

ARTICLE 3 ZONING DISTRICTS AND LAND USES, AND DEVELOPMENT STANDARDS

Part A General Provisions

Part A Table of Contents	
Section #	Section Title
3-A.1.	Purpose and Intent
3-A.2.	Establishment of Official Zoning Map
3-A.2.a.	District Boundary Identification
3-A.2.b.	Amendments
3-A.2.c.	Applicability
3-A.2.d.	Authorization by Ordinance
3-A.2.e.	Rezoning Identification System
3-A.3.	Amendment to the Zoning Map
3-A.4.	Applicability of District Boundaries
3-A.4.a.	Bisect by a Right-of-Way
3-A.4.b.	Abandonment of a Right-of-Way
3-A.5.	Street and Rights-of-Way Abandonment
3-A.6.	Measurement of Setback
3-A.7.	Measurement of Separation
3-A.8.	Measurement of Height
3-A.8.a.	Height
3-A.8.b.	Maximum Height and Setbacks
3-A.8.c.	Exemptions
3-A.9.	Interpretation
3-A.9.a.	Mapping, Draft, or Clerical Errors
3-A.9.b.	Board of Adjustment Review
3-A.10.	Lot with Split FLU Categories or Zoning Districts
3-A.10.a.	Lots Split by 2 or more FLU Categories
3-A.10.b.	Lots Split by 2 or more Zoning Districts
3-A.11.	Residential Property Access
3-A.12.	Non-Residential Property Access
3-A.13.	Reduction in Lot Area
3-A.14.	Legal Description
3-A.15.	Moving of Buildings

ARTICLE 3 ZONING DISTRICTS AND LAND USES, AND DEVELOPMENT STANDARDS

Part A General Provisions

1 **Sec. 3-A.1. Purpose and Intent**

2 Article 3, Part A through Part F shall constitute the Future Land Use and Zoning portion of the Land
 3 Development Code (LDC). In order to classify and regulate the use of land, water, buildings, and structures;
 4 to regulate the height and bulk of buildings; to regulate the area of yards and other open spaces around
 5 buildings; and to regulate the intensity of land use, the unincorporated area of Clay County, Florida, is
 6 divided into zoning districts, as follows in Table 3-A.1.:

Agricultural Zoning Districts:		
Agricultural	AG	3-D-2.1.
Agricultural/Residential Zoning Districts:		
Agricultural Residential	AR	3-D-3.2.
Country Estates Residential	AR-1	3-D-3.3
Rural Estates Residential	AR-2	3-D-3.4.
Residential Zoning Districts:		
Single-Family Residential	RA	3-D-4.2.
Single-Family Residential	RB	3-D-4.3.
Two- or Three-Unit Residential	RC	3-D-4.4.
Multi-Family Residential	RD	3-D-4.5.
Single-Family Residential	RE	3-D-4.6.
Residential Mobile Home Park	RMHP	3-D-4.7.
Planned Unit Development	PUD	3-D-4.8.
Neighborhood Business Zoning Districts:		
Neighborhood Business	BA	3-D-5.3.
Light Neighborhood Business	BA-1	3-D-5.4.
Commercial and Professional Office	BA-2	3-D-5.5.
Business Zoning Districts:		
Intermediate Business	BB	3-D-6.2.
Light Intermediate	BB-1	3-D-6.3.
Community Business	BB-2	3-D-6.4.
Specialty Business	BB-3	3-D-6.5.
Heavy Business	BB-4	3-D-6.6.
Commercial Recreation	BB-5	3-D-6.7.

ARTICLE 3 ZONING DISTRICTS AND LAND USES, AND DEVELOPMENT STANDARDS

Part A General Provisions

Shopping Center	BSC	3-D-6.8.
Planned Commercial Development	PCD	3-D-6.9.
Industrial Zoning Districts:		
Industrial Select	IS	3-D-7.1.
Light Industrial	IA	3-D-7.2.
Heavy Industrial	IB	3-D-7.3.
Business Park	BP	3-D-7.4.
Planned Industrial Development	PID	3-D-7.5.
Public Ownership and Private Services Zoning Districts:		
Public Ownership	PO-1	3-D-8-2.
	PO-2	3-D-8-3.
	PO-3	3-D-8-4.
	PO-4	3-D-8-5.
Private Services	PS-1	3-D-8-6.
	PS-2	3-D-8-7.
	PS-3	3-D-8-8.
	PS-4	3-D-8-9.
	PS-5	3-D-8-10.
Excavation and Incinerators Zoning District:		
Excavation	EX	3-D-9-1.
Incinerators	IN	3-D-9-2.
Overlays and Special Standards:		
Independent Community Overlay	ICO	3-D-10.2.
Conservation Overlay	CO	3-D-10.3.
Wells Road Special Standards	-	3-D-10.4.
Clay Hill Overlay	-	3-G-10.5.
Branan Field Master Plan Community:		
BF Rural Suburbs	BF RS	3-D-12.5.
BF Master Planned Community	BF MPC	3-D-12.6.

ARTICLE 3 ZONING DISTRICTS AND LAND USES, AND DEVELOPMENT STANDARDS

Part A General Provisions

BF Primary Conservation Network	BF PCN	3-D-12.7.
BF Rural Activity Center	RAC	3-D-12.8.
BF Rural Neighborhood Center	BR RNC	3-D-12.9.
BF Community Center	BF CC	3-D-12.10.
BF Activity Center	BF AC	3-D-12.11.
BF Mixed Use	BF MU	3-D-12.12.
BF Institutional	BF INST	Reserved
Lake Asbury Master Plan Area:		
LA Master Planned Community	LA MPC	3-D-11.5.
LA Rural Reserve	LA RRSV	3-D-11.6.
LA Rural Community	LA RC	3-D-11.7.
LA Rural Fringe	LA RF	3-D-11.8.
LA Activity Center	LA AC	3-D-11.9.
LA Village Center	LA VC	3-D-11.10.
LA Interchange Village Center	LA IVC	3-D-11.11.
LA Solite	LA SOL	3-D-11.12.
LA Greenway	LA GW	3-D-11.13.
LA Wetland Buffers	-	3-D-11.14.

7 **Sec. 3-A.2. Establishment of Official Zoning Map**

8 **3-A.2.a. District Boundary Identification**

9 The boundaries of the zoning districts listed in Table 3-A.1. Zoning Districts shall be depicted in the Official
 10 Zoning Map, which consists of a map series embracing all the unincorporated area of Clay County, Florida,
 11 and which is hereby established as a part of this Article.

12 **3-A.2.b. Amendments**

13 Changes to the Official Zoning Map shall be adopted by ordinance in accordance with the applicable
 14 procedures provided by law. With respect to any parcel of land or lot, the same shall be added to or changed
 15 on the Official Zoning Map in a manner depicting its boundaries and zoning district classification promptly
 16 and only upon the initial zoning or rezoning of the same pursuant to this Article and in accordance with
 17 applicable procedures provided by ordinance and general law.

18 **3-A.2.c. Applicability**

19 The provisions of this Article shall not apply to any parcel of land or lot until it has been initially zoned under
 20 this Article by ordinance and adopted in accordance with the applicable procedures.

ARTICLE 3 ZONING DISTRICTS AND LAND USES, AND DEVELOPMENT STANDARDS

Part A General Provisions

21 3-A.2.d. Authorization by Ordinance

22 The depiction of any parcel of land or lot, or a change in the zoning district classification, on the Official
23 Zoning Map shall be authorized and implemented only by ordinance. It shall be unlawful for any person to
24 make any unauthorized change in the Official Zoning Map.

25 3-A.2.e. Rezoning Identification System

26 Subsequent rezonings affecting lands depicted on the Official Zoning Map shall be noted thereon by
27 reference to an identification system implemented by the Planning and Zoning Director or his/her designee
28 by which the zoning history subsequent to the adoption of said lands may be readily researched and
29 discerned.

30 Sec. 3-A.3. Amendment to the Zoning Map

31 In the event an initial zoning or rezoning of a particular parcel of land or lot has been adopted by ordinance
32 under the authority of this Article at any time prior to the adoption and certification of the particular
33 amendment of the Official Zoning Map upon which the parcel would be depicted, the Planning and Zoning
34 Director shall post the same to an Interim Zoning Map created hereby and maintained by the Director
35 consisting of a permanent record of such actions and of surveys, maps, or other drawings graphically
36 depicting each parcel affected, appropriately noted to reflect the applicable ordinance and zoning
37 classification. Upon the adoption and certification of the particular page(s) of the Zoning Map upon which
38 is depicted a parcel of property also depicted in the Interim Zoning Map, the Interim Zoning Map shall have
39 no further applicability to said parcel, and the Zoning Map shall thenceforth govern with respect thereto.

40 Sec. 3-A.4. Applicability of District Boundaries

41 3-A.4.a. Bisect by a Right-of-Way

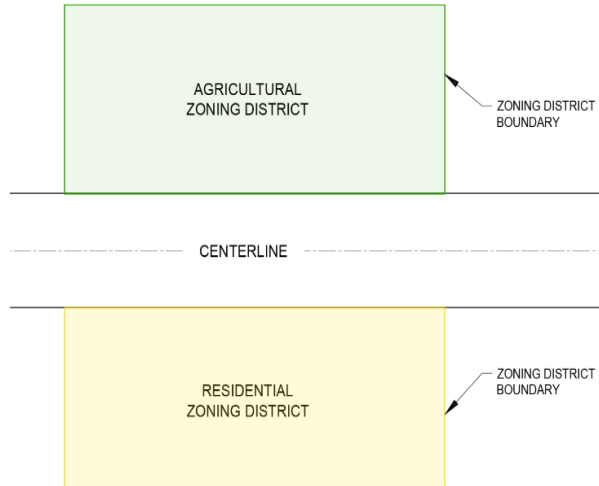
42 When parcels of land have different zoning districts and are separated by a road or public waterway right-
43 of-way, the boundary of the different zoning districts shall be measured from the property line of each parcel
44 of land. Refer to graphic below.

