



ZONING-INFO

13354 E US Highway 92

Dover, FL 33527

Property Requirements Report
July 18, 2022

Property Requirements Report



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Zoning

PD 90-0127

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted Dec 19, 2019

Allowed Uses/Parking

Table 1: Permitted use Use Table

Permitted use	Parking
Motor Vehicle Repair, Major	3/Repair Bay
Open Storage	1/Employee Largest Shift
Professional Office	3.0 per 1,000 sq. ft. GFA
Sales, Rental and Service of Recreational Vehicles	2.0 per 1,000 sq. ft. GFA

Bulk Requirements

Table 2: PD 90-0127 Bulk Requirements Table

Requirement	Minimum	Maximum
Buffer along frontage of U.S. 92	20	N/A
Buffering and Screening - Pocket "A" - Rear yard (ft.)	30	N/A
Buffering and Screening - Pocket "A" - Side yard (ft.)	30	N/A
Buffering and Screening - Pocket "B" and "C" - Rear yard (ft.)	35	N/A
Buffering and Screening - Pocket "B" and "C" - Side yard (ft.)	20	N/A
Buffering and Screening - Front yard (ft.)	25	N/A
Building Coverage (%)	N/A	10
Development Option 1 - Accessory commercial area (sq. ft.)	N/A	10,000
Development Option 1 - Commercial vehicle sales area (sq. ft.)	N/A	15,000
Development option 2 - Office, major auto repair area in Pocket "A" (sq. ft.)	N/A	19,500
Development Option 2 - Open area for RV inventory, staging, display and RV/Passenger vehicle parking area (sq. ft.)	N/A	784,301
Development Option 2 - Open/enclosed storage in "Pocket A"	N/A	41,000
Development Option 2 - Pockets "B" and "C" Enclosed storage/office/sales prep/service area (sq. ft.)	N/A	90,400
Front Yard Setback (ft.)	30	N/A
Landscape Buffer Abutting AR (ft.)	20	N/A

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Table 2: PD 90-0127 Bulk Requirements Table continued

Requirement	Minimum	Maximum
Landscape Buffer Abutting AS-1 (ft.)	20	N/A
Landscape Buffer Abutting ASC-1 (ft.)	20	N/A
Landscape Buffer Abutting CG (ft.)	20	N/A
Landscaped area (%) of total lot area	35	N/A
Lot Area (SF)	20,000	N/A
Lot Width (ft.)	100	N/A
Pocket "A" Building height (ft.)	N/A	25
Pocket "A" Covered or Open Storage (sq. ft.)	N/A	41,000
Pocket "A" Floor area ratio	N/A	0.03
Pocket "A" Impervious surface coverage (%)	N/A	15
Pocket "A" Non-Residential Uses (sq. ft.)	N/A	19,500
Pocket "B" and "C" Building height (ft.)	N/A	36
Pocket "B" and "C" Covered or Open storage (sq. ft.)	N/A	660,000
Pocket "B" and "C" Floor area ratio	N/A	0.06
Pocket "B" and "C" Impervious surface coverage (%)	N/A	70
Pocket "B" and "C" Non-Residential uses (sq. ft.)	N/A	90,640
Rear Yard Setback (ft.)	30	N/A
Side Yard Setback (ft.)	30	N/A

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