

	Zoning District → Type of use ↓	R, UF, LTRUF	RC, WC	RP, RA, OS	LP	R-1, R-2, R-3, R-4, R-5	MH	BOR, OR-1, OR-2, C-1, BC-1, BC-2, BCS	MRC, MRCN	NBO	I	TPA, OR-3, CM, MR-1, C-2, CP, IC, UP-1, UP-2, OA-1, M-1, PUD, and DRI	AC		
Administrative Streamlined Application Process*		2 dwellings or lots for dwellings		2 dwellings or lots for dwellings		2 dwellings or lots for dwellings		2 dwellings or lots for dwellings					2 dwellings or lots for dwellings		
	Non-Residential	See Note**		N/A		Limited expansions		N/A		See Note**		See Note**		9,999 gross building	
	Institutional	See Note**		See Note**		See Note**		See Note**					See Note**		
Type A	Residential	10 dwellings		3—14 dwellings		24 dwellings		Addition of 99 dwellings to an existing MH Park		34 dwellings		24 dwellings		N/A	
	Non-Residential	14,999 gross building square ft.		49,999 gross building square ft.		N/A		[PUD (Type D) required]		N/A		19,999 gross building square ft.		9,999 gross building square ft.	
	Institutional	14,999 gross building square ft.		49,999 gross building square ft.		Expansion of existing use by 5,000 square feet gross building area no greater than; or, an increase in total impervious surface area on the subject parcel of 15%		[PUD (Type D) required]		Expansion of existing use by 5,000 square feet gross building area no greater than; or, an increase in total impervious surface area on the subject parcel of 15%		Expansion of existing use by 5,000 square feet gross building area no greater than; or, an increase in total impervious surface area on the subject parcel of 15%		19,999 gross building square ft.	
Type B	Residential	11—74 dwellings		15—99 dwellings		25—149 dwellings		Addition of 100—199 dwellings to an existing mhp		35—199 dwellings		35—74 dwellings		25—49 dwellings	
	Non-Residential & Institutional	15,000—149,999 g b sq ft.		50,000—99,999 g b sq ft.		New use of 5,000 square feet gross building area; expansion of existing use by 7,500 square feet gross building area; or, an increase in total impervious surface area on the subject parcel of 25%		[PUD (Type D) required]		New use of 5,000 square feet gross building area; expansion of existing use by 7,500 square feet gross building area; or, an increase in total impervious surface area on the subject parcel of 25%		New use of 5,000 square feet gross building area; expansion of existing use by 7,500 square feet gross building area; or, an increase in total impervious surface area on the subject parcel of 25%		20,000—179,999 g b sq ft.	
Type C	Residential	75 dwellings - DRI threshold		75 dwellings - DRI threshold		100 or more dwellings- DRI threshold *		150 dwellings - DRI threshold *		Establishment of a new manufactured home park; addition of 200 or more dwellings to an existing mhp, not to exceed - DRI threshold *		200 dwellings - DRI threshold		75 dwellings - DRI threshold	
	Non-Residential & Institutional	150,000 g b sq ft. - DRI threshold		100,000 g b sq ft. - DRI threshold		Any development in excess of Type B level, not determined to be a PUD or DRI		[PUD (Type D) required]		Any development in excess of Type B level, not determined to be a PUD or DRI		180,000 g b sq ft. - DRI threshold		80,000 g b sq ft. - DRI threshold	
Type D	Residential	Generally, Any Development determined to be a DRI or FQD*		Generally, Any Development determined to be a DRI or FQD*		Generally, Any Development determined to be a DRI or FQD*		Generally, Any Development determined to be a DRI or FQD*		Generally, Any Development determined to be a DRI or FQD*		N/A		Generally, Any Development determined to be a DRI or FQD*	
	Non-Residential & Institutional	Any Development determined to be a DRI or FQD		N/A		Any non-residential development		N/A		Any Development determined to be a DRI or FQD					Any Development determined to be a DRI or FQD

*Generally, in Leon County, a development of 2,000 or more dwellings is presumed to be a DRI or FQD. The Florida Statutes and Florida Administrative Code establish a variety of exceptions.