ARTICLE 3 ZONING DISTRICTS AND LAND USES, AND DEVELOPMENT STANDARDS

Part A General Provisions

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Graphic 1: Zoning Districts Bisected by a Right-of-Way



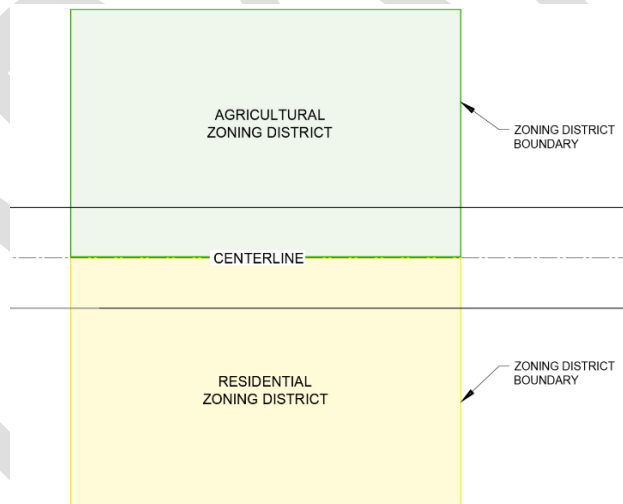
46

3-A.4.b. Abandonment of a Right-of-Way

48 When the right-of-way is abandoned, the boundary of each zoning district is measured from the centerline
49 of the abandoned right-of-way. Refer to graphic below.

50

Graphic 2: Zoning Districts Bisected by Abandoned Right-of-Way



51

Sec. 3-A.5. Street and Rights-of-Way Abandonment

53 Where a public road, street, alley, or other right-of-way is officially vacated or abandoned, the standards
54 applicable to the property to which it reverted shall apply.

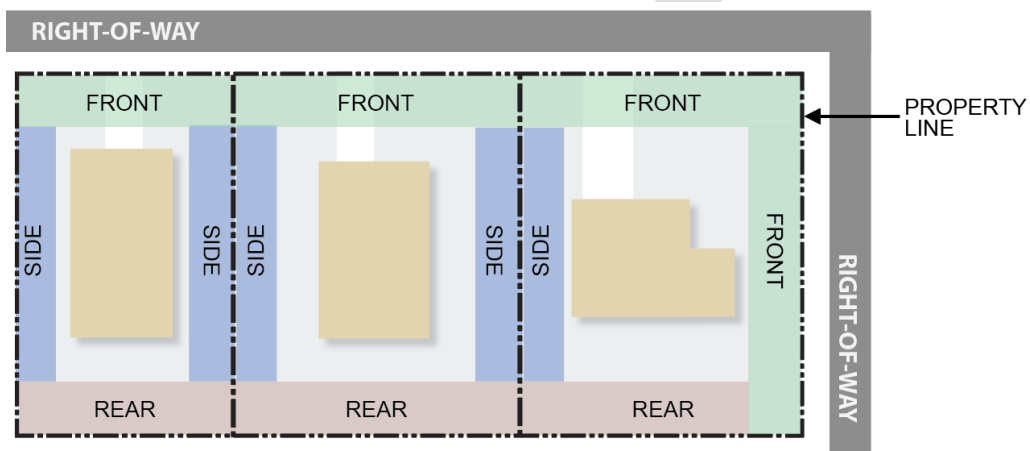
ARTICLE 3 ZONING DISTRICTS AND LAND USES, AND DEVELOPMENT STANDARDS

Part A General Provisions

55 **Sec. 3-A.6. Measurement of Setback**

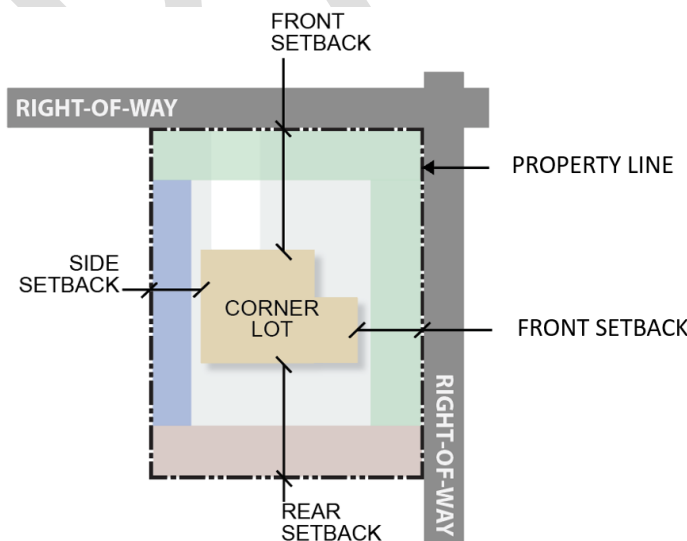
Front	Building Line, refer to Sec. 1-15.B.(19)
Side, Side Street, and Rear	Property Line, refer to Sec. 1-15.L.(18), Lot Line
Corner Lot where access points are on both front and side street	Building Line, refer to Sec. 1-15.B.(19)

Graphic 3: Measurement of Setback



56

Graphic 4: Measurement of Corner Lot Setback



57

ARTICLE 3 ZONING DISTRICTS AND LAND USES, AND DEVELOPMENT STANDARDS

Part A General Provisions

58 **Sec. 3-A.7. Measurement of Separation Distance**

59 Measurement of Separation Distances. The distance between 2 incompatible uses shall be measured in a
60 straight line, without regard to intervening structures, from the closest property line of each use. Where a
61 property is in condominium ownership, the distance shall be measured from the outermost boundary of the
62 condominium property. Where a property has multiple tenants, the distance shall be measured from the
63 outermost boundary of the bay or space occupied by the use.

- 64 (1) Example. An establishment that sells alcohol or allows consumption of alcoholic beverages shall
65 be separated from a Place of Worship or a School a minimum of 1,500 linear feet. Refer to Graphic
66 3 below:
67

Graphic 5: Measurement of Separation



68
69
70

Sec. 3-A.7.a. SRX/Non-SRX Establishments and Religious Institutions

71 For the purpose of this Section, Qualified Restaurant means an SRX Establishment or a Non-SRX
72 Establishment. Refer to Sec. 1-15.N. and 1-15.S.(X) for definitions.

- 73 (1) Distance Restriction from a Religious Institution. Places which sell alcoholic beverages for on-
74 premises consumption other than Qualified Restaurants shall:
75 (a) locate no closer than 1500 feet measured Portal to Portal; and
76 (b) no closer than 750 feet; measured Property Line to Property Line, from a Religious
77 Institution.
78 (c) In the case of undeveloped land owned by a Religious Institution, the Portal to Portal
79 distance restriction shall not apply.
80 (d) For the purposes of measurement under this Subsection, Portal shall mean the main public
81 entrance of the primary structure.
82 (e) For the purposes of measurement under this Subsection, Property Line to Property Line
83 shall mean the property lines of each applicable property which are the closest to one
84 another.
85 (2) Exception. The distance restrictions of this Subsection shall not apply in or during the process of
86 locating a Religious Institution.
87 (3) Maintenance of Non-SRX Establishment Status. Upon reasonable request by the County as to time
88 and place of production, each Non-SRX Establishment located closer than 1500 feet, measured

ARTICLE 3 ZONING DISTRICTS AND LAND USES, AND DEVELOPMENT STANDARDS

Part A General Provisions

89 Portal to Portal, or closer than 750 feet, measured Property Line to Property Line, from a Religious
90 Institution shall make available records sufficient for the County to determine whether it is operating,
91 on a continuing basis, in accordance with the conditions necessary for it to maintain its qualification
92 as a Non-SRX Establishment. Failure to provide such records in a timely manner shall be a violation
93 of this Article.

94 (4) Vesting Status. In the event a Religious Institution purchases undeveloped property for the purpose
95 of developing it in order to provide religious services, then upon written application to avail itself of
96 the minimum Property Line to Property Line distance restriction, and the furnishing of the deed
97 vesting title in the name of the Religious Institution to the Clay County Planning and Zoning
98 Department, the Property Line to Property Line distance restriction imposed in Subsection (1) shall
99 be in effect and no establishment subject to the provisions of Subsection (1) shall be able to locate
100 closer than said Property Line to Property Line distance restriction for a period up to 4 years from
101 the date of the written application.

102 (a) In order to continue the distance restrictions of Subsection (1), the Religious Institution
103 shall obtain a validly issued building permit for the uses prior to the expiration of the 4-year
104 period.

105 (5) Leased Premises. The distance restrictions of Subsection (1) shall not apply in the situation where
106 a Religious Institution is a tenant under a lease in premises which can accommodate two or more
107 separate tenancies and which premises are under common ownership, regardless of whether the
108 Religious Institution locates first in the leased premises.

109 (6) Non-Conformity. The provisions of this Subsection shall operate prospectively only. As of the
110 effective date of the ordinance first establishing this Subsection, all currently existing
111 establishments subject to the provisions of Subsection (1) which, due to their locations would be
112 prohibited or restricted from so locating under the terms of any former ordinance or this Subsection,
113 shall be allowed to continue operating lawfully but shall be considered Non-Conforming uses of
114 land subject to the provisions of Part B Non-Conformities, with the exception that the provisions of
115 Sec. 3-B.7.e. Destruction of Principal Structure or Structures shall not apply. Any damage or
116 destruction to a major structure, structures or premises which operates as a Non-Conforming use
117 under this Subsection and which is caused by natural occurrence, disaster or accident will not
118 eliminate the lawful nonconforming status of the land or use thereon.

119 (7) Places which sell alcoholic beverages for on-premises consumption under a 4COP quota license
120 issued by the Florida Division of Alcoholic Beverages and Tobacco shall be in compliance with the
121 provisions of Sec. 3-D-10.4. Wells Road Special Standards.
122

Sec. 3-A.7.b. SRX/Non-SRX Establishments and Schools

124 (1) Distance Restriction from a School. Places which sell alcoholic beverages for on-premises
125 consumption other than Qualified Restaurants shall:

126 (a) locate no closer than 500 feet measured Property Line to Property Line, from a Public or
127 Private school.

128 (b) The distance restrictions of this subsection shall not apply in or during the process of
129 locating a public or private school.

130 (c) For the purposes of measurement under this subsection, Property Line to Property Line
131 shall mean the property lines of each applicable property which are the closest to one
132 another.

