

**Existing**

**Subject Property**  
Parcel: 840200000420  
Current City Zoning: Highway Commercial (B-3)

**Zoning Legend:**

- AGRICULTURE**
  - RT - Rural Transitional
  - R1 - Single Family Residential
  - R2 - Single Family Residential
  - R3 - Single Family Residential
  - R4 - Multi Family Residential
  - R5 - Multi Family Residential
  - RPUD - Residential Planned Unit Development
  - RP - Residential Professional
  - MH1 - Mobile Home Park
  - MH2 - Manufactured Home
  - B2 - Neighborhood Business
- COMMERCIAL**
  - B3 - Highway Commercial
  - B4 - Tourist Commercial
  - BPUD - Business Planned Unit Development
  - I1 - Light Industrial
  - I2 - Heavy Industrial
  - IPUD - Industrial Planned Unit Development
  - R - Recreation
  - PSP - Public/Semi-Public
  - C - Conservation
  - MPUD - Mixed Use Planned Unit Development
  - SCDIPUD - Sustainable Community Development Planned Unit Development
  - Retains County Zoning

**Map Labels:**

- B-3 - Highway Commercial
- R-1 - SF Residential
- Silver Cir
- Lee Dr
- R-1 - SF Residential
- B-3 - Highway Commercial
- S Ridgewood Ave
- R-3 - SF Residential
- B-3 - Highway Commercial
- Oak Branch Dr
- B-3 - Highway Commercial
- MH-1 - Mobile Home Park
- R-4 - MF Residential

**Proposed**

R-1 - SF Residential

B-3 - Highway Commercial

**Subject Property  
Parcel: 840200000420**

**Proposed City Zoning:  
BPUD - Business Planned Unit Development**

Silver Cir

R-1 - SF Residential

Lee Dr

Oak Branch Dr

S Ridgewood Ave

R-3 - SF Residential

B-3 - Highway Commercial

B-3 - Highway Commercial

**ZONING**

- Agriculture
- RT - Rural Transitional
- R1 - Single Family Residential
- R2 - Single Family Residential
- R3 - Single Family Residential
- R4 - Multi Family Residential
- R5 - Multi Family Residential
- RPUD - Residential Planned Unit Development
- RP - Residential Professional
- MH1 - Mobile Home Park
- MH2 - Manufactured Home
- B2 - Neighborhood Business
- B3 - Highway Commercial
- B4 - Tourist Commercial
- BPUD - Business Planned Unit Development
- I1 - Light Industrial
- I2 - Heavy Industrial
- IPUD - Industrial Planned Unit Development
- R - Recreation
- PISP - Public/Semi-Public
- C - Conservation
- MPUD - Mixed Use Planned Unit Development
- SCDPU - Sustainable Community Development Planned Unit Development
- Retains County Zoning

Date: 7/5/2024

The map is for illustrative purposes only. The data represented is provided as a public service for general information and should not be used for legal proceedings or surveying purposes. The City of Edgewater makes no claim, representation, or warranty, expressed or implied, concerning the utility, accuracy or quality of the data shown on this map. The user assumes all responsibility for the use of the map. The City of Edgewater disclaims any liability associated with the use or misuse of this map.