



Proposed Zoning Changes

WHY CHANGE THE UNIFIED LAND DEVELOPMENT CODE (ULDC)?

The City adopted the existing ULDC in 2010. Since then, North Port has changed a lot, as have some state and federal laws. The ULDC update will overhaul the Code to better prepare for the City of North Port's projected growth, resolve conflicts within the Code and correct the Code to adhere to state and federal regulations. The ULDC will be organized into five chapters as follows: Chapter 1, General Provisions; Chapter 2, Development Review; Chapter 3, Zoning; Chapter 4, Site Development and Chapter 5, Resource Protection. The information in this fact sheet is in reference to proposed changes for Chapter 3, Zoning.

WHY IS THE CITY TRYING TO REZONE PROPERTIES?

Generally, cities need a minimum of 18% of their land to contain non-residential uses to balance the tax base. Currently, the City of North Port only has about 8%, which means residential property owners are paying more in taxes because the City doesn't have enough commercial land to help balance the burden. Cities need to have diverse use types to help balance their tax burdens, facilitate employment opportunities for residents and provide amenities to residents and visitors.

WHY CAN'T WE JUST BUILD IN THE ACTIVITY CENTERS TO INCREASE OUR TAX BASE?

Many of the Activity Centers were approved decades ago through a land use approval called a Development of Regional Impact (DRI). These DRIs gave the landowners legal entitlements for certain land uses that make it very difficult for the City to make any changes or to control what actually gets built in them. Much of the land in some of the Activity Centers is actually developed as residential.

IF I OWN A VACANT SINGLE FAMILY LOT, WILL I STILL BE ABLE TO BUILD A HOUSE IF MY PROPERTY IS REZONED?

This depends on a few factors. In some cases, this answer might be no. Most of the properties the City is rezoning are in locations that aren't ideal for single-family development. It is safer for those properties to support commercial uses instead of single-family. The rezone would allow these property owners to sell their property with commercial entitlements, or develop it as a nonresidential property.

HOW IS DENSITY CALCULATED? IF A ZONING DISTRICT ALLOWS 10 UNITS AN ACRE, CAN SOMEONE BUILD 10 HOMES ON A PROPERTY?

Density is calculated as a specified number of dwelling units per acre. For example, if someone owns a standard platted lot in North Port measuring 10,000 square feet, they can build 2 dwelling units on that property. An acre is 43,560 square feet. The parcel size is divided by the size of an acre to determine its percentage of an acre ($10,000/43,560 = 0.23$ acres or 23%). Then the percentage of an acre is multiplied by the allowed dwelling units ($0.23 \text{ acres} \times 10 \text{ units an acre} = 2.3$ units). Density is rounded down, so 2 dwelling units would be permitted on that property. Those two units would have to be built on a permanent foundation and meet all the standards in the ULDC and the Florida Building Code for a single-family home. Tiny homes on wheels do not meet the building code requirements and are not constructed on a permanent foundation, so they would only be allowed in the Manufactured Home (MF) district. .



For more information:
NorthPortFL.gov/Zoning



WHAT ARE THE NEW RESIDENTIAL ZONING DISTRICTS?

The new R-1 and R-2 districts allow for single-family residences, but the R-2 districts also allow for uses like duplexes, which provides more flexibility for property owners when they are deciding what to build on their land.

WHAT IF I HAVE AN ACTIVE BUILDING PERMIT?

New construction permits submitted prior to the effective date of the new code will be reviewed under the existing zoning designation.

ARE PROPERTIES CURRENTLY ZONED AGRICULTURAL (AG) BEING REZONED TO PROHIBIT AG USES?

No. All of the currently permitted uses in the AG district will remain permissible in the new zoning code.

WILL THE REZONE INCREASE DENSITY OR REDUCE THE LOT SIZE IN THE ESTATES?

No, there is no change to the density or dimensional standards in the estates.

THE CITY ALREADY HAS TOO MANY PEOPLE. CAN WE STOP BUILDING HOUSES?

Private property laws guarantee property owners reasonable use of their property. The City cannot take away all use of a property without compensating the owner for their loss.

WHY IS THE CITY ADDING MORE HOUSING IF WHAT WE REALLY NEED IS MORE COMMERCIAL?

The City has an abundance of property designated for single-family homes but severely lacks other housing types. Diverse housing types at affordable rates are critical for attracting companies to provide places for their employees to live. Additionally, many companies look for a minimum population and density before deciding to build in a city.

WILL A BIG APARTMENT BUILDING BE ABLE TO BE BUILT A FEW FEET FROM MY PROPERTY LINE?

It is possible that if you currently have a home in an area that has been rezoned, more intensive development may be built on the property next door. However, new mixed-use or non-residential development, adjacent to an existing single-family residence, will be required to be a minimum of half the building height away from the property line in addition to the standard design, setback and buffer requirements.

WON'T A ZONING CHANGE ON PRICE BOULEVARD MAKE TRAFFIC WORSE?

The proposed rezone on Price Boulevard would allow the City to limit the number of driveways and reduce the need for garbage trucks, mail trucks and delivery vehicles to stop in the street, which will help traffic flow at a more consistent rate. Additionally, with more amenities closer to where people live, the need to drive will decrease.

For more information on the Unified Land Development Code (ULDC) update or proposed zoning changes, visit NorthPortFL.gov/Zoning or email PlanningInfo@NorthPortFL.gov.

