    |    |    |    |    |
| Land Excavation/Borrow Area       |    |      |      |      |      |      |     |         |    |    |    |      |     |     |     |    |    |    |    |    |    |
| Solid Waste Facilities            |    |      |      |      |      |      |     |         |    |    |    |      |     |     |     |    |    |    |    |    |    |
Development Scenario

Typical question phoned in: “I would like to relocate or open a new business”

To answer the question, you must determine

1. Address or Parcel Identification Number-Strap
2. Future Land Use Designation
3. Zoning District (is the use allowed within the zoning district or does it require Special Use Permit?)
St. Johns County Celebrates
Earth Day 2013
Take a look at a few of the many environmental initiatives that help protect our natural resources.

Popular:
- Agendas & Minutes
- Permit Status
- GIS IMap
- Utility Department
- Building Services
- BCC Meetings Online
- Employment
- Records Search
- Recreation & Parks
- Pet Center

Featured:
- Commissioners
- Parcel Locator
- GIS Map Mart
- Volunteer with SJC
- Pending Applications
- School Zones
- Budget Calendar
- Citizen Mediation Program
- Government in the Sunshine
Planning & Zoning Contact

- Main Line 904-209-0675