133 (2) Maintenance of Non-SRX Establishment Status. Upon reasonable request by the County as to time
134 and place of production, each Non-SRX Establishment located closer than 500 feet, measured
135 Property Line to Property Line, from a Public or Private School shall make available records
136 sufficient for the County to determine whether it is operating, on a continuing basis, in accordance

ARTICLE 3 ZONING DISTRICTS AND LAND USES, AND DEVELOPMENT STANDARDS

Part A General Provisions

- 137 with the conditions necessary for it to maintain its qualification as a Non-SRX Establishment.
138 Failure to provide such records in a timely manner shall be a violation of this Article.
- 139 (3) Vesting Status. For purposes of determining whether a Public School or an establishment subject
140 to the provisions of Subsection (1) is established first in a particular location, then, prior to the
141 commencement of physical development of the Public School site, a Public School shall be deemed
142 to be first established for purposes of enforcing the Property Line to Property Line distance
143 restriction imposed in Subsection (1) , at the time that the Board of County Commissioners issues
144 its written confirmation of consistency with the Clay County Comprehensive Plan, as amended, and
145 with the General Siting Review Criteria pursuant to that certain Interlocal Agreement for Public
146 Educational Facility Siting and Review In Clay County, entered into as of June 22, 2002, between
147 the Clay County Board of County Commissioners and the Clay County School Board, being Clay
148 County Agreement, 01/02-104, as the same may be amended from time to time, and for so long as
149 the Interlocal Agreement remains in effect.
- 150 (4) Leased Premises. The distance restrictions of Subsection (1) shall not apply in the situation where
151 a Public or Private school. is a tenant under a lease in premises which can accommodate two or
152 more separate tenancies and which premises are under common ownership, regardless of whether
153 the public or private school locates first in the leased premises.
- 154 (5) Non-Conformity. The provisions of this Subsection shall operate prospectively only. As of the
155 effective date of the ordinance first establishing this Subsection, all currently existing
156 establishments subject to the provisions of Subsection (1) which, due to their locations would be
157 prohibited or restricted from so locating under the terms of any former ordinance or this Subsection,
158 shall be allowed to continue operating lawfully but shall be considered Non-Conforming uses of
159 land subject to the provisions of Part B Non-Conformities, with the exception that the provisions of
160 Sec. 3-B.7.e. Destruction of Principal Structure or Structures shall not apply. Any damage or
161 destruction to a major structure, structures or premises which operates as a Non-Conforming use
162 under this Subsection and which is caused by natural occurrence, disaster or accident will not
163 eliminate the lawful Non-Conforming status of the land or use thereon.
- 164 (6) Places which sell alcoholic beverages for on-premises consumption under a 4COP quota license
165 issued by the Florida Division of Alcoholic Beverages and Tobacco must be in compliance with the
166 provisions of Sec. 3-D-10.4. Wells Road Special Standards.

Sec. 3-A.8. Measurement of Height

3-A.8.a. Height

169 All building or structure height shall be measured from the finished grade along the perimeter of the building
170 or structure to the mean height of the roof of the building or structure..

3-A.8.b. Maximum Height and Setbacks

172 If there is a height limitation in a specific zoning district, the proposed building or structure may exceed the
173 required height limitation if additional setback is provided, as follows:
174

Maximum Height	Setback from Residential FLU Property line
35 feet	Within 150 feet
55 feet	>150 feet ≤ 300 feet

ARTICLE 3 ZONING DISTRICTS AND LAND USES, AND DEVELOPMENT STANDARDS

Part A General Provisions

No structure shall protrude through a transitional height plan beginning 35 feet above the buildable area boundary nearest to a boundary of a Residential FLU, >300 feet and extending inward over the Non-Residential district at an angle of 45 degrees.

175 3-A.8.c. Exemptions

176 The following structures shall be exempt from the height requirements in this Article, unless stated
177 otherwise in a specific section.

- 178 (1) Religious ornaments attached to a Place of Worship;
- 179 (2) Public utilities such as cooling, water or fire towers; or
- 180 (3) Structures related to Federal Aviation Association (FAA).

181 Sec. 3-A.9. Interpretation

182 3-A.9.a. Mapping, Draft, or Clerical Errors

183 When the boundaries of the various zoning districts are not clearly shown; and/or there is an error in the
184 Official Zoning Map or the reference to the zoning identification number (Ordinance number adopting the
185 zoning changes) of a parcel of land, they shall be determined by the Planning and Zoning Director or his/her
186 designee. The Director may use the scale shown on the maps or actual dimensions if noted to make a
187 determination. Refer to Sec. 3-A.4. Applicability of District Boundaries.

188 3-A.9.b. Board of Adjustment Review

189 Any applicant aggrieved by the Planning and Zoning Director's decision on the interpretation may appeal
190 to the Board of Adjustment pursuant to the procedures in Sec.12-12. Appeals from Administrative
191 Decisions.

192 Sec. 3-A.10. Lot with Split FLU Categories or Zoning Districts

193 3-A.10.a. Lots Split by 2 or more FLU Categories

194 A lot that has 2 or more FLU categories shall be subject to the following without a Future Land Use Map
195 (FLUM) amendment process:

- 196 (1) A lot that has a Residential FLU category and a Non-Residential category may utilize density based
197 on the acreage of the Residential portion of the lot, and intensity based on the acreage of the Non-
198 Residential portion of the lot. .
- 199 (2) If the request is to utilize the lot's 2 or more FLU categories, a Site Plan shall be submitted as part
200 of the application depicting the locations and acreage of each FLU.
 - 201 (a) The types of uses, development standards, density and/or intensity shall be based on each
202 FLU category designated on that portion of the lot. For the allowable density and intensity,
203 refer to Part B, Future Land Use and Zoning Districts.

204 3-A.10.b. Lots Split by 2 or more Zoning Districts

205 A lot that has 2 or more zoning districts shall be rezoned to a zoning district that is consistent with the lot's
206 FLU category. Refer to Article 12, Administration, Amendment and Enforcement for the application process
207 and procedures.

ARTICLE 3 ZONING DISTRICTS AND LAND USES, AND DEVELOPMENT STANDARDS

Part A General Provisions

208 **Sec. 3-A.11. Residential Property Access**

- 209 Residential easements which are not paved shall be limited to access by a maximum of 10 lots.
- 210 (1) For the purpose of counting lots, intersecting easements shall be considered a single easement.
- 211 (2) All easements shall be limited in use to access and utilities and shall be a minimum of 30 feet in
- 212 width.
- 213 (3) Lots transferred under the Heirs Exemption, Homestead Exemption or created prior to September
- 214 1, 1993 and fronting on an easement at least 30 feet in width may be developed without regard to
- 215 the limits identified herein.

216 **Sec. 3-A.12. Non-Residential Property Access**

- 217 Properties with a Non-Residential zoning district that have frontage on an Arterial or a Major Collector road
- 218 right-of-way shall provide the main access from that roadway.
- 219 (1) If the property has more than one access point from another road of a lower Non-Residential
- 220 classification. A secondary access may be allowed through that roadway. Refer to Sec. 8-4.
- 221 Roadway Classification System.

222 **Sec. 3-A.13. Reduction in Lot Area**

- 223 No lot, even though it may consist of 1 or more adjacent lots of record, shall be reduced in area so that the
- 224 lot size, lot dimensions and lot coverage, or any other applicable standards will not conflict or not in
- 225 compliance with this Article. This Section shall not apply where a portion of a lot is acquired for a public
- 226 use.

227 **Sec. 3-A.14. Legal Description**

- 228 Only 1 principal building and its customary accessory buildings may be erected on any lot. Each lot shall
- 229 be described by a written legal description on a recorded deed that satisfies minimum lot standards of the
- 230 zoning district in which principal building is located. Any dwelling shall be deemed to be the principal building
- 231 on the lot on which the same is located in a Residential or Agricultural-zoned district. Multi-Family buildings
- 232 located in multi-Family zoned districts shall be exempt from having separate legal descriptions for each
- 233 principal building.

234 **Sec. 3-A.15. Moving of Buildings**

- 235 No building or structure shall be moved from one lot or premises to another unless such building or structure
- 236 shall thereupon be made to conform with all the standards of this Article as such standards relate to
- 237 buildings or structures erected upon the lot or premises to which such building or structure shall have been
- 238 moved.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part B Non-Conformities

Part B Table of Contents	
Section #	Section Title
3-B.1.	Purpose and Intent
3-B.2.	Applicability
3-B.2.a	Applicability for Non-Conformities
3-B.2.b	Discontinuance
3-B.3.	Vested Rights
3-B.3.a	Undue Hardship
3-B.3.b.	Vested Rights
3-B.3.c	Improvement Limitations
3-B.4.	Non-Conformities created by Takings
3-B.4.a.	Site Improvements
3-B.4.b.	Major Structures
3-B.4.c.	Temporary Governmental Taking
3-B.5.	Non-Conforming Residential Lot of Record
3-B.5.a.	Inconsistent Residential Lot of Record
3-B.5.b.	Reduction of Lot Sizes
3-A.5.c.	Improvement Limitations
3-B.6.	Non-Conforming Uses
3-B.6.a.	Legally Established Non-Conforming Use
3-B.6.b.	Limited Improvements for a Non-Conforming Use
3-B.6.c.	Discontinuance
3-B.6.d.	Subdivision or Structural Additions
3-B.7.	Non-Conforming Structures
3-B.7.a.	Non-Conforming Structure
3-B.7.b.	Enlargement, Alteration, or Extension of Structure
3-B.7.c.	Change in Tenancy, Ownership, or Use
3-B.7.d.	Subdivision or Structural Additions
3-B.7.e.	Destruction of Principal Structure or Structures
3-B.7.f.	Calculating Footprint of Structure
3-B.8.	Non-Conforming Site Improvements
3-B.9.	Repairs and Maintenance
3-B.9.a.	Improvement Limitations
3-B.9.b.	Repairs and Maintenance
3-B.9.c.	Unsafe Non-conforming Structure due to Lack of Maintenance
3-B.9.d.	Unsafe Non-Conforming Structure due to Other Reasons
3-B.10.	Determining Replacement/Improvement Value
Sec. 3-B.10.a.	Maximum Improvement Value
Sec. 3-B.10.b.	Code Conformity

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part B Non-Conformities

239 **Sec. 3-B.1. Purpose and Intent**

240 Within the zoning districts of unincorporated Clay County, there may exist lots, uses, structures, and site
241 improvements which were lawfully established before the date that the Zoning Code became effective, as
242 amended from time to time, and that now would be prohibited, regulated, or restricted under the terms of
243 these zoning standards. It is the intent of this Code to permit regulatory Non-Conformities to continue until
244 they are voluntarily removed or removed as required by these zoning standards. Furthermore, it is not to
245 encourage their survival or act as grounds for adding other uses or structures prohibited elsewhere in the
246 same zoning district.

