



**Zoning Map Index and Overlay Districts\* Map**  
 \*Overlay Districts supersede the Zoning Regulations.

For more information on the Airport Overlay District, contact the Zoning Division at (904) 209-0675  
 For more information on the other overlay districts, contact the Planning Division at (904) 209-0575

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 Miles



# Northwest Quadrant Zoning Map

## St. Johns County

DISCLAIMER:  
 (1) This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.  
 (2) Recently approved re-zonings may not be reflected in the current zoning dataset.  
 (3) Areas that are white are parcels that do not have complete property owner or zoning information.  
 (4) Zoning classifications depicted are for convenience only and should be confirmed by the St. Johns County Zoning Division prior to legal use. Please call 904-209-0675, fax 904-209-0576 or contact via email through listing available at [www.SJCFL.us](http://www.SJCFL.us).

Zoning Classifications (Districts)		Conditional Ordinances
Residential, Single Family 1 (RS-1)	Commercial, Rural (CR)	Contact the Zoning Division for regulations.
Residential, Single Family 2 (RS-2)	Commercial, General (CG)	<b>Ponte Vedra Zoning District</b>
Residential, Single Family 3 (RS-3)	Commercial, Warehouse (CW)	The following zoning designations are limited to the Ponte Vedra Zoning District:
Residential, Single Family E (RS-E)	Commercial, Neighborhood (CN)	Single Family Residential (R-1-A)
Residential, Workforce Housing (WH)	Commercial, Intensive (CI)	Single Family Residential (R-1-B)
Residential, General 1 (RG-1)	Commercial, Highway Tourist (CHT)	Single Family Residential (R-1-C)
Residential, General 2 (RG-2)	Office & Professional (OP)	Single Family Residential (R-1-D)
Residential, Manufactured/Mobile Home (RMH)	Airport Development (AD)	Multiple Family Residential (R-2)
Residential, Manufactured/Mobile Home or Single Family (RMH(S))	Heavy Industrial (HI)	Multiple Family Residential (R-2-A)
Town Center Mixed Use (TCMU)	Industrial, Warehousing (IW)	Commercial (R-3)
Planned Unit Development (PUD)	Public Service (PS)	Recreational (R-4)
Planned Rural Development (PRD)	Open Rural (OR)	Utility (R-5)
Planned Special Development (PSD)		

Map Prepared: Wednesday, June 22, 2022