

Zoning District Links

Chapter 7, Zoning, City of New Port Richey Land Development Code

RESIDENTIAL DISTRICTS

- [R-1](#) The R-1 residential district is created to provide for single-family detached residential development on 7,500 square feet or larger lots.
- [R-2](#) The R-1 residential district is created to provide for single-family detached residential development on 6,000 square feet or larger lots.
- [R-3](#) The R-1 residential district is created to provide for single-family detached residential development on 5,000 square feet or larger lots.
- [MF-10](#) The MF-10 multifamily low-medium density district is created to provide for residential development from single-family use to medium density apartments. The maximum density permitted in this district shall be 10 dwelling units per net acre.
- [MF-14](#) The MF-14 multifamily medium density district is created to provide for residential development from single-family use to medium density apartments. The maximum density permitted in this district shall be 14 dwellings units per net acre.
- [MF-30](#) The MF-30 multifamily high density district is created to provide for high density apartment development use. The maximum density permitted in this district is 30 dwelling units per net acre. In the MF-30 district no premises or building shall be used or occupied and no building shall be erected or structurally altered unless otherwise provided in this division.
- [MHP](#) The mobile home park zoning districts are created to provide for mobile home located in mobile parks and subdivisions.

COMMERCIAL AND OFFICE DISTRICTS

- [C-1](#) The purpose of the C-1 light general commercial zoning district is to provide for and require an organized arrangement of buildings, services, and parking areas, together with the adequate traffic circulation system and open space, in a manner so as to provide and constitute an efficient and attractive shopping area to serve neighborhood needs.
- [C-2](#) The purpose of the C-2 general commercial zoning district is to provide for the development of the uses necessary to meet the community and regional needs for general commercial and service oriented activities, and to exclude all uses that are not compatible with such commercial activities. No residential development is permitted within this zoning district.
- [HC](#) In the highway commercial zoning district, no minimum lot size is specified for commercial establishments, since floor space requirements differ widely, being dependent upon the size and nature of the businesses involved.

O The purpose and intent of this office zoning district is to provide areas in the city to accommodate both business and professional offices. Areas zoned for office uses shall be appropriately located throughout the community to serve the general public and not create any adverse effect on adjacent land uses.

MIXED USE DISTRICTS

D The intent of the downtown zoning district, is to recognize the importance of the downtown area, both economically and historically to the City of New Port Richey. Further, the land use category is intended to encourage and promote the redevelopment of the downtown area as the city's financial, commercial, governmental, cultural, recreational and professional center. The preservation and rehabilitation of the existing historical structures is of significance to the City of New Port Richey. Infill construction shall be compatible with and enhance the architectural style of the downtown area. The Downtown Zoning District is intended to serve as a focal point of the community pride and interest.

Sidewalk Café Subdistrict: Sidewalk cafes meeting the requirements of the sidewalk café subdistrict shall be permitted within the downtown zoning district.

RO The purpose of the residential/office district is to manage and guide the orderly growth in specific mixed land use districts.

ROR The purpose of the ROR zoning district is to manage and guide the orderly growth in specific mixed land use districts.

DROD The intent of the downtown residential overlay district is to allow for a variety of low intensity professional office, personal service, and specialty retail uses in the R-1, R-2, R-3, MF-10, and MF-14 zoning districts that are located within the Downtown Land Use area. The overlay district is primarily intended to allow for the conversion of residential structures. Conversions must retain a residential appearance and be in character with the existing neighborhood. The district requirements include provisions for buffering, parking, signage, and landscaping.

INDUSTRIAL DISTRICTS

LI The light industrial zoning district is created to reserve certain land areas for light manufacturing and related uses that are conducted in total compliance with all standards of this code and land use category.

PLANNED DEVELOPMENT DISTRICTS

PDD The PDD planned development district is created to provide an alternative method of land development not available within the framework of other zoning districts contained in this code. This zoning district may be assigned to land that is to be developed utilizing innovative design techniques to achieve one or more of the following objectives:

1. To preserve/protect environmental or topographical features which exist on the site.

2. To accommodate a mixture of uses on a single parcel of land made internally and externally compatible through use limitations, sign control, building layout and orientation, buffering, landscaping or other techniques that may be appropriate to a particular development proposal.
3. To facilitate and further the goals, objectives and associated policies of the adopted comprehensive plan.

The PDD may be comprised of the following subdistricts: Residential Planned Development District (RPD); Office Planned Development District (OPD); Commercial Planned Development District (CPD); and Industrial Planned Development District (IPD).

OTHER DISTRICTS

CON

The conservation land use category is intended to recognize the importance of the Pitchlascotee River and Orange Lake to the recreational and ecological health of the community and surrounding areas. A major purpose of the conservation land use category is to protect the flora and/or fauna or areas of significant environmental/ecological importance. It is also the intent of the land use category to protect, preserve, and improve air and water quality in the City of New Port Richey and to further implement the adopted comprehensive plan of the City of New Port Richey. It is also the intent of the conservation land use category to regulate and control the future development of these areas so that their scenic, recreational, and ecological importance may be preserved for future generations.

G

The government zoning district recognizes the importance for the city to provide high quality services to its residents. To further implement the adopted comprehensive plan, the government district and related uses are permitted in all land use categories upon approval of the city council.

P/SP

The public/semi-public zoning district recognizes identifiable areas of the community which support public, municipal and semi-public centers, community services and facilities.