247 **Sec. 3-B.2. Applicability**

248 **3-B.2.a. Applicability for Non-Conformities**

249 These standards shall apply to Non-Conformities as defined in Sec. 1-15.N.(7), and include lots, uses,
250 structures and any site improvements. The following shall not be considered as a non-conformity unless
251 stated otherwise herein:

- 252 (1) A lot that is illegally created or subdivided.
- 253 (2) A use, use of a lot or structure, and/or combination thereof that were illegally established,
254 commenced, or constructed. Such Non-Conformities, whether the use is primary, incidental,
255 temporary, or illegal shall not be sufficient to establish the existence of a Non-Conforming use or
256 to create rights in the continuance of such use.
- 257 (3) A Non-Conforming accessory use shall not become a principal use unless it complies with the
258 required zoning application process and is approved by the applicable County authority.
- 259 (4) Any structures or part of a structure that was illegally constructed without approval by the applicable
260 County authority.

261 **3-B.2.b. Discontinuance**

262 If any Non-Conforming use of a structure, or structure and premises in combination, ceases for any reason
263 (except where governmental action impedes access to the premises) for a period of more than 6
264 consecutive months, any subsequent use shall conform to the Code standards for the district in which the
265 use is located.

266 **Sec. 3-B.3. Vested Rights**

267 **3-B.3.a. Undue Hardship**

268 To avoid undue hardship, nothing in these zoning standards shall be deemed to require a change to the
269 designated use of any building for which a building permit was issued prior to the effective date of this
270 Code.

271 **3-B.3.b. Vested Rights**

272 To determine whether a lot, use, structure, or site improvement, or combination thereof, are considered to
273 have vested rights, the applicant shall provide proof to the County, as follows:

- 274 (1) Affidavit. Building permits issued prior to July 1, 1991, for a Non-Conforming use, structure, or lot
275 may be eligible for vested rights pursuant to the Vested Rights Review process in Article V.
- 276 (2) Site Plan. Any zoning approvals such as Site Plans that demonstrate the lot, use, structures, and/or
277 site layouts were approved under a prior Code and application process.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part B Non-Conformities

- 278 (3) Other Documents. Demonstrate that the use was in continuous operation and not an occasional
279 use of the lot and structure. Documents such as utility bills, tax returns, occupational licenses,
280 payroll records, photographs with dates may be provided to the County.

281 3-B.3.c. Improvement Limitations

282 A Non-Conforming use of a structure, a Non-Conforming use of land or water, or a Non-Conforming use of
283 a structure and land or water in combination is subject to maintenance, renovation, and repair limitations.
284 Additionally, such situations shall not be extended or enlarged by the attachment on a structure on premises
285 of signs intended to be seen off the premises, or by the addition of other uses of a nature which would be
286 prohibited generally in the zoning district involved.

287 Sec. 3-B.4. Non-Conformities Created by Takings

288 Non-Conformities may also be created by governmental taking, either by negotiation or condemnation. Lots
289 and structures that were lawful and conforming, subject to any Non-Conformities, before a governmental
290 taking may be in conflict or further conflict with the terms of this Code or future amendments subsequent to
291 the taking. Non-Conformities so created or increased are takings Non-Conformities. It is the intent of this
292 Code to exempt takings Non-Conformities to the extent that Non-Conformities so created or expanded
293 cannot be mitigated from the prohibitions, standards, or restrictions applicable to Non-Conformities as
294 follows:

295 3-B.4.a. Site Improvements

296 The following shall apply to any existing site improvements at the time of the taking:

- 297 (1) Existing site improvements may include minimum lot area and setback requirements; maximum
298 coverage by all buildings and structures; minimum number of required off-street parking and
299 loading spaces; and landscaping;
- 300 (2) Shall not be required to be brought into conformity with the provisions of this Code and with respect
301 to pre-taking conforming uses;
- 302 (3) Shall be deemed thereafter to be conforming and with respect to pre-takings Non-Conformities;
303 and
- 304 (4) Shall be deemed to be subject only to such pre-takings Non-Conformities.

305 Any expansion or enlargement shall be in accordance with all applicable provisions of this Code.

306 3-B.4.b. Major Structures

307 Existing major structures (for these purposes defined as a structure or structures with a Just Value in excess
308 of \$4,000), and which became Non-Conforming or increased in Non-Conformity may be vested in
309 accordance with Sec. 3-B.2. Applicability. Such structures, which are thereafter damaged to an extent of
310 not more than 65 percent of the Just Market Value at the time of damage, may be rebuilt without the
311 necessity to conform to the characteristics of use as approved under the prior permits. Any expansion or
312 enlargement shall be in accordance with all applicable provisions of this Code.

- 313 (1) Just Market Value. For the purpose of this Part B, Just Market Value, as determined by the Clay
314 County Property Appraiser shall be utilized for the calculation of the allowable improvements of
315 Non-Conforming structure(s).

316 3-B.4.c. Temporary Governmental Taking

317 A Non-Conformity that would otherwise be created by a temporary governmental taking, whereby the Non-
318 Conformity would exist only for the duration of the temporary taking or upon expiration of the temporary
319 taking the circumstances that would have created the Non-Conformity have abated, shall not be deemed

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part B Non-Conformities

320 to be a Non-Conformity. For purposes of this Subsection, abatement shall not have been deemed to have
 321 occurred until the condition of the premises within the area affected by the temporary takings use has been
 322 restored to that which was in existence immediately prior to the commencement of the temporary takings
 323 use; provided, a regulatory Non-Conformity shall be deemed to have arisen in the event that a restoration
 324 has not been completed within 30 days, or such other period as may be authorized by the Planning and
 325 Zoning Director or his/her designee for cause, not to exceed 180 days. Such a regulatory taking shall be
 326 governed under the provisions of Sec. 3-B.2. Applicability.

Sec. 3-B.5. Non-Conforming Residential Lot of Record

328 Non-Conforming lots are those parcels of land that do not meet the required minimum lot acreage of a
 329 zoning district and/or dimensional standards such as lot width and depth of this Code. Such non-conforming
 330 lots shall be subject to the following standards, where applicable.

3-B.5.a. Inconsistent Residential Lot of Record

332 In any district in which single-family residential dwelling units are permitted, a maximum of 1 dwelling unit
 333 shall be allowed on a single Residential lot of record, provided the following criteria are met based on when
 334 the lot was created and/or recorded:

- 335 (1) Before 1973. For lots of record created prior to October 23, 1973, all setbacks shall conform to the
 336 standards of Part D Zoning Districts and Development Standards and other applicable Sections of
 337 this Article.
- 338 (2) After 1973. For lot of record created after October 23, 1973 and recorded by deed as of 12:01 a.m.
 339 or July 1, 1991, the lot shall conform to the minimum dimensions (lot area, width, and depth) in the
 340 applicable zoning district as stipulated in this Code. These minimum lot dimensions, by the zoning
 341 districts shall be, as follows:

Zoning District in Ordinance 82-45, as amended	Minimum Lot Area (SF)	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)
Agricultural (A)	43,560	100	150
Agricultural/Residential (AR)	43,560	100	150
Single-Family Residential (RA)			
Recorded before May 3, 1979	20,000	100	100
Recorded on or after May 3, 1979	21,780	100	100
Single-Family Residential (RA-1)			
Without central water and sewer, recorded before May 3, 1979	15,000	85	100
Without central water and sewer, recorded on or after May 3, 1979	21,780	85	100

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part B Non-Conformities

With central water and sewer, recorded on or after May 3, 1979	12,500	85	100
Single-Family Residential (RB)			
Without central water and sewer, recorded before May 3, 1979	15,000	75	100
Without central water and sewer, recorded on or after May 3, 1979	21,780	75	100
With approved septic tank and central water, recorded on or after May 3, 1979	10,000	75	100
With central water and sewer, recorded on or after May 3, 1979	8,500	75	100
Single-Family Residential Mobile (RMH)			
Without central water and sewer, recorded before May 19, 1979	15,000	75	100
Recorded on or after May 3, 1979	21,780	75	100
Single-Family Residential Mobile Homes (RMH-1)			
With central water and sewer	8,500	75	100
Without central water and sewer	15,000	75	100
Single-Family Residential (RC)			
Without central water and sewer, recorded before May 3, 1979	15,000	70	100
With septic tank and central water	10,800	70	100
With central water and sewer, recorded on or after May 3, 1979	8,500	70	100
Without central water and sewer, recorded on or after May 3, 1979	21,780	70	100

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part B Non-Conformities

Two-Family Residential (RC)			
Without central water and sewer	43,560	70	100
With septic tank and central water	21,780	70	100
With central water and sewer	15,000	70	100
Three-Family Residential (RC)			
Without central water and sewer	65,340	70	100
With septic tank and central water	32,670	70	100
With central water and sewer	20,000	70	100
County Estates (RC-1)			
With central water	43,560	100	150
Without central water	43,560	100	150
Zoning District in Ordinance 82-45, as amended		Density	
Multi-Family (RD-1)		6 units per acre	
Multi-Family (RD-2)		10 units per acre	
Multi-Family (RD-3)		16 units per acre	
Multi-Family (RD-4)		30 units per acre	
Independent Community Overlay		Refer to Sec. 3-D-10.2.	

342 3-B.5.b. Reduction of Lot Sizes

343 No existing lot or yard shall be reduced in size, dimension, or area below the minimum requirements as
 344 previously approved, except by reason of a portion being acquired for public use in any manner, including
 345 dedication, condemnation, or purchase and including acquisition singly or in combination with other lots for
 346 the purpose of dedication of a conservation easement.

347 (1) Lots or yards created after the effective date of this Article shall meet the minimum lot standards
 348 established herein. The establishment of a conservation easement on a lot shall not cause the
 349 remainder of the lot which is not covered by the easement to be considered non-conforming with
 350 respect to yard size.

