

**City of Dunedin, Florida - Summary of Zoning Districts**

Zoning District	Minimum District Size	Minimum Lot Size				Minimum Yard Setbacks					Maximum Building Height <sup>7</sup>	Maximum Stories <sup>7,8</sup>
		Area	Width		Depth	Front	Secondary Front	Side (Single-family use only)	Side	Rear		
			Interior	Corner								
AR	-	40,000 sq ft	100 ft	115 ft	100 ft	40 ft	-	-	25 ft	40 ft	35 ft	3
R-300	-	30,000 sq ft	110 ft	120 ft	125 ft	30 ft	-	-	20 ft	40 ft	35 ft	3
R-200	-	20,000 sq ft	110 ft	120 ft	125 ft	30 ft	-	-	15 ft	30 ft	35 ft	3
R-150	-	15,000 sq ft	110 ft	120 ft	120 ft	30 ft	-	-	10 ft	25 ft	27 ft	2
R-100	-	10,000 sq ft	100 ft	120 ft	110 ft	30 ft	-	-	10 ft	25 ft	27 ft	2
R-90	-	9,000 sq ft	75 ft	90 ft	110 ft	25 ft	-	-	10 ft	20 ft	27 ft	2
R-75	-	7,500 sq ft	75 ft	90 ft	100 ft	20 ft	15 ft	-	10 ft	20 ft	27 ft	2
R-60	-	6,000 sq ft	60 ft	77.5 ft	100 ft	25 ft <sup>1</sup>	10 ft	-	7.5 ft	20 ft	27 ft	2
MF-7.5	-	7,000 sq ft	70 ft	85 ft	100 ft	25 ft <sup>1</sup>	10 ft <sup>2</sup>	7.5 ft	10 ft	20 ft	35 ft <sup>3</sup>	3
MF-10	-	8,000 sq ft	70 ft	85 ft	100 ft	25 ft <sup>1</sup>	10 ft <sup>2</sup>	7.5 ft	10 ft	20 ft	35 ft <sup>3</sup>	3
MF-12.5	-	9,000 sq ft	70 ft	85 ft	100 ft	25 ft <sup>1</sup>	10 ft <sup>2</sup>	7.5 ft	10 ft	20 ft	50 ft <sup>3</sup>	5
MF-15	-	10,000 sq ft	70 ft	85 ft	100 ft	25 ft <sup>1</sup>	10 ft <sup>2</sup>	7.5 ft	10 ft	20 ft	50 ft <sup>3</sup>	5
MH	15 acres	3,500 sq ft	20 ft	20 ft	-	7.5 ft	-	-	5 ft	5 ft	-	-
PRD	-	Site plan	Site plan	Site plan	Site plan	Site plan <sup>4</sup>	Site plan <sup>4</sup>	-	Site plan <sup>4</sup>	Site plan <sup>4</sup>	27 ft <sup>5</sup>	2
TF	40,000 sq ft	20,000 sq ft	100 ft	115 ft	100 ft	25 ft <sup>6</sup>	-	-	10 ft	10 ft	50 ft	5
DR	-	None	None	None	None	Site plan	-	-	Site plan	Site plan	40/52 ft <sup>7</sup>	4/5
GO	-	10,000 sq ft	110 ft	115 ft	100 ft	25 ft	-	-	10 ft	20 ft	35 ft	3
NB	20,000 sq ft	10,000 sq ft	100 ft	117.5 ft	100 ft	25 ft <sup>6</sup>	-	-	7.5 ft	20 ft	35 ft	3
GB	-	15,000 sq ft	100 ft	120 ft	150 ft	30 ft <sup>6</sup>	-	-	10 ft	20 ft	50 ft <sup>7</sup>	5
DC (Street Types "A" and "C")	-	None	None	None	None	0-12 ft	-	-	None	None	36 ft <sup>7</sup>	3
DC (Street Type "B")	-	None	None	None	None	0-12 ft	-	-	5 ft	10 ft	36 ft <sup>7</sup>	3
SC	10 acres	15,000 sq ft	-	-	-	30 ft <sup>6</sup>	-	-	20 ft	20 ft	50 ft <sup>7</sup>	5
CP	-	1 acre	150 ft	175 ft	200 ft	50 ft <sup>6</sup>	-	-	25 ft	25 ft	35 ft	3
CR	-	1 acre	150 ft	155 ft	200 ft	30 ft	-	-	25 ft	25 ft	50 ft	5
LI	3 acres	15,000 sq ft	100 ft	110 ft	150 ft	25 ft	-	-	15 ft	20 ft	50 ft	5
GI	5 acres	1 acre	80 ft	95 ft	150 ft	25 ft	-	-	10 ft	20 ft	60 ft	6
DI	-	15,000 sq ft	100 ft	100 ft	150 ft	Site plan	-	-	Site plan	Site plan	See Footnote 7	
FX-M	See 103-23.31, Form-Based Zoning Code, Article 3: District Provisions (Sec. 3.1)											
FX-H	See 103-23.31, Form-Based Zoning Code, Article 3: District Provisions (Sec. 3.2)											

**\*\*This summary is provided as a convenient reference of zoning district dimensional standards. It does not contain the complete requirements of Dunedin's Land Development Code.\*\***

**Footnotes:**

1. For lots with less than 70' depth or lots less than 6,000 square feet, the minimum front yard setback shall be 15 feet.
2. Secondary front yard setback, single-family use only.
3. Maximum building height of 27 feet for single-family use.
4. For perimeter lots the minimum front, side and rear setbacks shall be 15 feet.
5. Maximum height of 35 feet and 3 stories with City Commission approval.
6. The front yard setback may be reduced to 0 feet if the building, including porch area, is established on the edge of the right-of-way with screened side parking or rear parking.
7. See also Division 4 - Supplemental Height Regulations (Sec. 103-40 thru 103-40.12).
8. In the R-150, R-100, R-90, R-75 and R-60 zoning districts, for structures located in special flood hazard zones, the area below the base flood elevation shall not be counted as a story.

