



**St. Johns County
Planning and Zoning Division**

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	RS-E	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	OP	CN	CG	CHT	TCMU	C	R	CHI	CW	IW	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
Agricultural	A																					A	A	A
Cultural / Institutional	A									A	A	A	A	A		A						A	A	A
Neighborhood Business											A	A	A	A	A	A						A	A	A
General Business												A		A	A							A	A	
High Intensity Commercial															A		A	A				A	A	
Highway Commercial													A		A							A	A	

TABLE OF SPECIAL USES IN ZONING DISTRICTS

TABLE 2.03.01

Special Use	OR	RS-E	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(s)	OP	CN	CG	TCMU	CHT	CI	CR	CHI	CW	IW	HI	PS	AD
Alcoholic Beverages	S									S	S	S	A	S	S	S	S	S	S			S
Adult Uses															S		S	S	S			
Child & Adult Care	A	S	S	S	S	S	S	S	S	A	A	A	S	A	A	A			S	S		A
Horse & Ponies	A	S	S	S	S	S	S	S	S													A
Other Animals	A	S	S	S	S	S	S	S	S													A
Home Occupation	S	S	S	S	S	S	S	S	S													S
Manufactured/Mobile Home	A		S	S	S	S	S	A	A	S	S	S		S	S	S	S	A	A	A	A	S
Manufactured/Mobile Home Park								A	S													
Land Excavation/Borrow Area	S																	S	S	A	S	A
Solid Waste Facilities	S																			A		

Development Scenario

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

To answer the question, you must determine

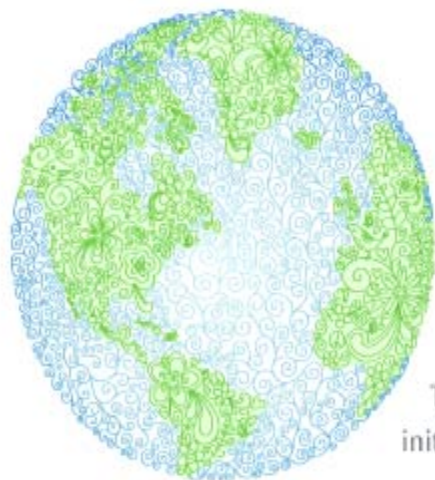
1. Address or Parcel Identification Number-Strap
2. Future Land Use Designation
3. Zoning District (is the use allowed within the zoning district or does it require Special Use Permit?)



St. Johns County Government

Elected Officials, Divisions, Departments, & Information | P: (904) 209-0655 | TF: 1-877-475-2468 | E: info@sjcfl.us

- Departments
- Services
- Information
- Calendars
- Government
- Links
- Contact
- Home



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](#)

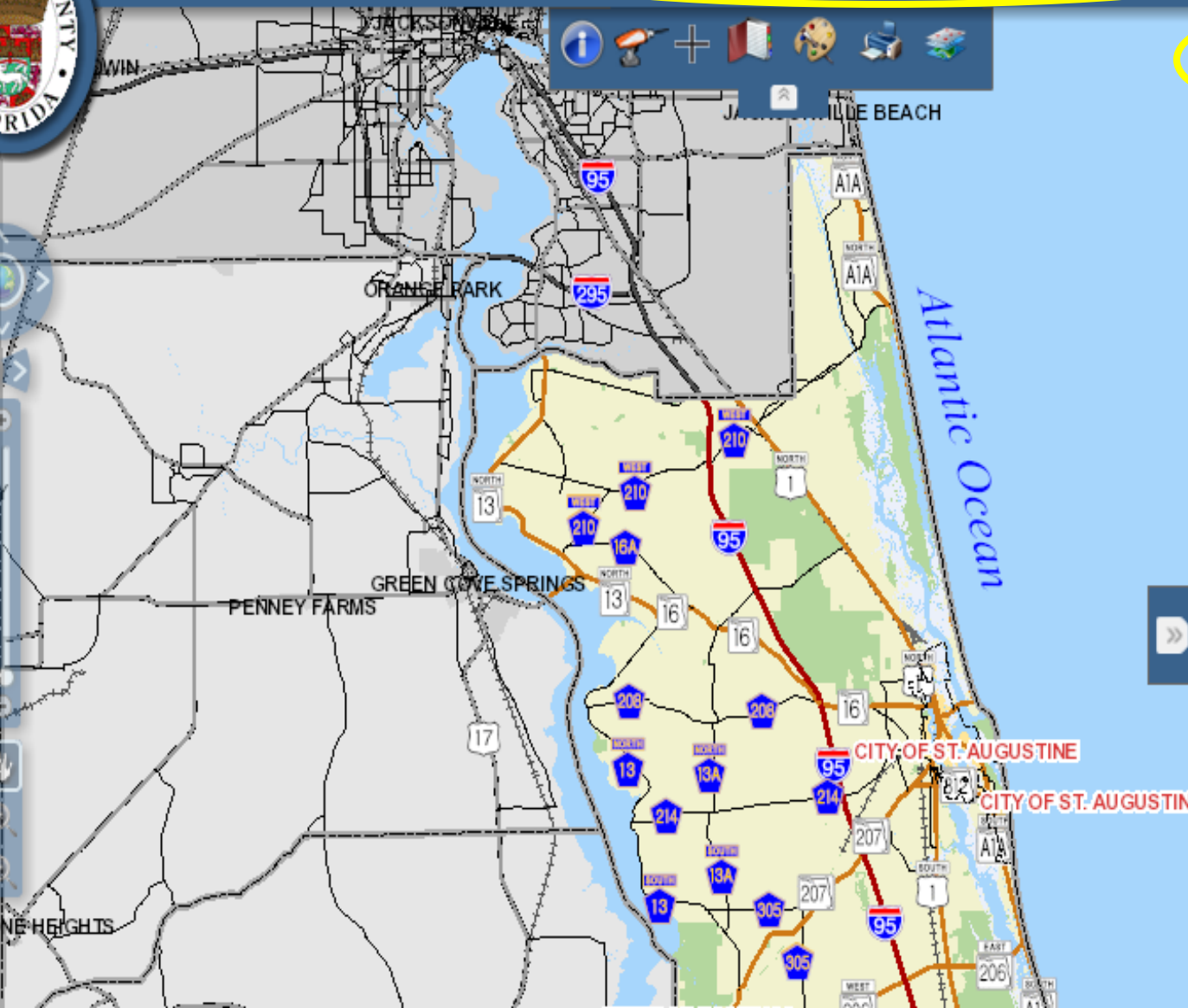


Navigation icons: Information (i), Home, Zoom In (+), Zoom Out (-), Full Screen, Print, Layers, and a search icon.

Basemap

Hybrid

Aerial 2010



Layers

Results

Layer Transparency Slider

Address Sites

Parcel

Visibility	Layer Name
<input type="checkbox"/>	Census Tracts
<input type="checkbox"/>	Coastal Barrier Resources Act (CBRA) Zones
<input type="checkbox"/>	Coastal Construction Control Line
<input type="checkbox"/>	Commissioner Districts
<input type="checkbox"/>	Eagle Nest Zones
<input type="checkbox"/>	Elementary School Zones
<input type="checkbox"/>	Elevation Layers
<input type="checkbox"/>	Engineering Projects
<input type="checkbox"/>	Engineering Projects Countywide
<input type="checkbox"/>	Evacuation Routes
<input type="checkbox"/>	Evacuation Zones

Planning & Zoning Contact

- **Main Line 904-209-0675**