351 3-B.5.c. Improvement Limitations

352 A Non-Conforming use of a structure, a Non-Conforming use of land or water, or a Non-Conforming use of
 353 a structure and land or water in combination is subject to maintenance, renovation, and repair limitations.
 354 Additionally, such situations shall not be extended or enlarged by the attachment on a structure on premises
 355 of signs intended to be seen off the premises, or by the addition of other uses of a nature which would be
 356 prohibited generally in the zoning district involved.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part B Non-Conformities

357 **Sec. 3-B.6. Non-Conforming Uses**

358 **3-B.6.a. Legally Established Non-Conforming Use**

359 A use which was legally established in a zoning district under a prior Code, but due to changes in the Code,
360 is no longer an allowed use, shall be deemed to be a legal Non-Conforming use and shall be subject to the
361 provisions of this section.

362 **3-B.6.b. Limited Improvements for a Non-Conforming Use**

- 363 (1) Enlargement, Increases, Intensification, Alteration. No such Non-Conforming use shall be
364 enlarged, intensified, increased, or extended to occupy a greater area of land or water than was
365 occupied at the effective date of this Code.
- 366 (2) Extension. Any Non-Conforming use may be extended throughout any parts of a building which
367 was manifestly arranged or designed for such use at the effective date of this Code. Any Non-
368 Conforming use which occupied a portion of the building not originally designed or intended for
369 such use shall not be extended to any other part of the building.
- 370 (3) Movement. No such Non-Conforming use shall be moved in whole or in part to any portion of the
371 lot or parcel of land than that occupied by such use at the effective date of this Code.

372 **3-B.6.c. Discontinuance**

373 If any such Non-Conforming use ceases for any reason (except when governmental action impedes access
374 to the premises) for a period of more than 6 consecutive months, any subsequent use of such land shall
375 conform to the standards and approval processes specified by this Code for the zoning district in which
376 such land is located.

377 **3-B.6.d. Subdivision or Structural Additions**

378 No land in Non-Conforming use shall be subdivided, nor shall any structure be added on such land except
379 for the district in which such land is located; provided, however, that subdivision may be made which does
380 not increase the degree of non-conformity of the use.

381 **Sec. 3-B.7. Non-Conforming Structures**

382 **3-B.7.a. Non-Conforming Structure**

383 When a structure exists lawfully under a prior Code, and that could not be reconstructed or comply under
384 the standards of the current Code, such structure may be continued so long as it remains otherwise lawful,
385 subject to the following provisions:

- 386 (1) No such Non-Conforming structure may be enlarged or altered in any way which increases its non-
387 conformity, but any structure or portion thereof may be altered to decrease its non-conformity such
388 as soundproofing.
- 389 (2) Should such Non-Conforming structure or Non-Conforming portion of structure be destroyed by
390 any means to an extent of more than 60 percent of its replacement value at time of destruction, it
391 shall not be reconstructed except in conformity with the provisions of this Code.
- 392 (3) Should such structure be moved for any reason for any distance whatever, other than as a result
393 of governmental action, it shall conform to the Code standards for the district in which it is located
394 after it is moved.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part B Non-Conformities

395 **3-B.7.b. Enlargement, Alteration, or Extension of Structure**

396 No existing structure devoted to a use not permitted by this Code in the zoning district in which such use is
397 located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in
398 changing the use of the structure to a use permitted in the zoning district in which it is located.

399 **3-B.7.c. Change in Tenancy, Ownership, or Use**

400 When a structure exists lawfully under these zoning standards at the effective date of its adoption or
401 amendment, such structure may be continued so long as it remains otherwise lawful, subject to the following
402 provisions:

- 403 (1) There may be a change in tenancy, ownership, or management of a Non-Conforming use provided
404 there is no change in the nature or character of such Non-Conforming use.
- 405 (2) Any structure, or structure and premises in combination, in or on which a Non-Conforming use is
406 superseded by a permitted use shall thereafter conform to the standards for the district in which
407 such structure is located, and the Non-Conforming use shall not thereafter be resumed, nor shall
408 any other Non-Conforming use be permitted.

409 **3-B.7.d. Subdivision or Structural Additions**

410 Premises of major structures (having values as indicated above), where such major structures are used for
411 Non-Conforming purposes as of the effective date of this Code, shall not be subdivided, nor shall any
412 structure(s) be added on such premises, except for purposes and in a manner conforming to the Code
413 standards for the district in which such premises are located.

414 **3-B.7.e. Destruction of Principal Structure or Structures**

415 Where Non-Conforming use status applies to a major structure or structures, or to a major structure or
416 structures and premises in combination, removal or destruction of the structure or structures shall eliminate
417 the Non-Conforming status of the land. "Destruction" of the structure for purposes of this Subsection is
418 hereby defined as damage to an extent of more than 50 percent of the replacement value at the time of
419 destruction. Upon removal or destruction as set forth in this paragraph, the use of land and structures shall
420 thereafter conform to the Code standards for the district in which such land is located.

421 **3-B.7.f. Calculating Footprint of Structure**

423 Any Single-Family home, Mobile Home, or accessory structure, that has been constructed or placed on a
424 site based upon the issuance of a valid building permit by the County, shall be allowed to replace that
425 Single-Family home, Mobile Home, or accessory structure, with a structure of the same type which does
426 not expand the footprint of the replaced structure. For the purposes of calculating footprint of the structure
427 and accessory structure, the applicant shall use Finished Square Footage (Finished Sq. Ft.) as defined in
428 Sec. 1-15.F.(5) of this Code.

- 429 (1) The footprint of a Single-Family home or Mobile Home shall be determined by the Finished Square
430 Feet reported on the Clay County Property Appraiser's website for the subject property and shall
431 not include any decks, porches, screened rooms, or other structures as may be attached to the
432 principal home.
- 433 (2) Likewise, the footprint of an accessory structure shall be determined by the square footage reported
434 for such yard item structures on the Clay County Property Appraiser's website for the subject
435 property.
- 436 (3) The replacement structure shall be located in the same location as the original structure it replaces,
437 unless:
- 438 (a) The original location fails to meet the currently applicable building setback requirements.
439 (b) The original location is within a floodplain.
440 (c) The Zoning Chief deems the original location to be unsafe or inappropriate for the structure.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part B Non-Conformities

441 **Sec. 3-B.8. Non-Conforming Site Improvements**

442 Any on site improvements such as parking, loading, landscaping, signs, or other matters pertaining to the
443 use of land, structures, and premises that were approved under a prior Code shall not be expanded or
444 increased their Non-Conformities unless the proposed improvements comply with this Code.

445 **Sec. 3-B.9. Repairs and Maintenance**

446 **3-B.9.a. Improvement Limitations**

447 A Non-Conforming use of a structure, a Non-Conforming use of land or water, or a Non-Conforming use of
448 a structure and land or water in combination is subject to maintenance, renovation, and repair limitations.
449 Additionally, such situations shall not be extended or enlarged by the attachment of a structure intended to
450 be seen off the premises, or by the addition of other uses of a nature which would be prohibited generally
451 in the zoning district involved.

452 **3-B.9.b. Repairs and Maintenance**

453 On any Non-Conforming structure or portion of a structure and on any structure containing a Non-
454 Conforming use, work may be done in any period of 12 consecutive months on ordinary repairs, or on repair
455 or replacement of non-bearing walls, fixtures, wiring, or plumbing to an extent not exceeding 50 percent of
456 the current assessed valuation of the structure (or of the Non-Conforming portion of the structure if a Non-
457 Conforming portion of a structure is involved), provided that the cubic content of the structure existing at
458 the date it becomes Non-Conforming shall not be increased.

459 **3-B.9.c. Unsafe Non-conforming Structure due to Lack of Maintenance**

460 If a Non-Conforming structure or portion of a structure or any structure containing a Non-Conforming use
461 becomes physically unsafe or unlawful due to the lack of repairs or maintenance and is declared by the
462 Chief Building Official of Clay County to be unsafe or unlawful by reason of physical condition, it shall not
463 thereafter be restored, repaired, or rebuilt except in compliance with this Code and applicable Florida
464 Building Code and fire safety standards.

465 **3-B.9.d. Unsafe Non-Conforming Structure due to Other Reasons**

466 If a Non-Conforming structure or portion of a structure or any structure containing a Non-Conforming use
467 becomes physically unsafe or unlawful for reasons other than lack of repairs or maintenance, nothing
468 contained herein shall be deemed to prevent the strengthening or restoring to a safe condition of such
469 building or part hereof declared to be unsafe by the Chief Building Official of Clay County.

470 **Sec. 3-B.10. Determination of Replacement/Improvement Value**

471 The County Building Official may require an estimate of the cost utilizing any methodology acceptable to
472 the Building Official, copies of signed contract and/or other descriptive information as a basis for
473 determining the permit fees.

474 **Sec. 3-B.10.a. Maximum Improvement Value**

475 The maximum allowable improvement is 50 percent of the Clay County Property Appraiser's most recent
476 Just Market Value, cumulative within 1 year.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part B Non-Conformities

477 Sec. 3-B.10.b. Code Conformity

478 When the value of the proposed improvement exceeds 50 percent of the value of the existing
479 improvements, all existing structures and improvements on the site shall be brought into conformity with
480 the current Code.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

Part C Table of Contents	
Section #	Section Title
DIVISION 1	GENERAL
3-C-1.1.	Purpose and Intent
DIVISION 2	FUTURE LAND USE AND ZONING DISTRICT CONSISTENCY
3-C-2.1.	Future Land Use and Zoning District Consistency Table
3-C-2.2.	Density and Intensity
3-C-2.2.a.	Purpose and Intent
3-C-2.2.b.	Additional Standards
3-C-2.2.c.	Calculating Density and Intensity
3-C-2.2.d.	Additional Density
3-C-2.2.e.	Residential Future Land Use and Zoning District Intensity Consistency Table
3-C-2.2.f.	Rural Residential FLU Category
3-C-2.2.g.	Rural Reserve FLU Category
3-C-2.2.h.	Rural Fringe, Urban Fringe, Urban Core (10) and Urban Core (16) FLU Category
3-C-2.2.i.	Non-Residential Future Land Use Intensity and Density Table
DIVISION 3	INTENSITY BONUS PROGRAMS
3-C-3.1.	Purpose and Intent
3-C-3.2.a.	Intent
3-C-3.2.b.	Clustering Development Standards
3-C-3.2.c.	Cluster Development Characteristics
3-C-3.2.d.	Density
3-C-3.2.	Clustering Development
3-C-3.2.a.	Intent
3-C-3.2.b.	Clustering Development Standards
3-C-3.2.c.	Cluster Development Characteristics
3-C-3.2.d.	Density
3-C-3.3.	Points System
3-C-3.3.a.	Points Criteria
3-C-3.3.b.	Water and Sewer Service
3-C-3.4.	Infill Traditional Neighborhood Development
3-C-3.5.	Transfer of Development Rights
3-C-3.5.a.	Purpose and Intent
3-C-3.5.b.	Transfer Density/Intensity Rating System
3-C-3.5.c.	Computation of Development Rights
3-C-3.5.d.	Sending Site Base Density/Intensity
3-C-3.5.e.	Conversion Ratio
3-C-3.5.f.	Multiple Sending Sites
3-C-3.5.g.	TDR Certificate Letter of Intent

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

3-C-3.5.h.	TDR Receiving Sites
3-C-3.5.i.	Documentation of Approved TDRs
3-C-3.6.	Branan Field Intensity Bonus
3-C-3.6.a.	Purpose and Intent
3-C-3.6.b.	Additional Density
3-C-3.6.c.	Additional Density that exceeds 1.5 Units per 2 Net Acres
3-C-3.6.d.	Density Increase from Transfer of Wetlands
3-C-3.6.e.	Complementary Use Bonus Density
3-C-3.6.f.	BF PCN and Open Space Set-Aside Bonus Intensity
3-C-3.6.g.	Additional 25 Percent or 100 Units
3-C-3.6.h.	Central Water and Sewer
3-C-3.7.	Lake Asbury Intensity Bonus
3-C-3.7.a.	Wetland-Upland Buffers
3-C-3.7.b.	Upland Preservation
DIVISION 4	HEIRS EXEMPTION AND HOMESTEAD SUBDIVISION
3-C-4.1.	Heirs Exemptions
3-C-4.1.a.	Eligibility
3-C-4.1.b.	FLU
3-C-4.1.c.	Lot Dimensions
3-C-4.1.d.	Non-Conforming Lots
3-C-4.1.e.	Access
3-C-4.1.f.	Ownership and Title of the Property
3-C-4.1.g.	Types of Transfer
3-C-4.1.h.	Application
3-C-4.1.i.	Approval of Application

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

481

DIVISION 1 GENERAL

482

Sec. 3-C-1.1. Purpose and Intent

483

The purpose of this Article is to:

484

(1) implement the goals, objectives, and policies of the 2040 Comprehensive Plan;

485

(2) establish density and intensity and intensity standards to regulate developments within each applicable FLU category;

486

487

(3) classify zoning districts to ensure consistency with the affiliated FLU categories as shown in Sec. 3-C-2.1. Future Land Use and Zoning District Consistency Table;

488

489

(5) encourage the increase of housing opportunities by utilizing the intensity bonus programs; and

490

(6) promote a clustering development pattern in the Agricultural Residential and Rural Reserve FLU categories by limiting the developable area and maximizing open space within the development.

491

492

DIVISION 2 FUTURE LAND USE AND ZONING DISTRICT CONSISTENCY

493

494

Sec. 3-C-2.1. Future Land Use and Zoning District Consistency Table

495

The zoning district of a lot shall be consistent with its designated Future Land Use (FLU) category. All requests for a development order shall be in a zoning district that corresponds to the following FLU categories:

496

497

Zoning Districts	Future Land Use Categories																
	Agriculture (AG)	Agricultural/ Residential (AR)	Rural Residential (RR)	Rural Reserve (RRSV)	Rural Fringe (RF)	Urban Fringe (UF)	Urban Core (10) (UC-10)	Urban Core (16) (UC-16)	Commercial (COM)	Industrial (IND)	Recreation/Preservation (RP)	Mining (MIN)	Planned Community (PC)	Conservation (CO)	Mixed Use (MIX)	Business Park	Industrial Park (IP)
Agricultural (AG)	✓	✓	✓								✓	✓					
Agricultural Residential (AR)	✓	✓	✓		✓	✓	✓										
Country Estate (AR-1)		✓	✓		✓												
Rural Estates District (AR-2)	✓	✓	✓		✓												
Single-Family Residential District (RA)					✓	✓	✓										
Single-Family Residential (RB)					✓	✓	✓										

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

Private Services (PS-1)	✓	✓	✓		✓	✓	✓	✓	✓	✓							✓
Private Services (PS-2)	✓	✓	✓		✓	✓	✓	✓	✓	✓							✓
Private Services (PS-3)	✓	✓	✓		✓	✓	✓	✓	✓	✓							✓
Private Services (PS-4)	✓	✓	✓		✓	✓	✓	✓	✓	✓							✓
Private Services (PS-5)					✓	✓	✓	✓	✓	✓							✓
Excavation (EX)												✓					
Incinerators (IN)																	
Footnotes:																	
1	In the UF FLU category, RD-1 (up to 4 units per acre).																
2	In In UC(10) FLU category, RD-2 (up to 6 units per acre); RD-3 (up to 10 units per acre with points); and RD-4 (up to 16 units per acre with points)																
3	In UC(16) FLU category, RD-4 (up to 16 units per acre).																

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

Zoning District	Master Planned Communities - Future Land Use Categories															
	Branan Field (BF)						Lake Asbury (LAMP)									
	Rural Suburbs (BF RS)	Master Planned Community (BF MPC)	Primary Conservation Network (BF PCN)	Rural Activity Center (BF RAC)	BF Community Center (BF CC)	BF Activity Center (BF AC)	BF Rural Neighborhood Center (BF RNC)	LA Master Planned Community (LA MPC)	LA Rural Reserve (LA RRSV)	LA Rural Community (LA RC)	LA Rural Fringe (LA RF)	LA Activity Center (LA AC)	LA Village Center (LA VC)	LA Interchange Village Center (LA IVC)	LA Greenway (LA GW)	Solite (LA SOL)
Rural Suburbs (BF RS)	✓															
BF Master Planned Community (BF MPC)		✓														
Neighborhood Center Zone		✓														
Village Zone		✓														
Suburban Zone		✓														
BF Primary Conservation Network (BF PCN)			✓													
BF Rural Activity Center (BF RAC)				✓												
BF Community Center (BF CC)					✓											
BF Activity Center (BF AC)						✓										
BF Rural Neighborhood Center (BF RNC)							✓									
LA Master Planned Community (LA MPC)								✓								
LA Rural Reserve (LA RRSV)									✓							
LA Rural Community (LA RC)										✓						
LA Rural Fringe (LA RF)											✓					
LA Activity Center (LA AC)												✓				
LA Village Center (LA VC)													✓			
LA Interchange Village Center (LA IVC)														✓		
Lake Asbury Greenway (LA GW)															✓	
Solite (LA SOL)																✓

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

Private Services (PS-1, PS-2, PS-3, PS-4, PS-5)									✓	✓	✓	✓	✓	✓			
Public Ownership (PO-1, PO-2, PO-3, PO-4)									✓	✓	✓	✓	✓	✓			

498 **Sec. 3-C-2.2. Density and Intensity**

499 **3-C-2.2.a. Purpose and Intent**

500 The County establishes and maintains the maximum density and intensity for both Residential and Non-
 501 Residential FLU categories to protect environmentally sensitive areas and Agricultural lands from the
 502 encroachment of incompatible uses.

503 **3-C-2.2.b. Additional Standards**

504 (1) In addition to the thresholds for each FLU category, uses and lot sizes are stipulated in each zoning
 505 district, refer to Part D Zoning Districts and Development Standards and Part E Use Types and
 506 Standards.

507 **3-C-2.2.c. Calculating Density and Intensity**

508 Calculating the density or intensity of a parcel of land shall be based on the total acreage of a lot, which is
 509 the gross acre(s) as defined in Sec. 1-15.G.(7), unless it is specified that the density or intensity of the lot
 510 is based on net acre(s) as defined in Sec. 1-15.N.(1). The total acres of such lot shall be divided by the
 511 permitted maximum acreage per dwelling unit or the maximum floor area (FAR) of that FLU category of
 512 which the parcel of land is on.

513 (1) Residential Gross Acreage Example. If a parcel of land has a FLU category of Rural Fringe and an
 514 Agricultural Zoning District, the Residential density of the parcel is 1 dwelling unit per 20 gross
 515 acres. If the parcel has a gross acreage of 200 acres, then the maximum density of said parcel
 516 would be as follows:

$$\frac{200 \text{ acres (gross acreage)}}{20 \text{ acres (density)}} \times 1 = \text{Maximum 10 units}$$

517 (2) Net Acreage Example:
 518 Residential Net Acreage Example. If a 200-acre parcel of land has a FLU category of Rural Fringe
 519 and an Agricultural Zoning District, the Residential density of the parcel is 1 dwelling unit per 20
 520 gross acres. This parcel also has an on-site 28 acres of environmental significant land that requires
 521 preservation, the total acreage of the preservation land shall be reduced from the site's gross acres
 522 for calculation of maximum density would be as follows:

$$200 \text{ acres minus } 28 \text{ acres divided by } 20 \text{ acres} \times 1 = \text{maximum 8 units}$$

$$\frac{200 \text{ acres (gross acreage)} - 28 \text{ acres (preservation land)}}{20 \text{ acres (density)}} = \text{X Maximum 8}$$

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

524 (3) Non-Residential Gross Acreage Example. If a parcel of land has a FLU category of Business
 525 Shopping Center (BSC) and a Shopping Center zoning district, the Non-Residential intensity of the
 526 parcel is 40 percent per gross acre.
 527 If the parcel has a gross acreage of 50 acres, then the maximum intensity of said parcel would be
 528 as follows:

$$25 \text{ acres (1,089,000 square feet)} \times 40 \text{ percent} = \text{Maximum 435,600 square feet}$$

529 3-C-2.2.d. Maximum Density

530 In no instance shall the maximum density specified for a given zoning district be exceeded in the approval
 531 of any site plan. Maximum density shall be expressed in number of dwelling units per gross residential
 532 acre. In the determination of the maximum number of units to be allowed on a parcel, the permitted number
 533 shall be made proportional to any fraction of an acre(s) that is a part of the parcel, less that portion of the
 534 parcel that meets the definition for conservation land use, which shall have a maximum density of 1 unit
 535 per 100 acres.

536 3-C-2.2.e. Additional Density

537 Additional density may be granted by the County under the Density Bonus Programs, refer to Part C,
 538 Division 3.

539 3-C-2.2.f. Residential Future Land Use Density Table

540 (1) All requests for a development order shall comply with the density listed under the following Table.
 541 Additional density may be requested, subject to the standards under each Density Bonus Program:

FLU Category	Base Density	Clustering and Points	With Central Water and Sewer	Without Central Water and Sewer	Housing Element ⁵	TND ⁶
Agricultural (AG)	1 unit per 20 gross acres ¹	-	-	-	-	-
Agricultural/ Residential (AR)	1 unit per 10 gross acres ²	1 unit per 5 gross acres ²	-	-	-	-
Rural Residential (RR)	1 unit per 5 net acres	1 unit per net acre ³	-	-	-	-
Rural Reserve (RRSV)	1.5 units per gross acre ⁴	-	-	-	-	-
Rural Fringe (RF)	1 unit per net acre	-	3 units per net acre subject to Points	2 units per net acre subject to Points	7 units per net acre ⁵	-
Urban Fringe (UF)	-	-	4 units per net acre	2 units per net acre	14 units per net acre ⁵	10 units per net acre ⁶
Urban Core (10) (UC/10)	2 units per net acre	-	-	-	16 units per net acre ⁵	15 units per net acre ⁶

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

Urban Core (16) (UC/16)	-	-	16 units per net acre subject to Points	-	20 units per net acre ⁵	-
Independent Community Overlay (ICO)						
Footnotes:						
1	The total number of permits for Single-Family dwelling units shall not exceed 50 per calendar year within the AG FLU category.					
2	The total number of permits for Single-Family dwelling units shall not exceed 250 per calendar year within the AR FLU category.					
3	Refer to Sec. 3-C-2.2.g. below.					
4	Refer to Sec. 3-C-2.2.h. below.					
5	Refer to Sec. 3-C-2.2.i. below.					
6	Subject to criteria in Sec. 3-C-3.5. Traditional Neighborhood Development (TND).					

542 3-C-2.2.g. Rural Residential FLU Category

543 Within the RR FLU category, developments meeting the following criteria are authorized to subdivide
 544 parcels into tracts of no less than 5 acres. Property owners are further authorized to construct 1 Single
 545 Family home on each 5-acre parcel and to receive a building permit upon proper application therefor,
 546 without regard to the density restrictions otherwise applicable to such properties as set forth herein and in
 547 the Comprehensive Plan, and without being required to record a plat or otherwise comply with the
 548 development standards set forth in the subdivision regulations.

- 549 (1) The parcels must lie within a Residential Aviation Community.
- 550 (2) The geographical boundary of the community must contain less than 100 parcels.
- 551 (3) At least 75 percent of the parcels must be five acres in size or less.
- 552 (4) All roads providing access to the newly created residential parcels must be paved and privately
 553 owned and maintained.
- 554 (5) The total potential number of newly created parcels must not exceed 20 percent of the total number
 555 of parcels within the community.

556 3-C-2.2.h. Rural Reserve FLU Category

557 Vegetated perimeter buffers that include preserved or planted vegetation and provide an effective visual
 558 screen (at least 85 percent opacity within 3 years) shall be required at a minimum width of 50 feet. The
 559 perimeter buffer is calculated at 2.5 percent of the average lot width and depth. Perimeter buffers would
 560 also apply along roadways.

- 561 (1) In calculating the average parcel width or depth, the length of either the width or depth may be
 562 reduced if wetlands with the following characteristics cross the perimeter:
 - 563 (a) Wetland shall be a vegetated wetland or preserve area that will not be developed.
 - 564 (b) Wetland or preserve area shall have a depth of at least 50 feet measured at the property
 565 line.
 - 566 (c) The Rural Reserve FLU category may include up to 25 percent of the developed dwelling
 567 units as Multi-Family units.
 - 568 (d) At least 35 percent of a parcel shall be preserved as permanent open space. This may
 569 include perimeter buffers, wetlands, wetland-upland buffers, parks, and other open space

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

570 (not including retention ponds). At least 5 percent of a development parcel shall be used
 571 as active recreation open space.

572 **3-C-2.2.i. Rural Fringe, Urban Fringe, Urban Core (10) and Urban Core (16) FLU Category**

573 Subject to criteria pertaining to low and moderate income or elderly or handicapped housing specified in Policies 1.3.6
 574 and 1.3.7 of the Housing Element of the Clay County Comprehensive Plan.

575 **3-C-2.2.j. Non-Residential Future Land Use Intensity and Density Table**

576 All requests for a development order shall comply with the base intensity and density listed under the
 577 following table:

FLU Category	Base Intensity (FAR)	Base Density
Commercial (COM)	40 percent	1 unit per 1,000 Commercial square feet if part of a Mixed-Use development
Mixed Use (MU)	25 percent	16 units per net acre ¹
Industrial (IND)	50 percent	-
Industrial Park	35 percent ²	-
Conservation (CON)	Not permitted	1 unit per 100 gross acres
Recreation	20 percent	-
Planned Community	Refer to Footnote 3	-
Footnotes:		
1	A mix of minimum of 2 uses, one of which must be Residential with a maximum density of 16 units per net acre and the other which must be Non-Residential (office retail or service) with a maximum FAR of 25 percent.	
2	Supporting uses shall not consume land uses greater than 10 percent of the developed portion of the Industrial Park.	
3	See Sec. 1-15.(19) for definition of Planned Community. Density and Intensity of each development is assigned at the approval of the development. Developments authorized under Chapter 380, F. S. the densities and intensities within the areas shown as Planned Communities shall be as stated in the current, valid, unexpired development order of each Development or Regional Impact or through an approved master plan for developments not subject to the provisions of Chapter 380.	

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

578

DIVISION 3 DENSITY BONUS PROGRAMS

579

Sec. 3-C-3.1. Purpose and Intent

580 Clay County offers various programs to allow the increase of density above the allowable maximum density
 581 permitted under certain FLU categories, which includes the Master Planned Communities. These density
 582 programs increase the supply of Residential opportunities to implement the policies, goals, and objectives
 583 of the Housing Element of the Comprehensive Plan, and protection of environmental significant lands.

584

3-C-3.1.a. Density Bonus Programs and Sending/Receiving Sites

- 585 (1) Sending Areas. Refer to Sec. 3-C.3.5. TDR Sending Site Base Density/Intensity
 586 (2) Receiving Areas. In addition to those sites with FLU categories listed in the following Table, other
 587 areas within the Urban Service Area (USA) may also be qualified as a receiving area.

Density Bonus Programs:	Receiving Areas (FLU Categories):
Clustering and Points System	AR, RR
Points System	RF, UF, UC(10), UC(16), and Mixed-Use
Infill Traditional Neighborhood Development (TND)	UC(10), UC(16), UF
Transfer Development of Rights	All areas within USA
Branan Field:	
Additional Intensity not to exceed 1 unit per gross acre	BF RS
Additional Intensity that exceeds 1.5 units per 2 net acres	BF RS
Intensity Increase from Transfer of Wetlands	BF RS
Complementary Use Bonus Intensity	BF RS
BF PCN and Open Space Set-Aside Bonus Intensity	BF RS
Additional 25 Percent or 100 Units	BF RS
Central Water and Sewer	BF RS
Lake Asbury:	
Wetland-Upland Buffers	Any Residential and Non-Residential zoning districts of LAMPA. Density shall be transferred to the upland portion of the same site where density is earned.
Upland Preservation	Any Residential and Non-Residential zoning districts of LAMPA. Density shall be transferred to the upland portion of the same site where density is earned.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

588 **Sec. 3-C-3.2. Clustering**

589 **3-C-3.2.a. Intent**

590 In order to provide for additional Residential densities in the areas with an AR and RR FLU categories,
 591 while maintaining the rural character and availability of Agricultural uses, Residential subdivisions may
 592 occur at the higher of the 2 densities stipulated in those zoning districts that are consistent with these 2
 593 FLU categories, (refer to Sec. 3-C.2.1. Future Land Use and Zoning District Consistency Table), provided
 594 that the development is clustered contiguously in a development tract on a portion of the parent tract, which
 595 is defined as a lawful parcel of record at time of adoption of this plan, and subject to the following standards
 596 of this Section.

597 **3-C-3.2.b. Clustering Development Standards**

	FLU Categories			
	AR		RR	
Subdivision Size	1-20 Lots	Over 20 Lots	1-20 Lots	Over 20 Lots
Minimum Size of Development ¹ Tract	10 acres	105 acres	5 acres	21 acres
Minimum Open Space Requirement ²	50 percent	50 percent	35 percent	35 percent
Minimum Lot Size Without Central Water and Sewer	1 acre	1 acre	0.5 acre	0.5 acre

Footnotes:

1 The minimum lot size for Residential development of lands within ½ mile of Outstanding Florida Water (0 FW) shall be 1 acre unless served by central water and/or sewer.

2 Refer to Sec. 3-C-3.2.c.(4) Open Space.

- 598 (2) Review Process. Developments using this option shall be permitted utilizing a development
 599 review process administered through the Planning and Zoning Department.
- 600 (2) Combination of Lots. Contiguous parcels may be combined to form a single parent tract.
- 601 (3) Platting All subdivisions of land shall conform to the platting requirements of Chapter 177, F.S.
 602 (1991), and maintain the applicable densities stipulated in the lot's FLU category in Part D.
- 603 (4) Open Space. All subdivisions of land shall retain permanent open space within the parent tract as
 604 follows:
- 605 (a) AR Areas < 20 acres. Subdivisions creating 20 or less lots on a minimum development
 606 tract of 10 acres in AR areas may occur provided such subdivision is located on not more
 607 than 50 percent of the required development tract and the undeveloped balance of the
 608 development tract is reserved as Open Space), For purposes of calculating points toward
 609 development, the minimum Open Space), a required is 50 percent of the development
 610 tract.
- 611 (b) AR Areas > 20 acres. Subdivisions creating more than 20 lots on a minimum development
 612 tract of 105 acres in AR areas may occur provided such subdivision is located on not more
 613 than 50 percent of the required development tract and the balance of the development tract
 614 is reserved as Open Space. For purposes of calculating points toward development, the
 615 minimum open space required is 50 percent of the development tract.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

- 616 (c) RR Areas < 20 acres. Subdivisions creating 20 or less lots on a minimum development
617 tract of 5 acres in Rural Residential areas may occur provided such subdivision is located
618 on not more than 65 percent of the required development tract and the undeveloped
619 balance of the development tract is reserved as open space. For purposes of calculating
620 points toward development, the minimum open space required is 35 percent of the
621 development tract.
- 622 (d) RR Areas > 20 acres. Subdivisions creating more than 20 lots on a minimum development
623 tract of 21 acres in Rural Residential areas may occur provided such subdivision is located
624 on not more than 65 percent of the required development tract and the balance of the
625 development tract is reserved as open space. For purposes of calculating points toward
626 development, the minimum open space required is 35 percent of the development tract.

627 3-C-3.2.c. Cluster Development Characteristics

- 628 (1) Suitable Land. Located on suitable upland away from environmentally sensitive land, including
629 wetlands and 100-year flood plains, and buffered from agricultural use.
- 630 (2) Lot Size. The minimum lot size is 1/2 acre if central water and sewer are not provided.
- 631 (3) Landscape Buffers. Landscape buffers with a minimum width of 50 feet shall be provided along
632 the perimeter of the development area to ensure compatibility of the development activity with
633 adjacent uses.
- 634 (a) The required buffer shall be exempt if one side of the development area abuts the
635 preserved open space.
- 636 (b) These buffers shall include preserved or planted vegetation that provides an effective
637 visual screen (at least 85 percent opacity) from street rights-of-way and adjacent
638 properties. The 85 percent opacity standard shall be met within 3 years after planting.
- 639 (c) Buffers shall not include utility easements, roads, retention, or any other areas that are not
640 vegetated.
- 641 (d) Hiking or multi-purpose trails shall be allowed in the buffers, but not to exceed a width of 8
642 feet. Trails, at 6-feet in width, shall be paved or mulched.
- 643 (e) Buffers may be incorporated into the preserved open space with 100 percent native plant
644 materials.

645 3-C-3.2.d. Density

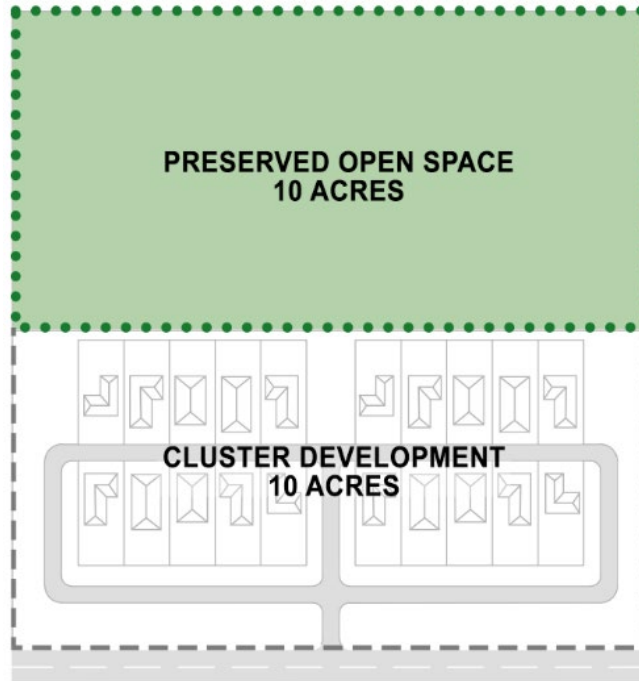
- 646 The proposed density shall be calculated utilizing the gross acreage of the site resulting in a higher net
647 density than the base density of the FLU .
- 648 (1) Example without Water and Sewer. A 20-acre site located in the AR Zoning District is allowed to
649 develop a subdivision for a total of 20 units if the dwelling units are clustered in a 10-acre portion
650 of the site, and the remainder of the 10-acre is designated as preserved open space. This results
651 in a net intensity of 1 unit per acre based on the cluster development intensity bonus program.
652 Each lot shall be 1/2 acre in size.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

653

Graphic 1: Cluster Development Graphic



654

Sec. 3-C-3.3. Points System

655 In addition to the standards in Sec. 3-C-3.2. Clustering, developments proposed in areas with the AR, RR,
 656 RF, UF, UC(10), UC(16) and Mixed-Use FLU Categories. may occur at the higher of the densities stipulated
 657 in each zoning district as set forth in Part D, provided that such developments comply with the following
 658 conditions:

3-C-3.3.a. Points Criteria

660 Proposed developments shall be subject to a weighted evaluation process to determine the degree to which
 661 they utilize existing infrastructure, promote Open Space, conserve natural resources, and reduce urban
 662 sprawl. The process shall consist of the following criteria at a minimum:

663 (1) Proximity to fire protection:

Mile radii from the nearest fire station	Points Awarded
0 to 3.0 miles	20 points
3.1 to 6.0 miles	10 points

664 (2) Proximity to emergency medical services:

Mile radii from the nearest responding EMS unit	Points Awarded
0 to 3.0 miles	20 points
3.1 to 6.0 miles	10 points

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

665 (3) Vehicular access to arterial and collector roads which meet or exceed adopted level-of-service
666 standards:

Vehicular Access	Points Awarded
Access to an arterial road(s)	10 points
Access to a collector road(s)	5 points

667 Development shall be linked to the arterial or collector road by a paved road or roads.

668 (4) Access and utilization of existing central water and sewer facilities:

Utility Access	Points Awarded
Access to water and sewer services	50 points
Only access to water	20 points
Only access to sewer	20 points

669 Points for utility service may be received by connecting to an existing public or PSC franchised
670 system.

671 (5) Proximity to public schools (existing or under construction):

Distance from a public school	Points Awarded
*Within 1.5 miles (no busing required except as required for safety purposes):	20 points
Within the limits of existing bus routes:	10 points

672 *Required busing shall be verified by the Clay County School Board.

673 (6) Additional reservation of open space above minimums:

Open Space	Maximum Points Awarded
One point for every 1 percent of dedicated Open Space above the minimum identified in Sec. 3-C-3.2.:	25 points

674 (7) Proximity to mass transit route:

Distance from an existing mass transit route	Maximum Points Awarded
¼ mile	10 points
½ mile	5 points

675 (8) In order to qualify for the bonus density in AR, RR, and RF areas on the FLUM, the development
676 shall achieve the following point totals:

Zoning District	Minimum Points
AR	50 points
RR	60 points
RF	80 points

677 (9) In order to qualify for the bonus density in UF, UC(10), UC(16) and Mixed-Use areas on the FLUM
678 at intensities greater than 6 units per acre, the development shall achieve the following point totals:

FLU Category	Minimum Points Possible
UF	100 points
UC (10)	120 points

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

UC (16)	130 points
Mixed-Use	100 points

- 679 (10) Awarding of points shall adhere to the following criteria:
- 680 (a) Points shall be awarded for only 1 item in each category except water and sewer which
- 681 can receive points for both services.
- 682 (b) Points shall be awarded for additional Open Space allocations only after a development
- 683 qualifies for points under at least 2 of the other categories.

684 3-C-3.3.b. Water and Sewer Service

685 All developments of land under this policy shall provide for water and sewer at the expense of the developer

686 or homeowner or shall meet all standards for on-site disposal systems pursuant to Chapter 10D-6, FAC.

687 Sec. 3-C-3.4. Infill Traditional Neighborhood Development (TND)

688 3-C-3.4.a. Purpose and Intent

689 The purpose and intent of the Infill Traditional Neighborhood Development (TND) Zoning District is to

690 provide development incentives and flexible standards that encourage compact development of mixed

691 Residential and Non-Residential uses in properties with the UC and UF FLU categories. Such

692 developments are generally designed with a range of housing types with convenient Commercial and

693 Recreational uses that serve the daily needs of the Residential community. Emphases are focused on the

694 provision of efficient pedestrian and non-motorized circulation systems to ensure a safe and cohesive

695 neighborhood environment is achieved.

696 3-C-3.4.b. Infill Site Criteria

- 697 (1) Infill Sites are defined as follows:
- 698 (a) At least one boundary of the infill site must be adjacent to the following existing
- 699 development types and intensities/densities. For the purpose of determining adjacency,
- 700 lands having a common boundary or separated only by the right of way for a road with a
- 701 functional classification of minor collector or lower shall be considered adjacent. Adjacent
- 702 does not include lands located diagonally across any intersection or those across the right
- 703 of way of a roadway classified higher than a minor collector.
- 704 i. Non-Residential use on land designated for Commercial Land Use on the Future
- 705 Land Use Map; or
- 706 ii. Residential use developed at a density that is greater than or equal to the density
- 707 of the proposed infill site development.
- 708 (b) The remainder of the infill site shall be bounded by developed Non-Residential uses or
- 709 Residential uses at a density of 2 units per acre or greater. Wetlands within the
- 710 development parcel or on adjacent lands shall be excluded from the determination that a
- 711 site is surrounded by existing development.
- 712 (c) An infill site must have direct access to a road with a functional classification of minor
- 713 collector or higher.
- 714 (2) TNDs utilizing the density bonuses shall be allowed through a Planned Unit Development (PUD).
- 715 The following criteria, among others, shall be employed to guide TND development pattern and
- 716 design:
- 717 (a) To ensure internal connectivity, the development shall have a grid or modified grid street
- 718 pattern with block lengths no greater than 600 feet.
- 719 (b) On-street parking shall be allowed.
- 720 (c) Sidewalks with a minimum width of five feet shall be required on both sides of all roads.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

- 721 (d) The development shall provide rear entry garages, accessed by alleys, for a minimum of
722 50 percent of the lots.
- 723 (e) All front entry garage units shall be designed so as to recess the garage a minimum of 15
724 feet from the front roofline of the structure and to provide habitable space above the garage
725 recess.
- 726 (f) The maximum front yard setback shall be 10 feet.
- 727 (g) The development shall provide a minimum of 10 percent upland open space, 50 percent
728 of which shall be used to create a public gathering space the boundary of which shall be
729 defined by road rights of way. The opposing right of way line shall be defined by the front
730 façade of residential units.
- 731 (h) The development shall be connected to adjacent parcels through the use of streets,
732 sidewalks and bike lanes/paths. Connections to adjacent collector or arterial roads shall
733 be a maximum of 750 feet apart. Multiple access requirements may be waived by the
734 County if environmental lands would be impacted, traffic safety considerations indicate that
735 the access should not be provided or FDOT access management requirements do not
736 permit the access.
- 737 (3) The PUD may provide a mix of the following housing types:
- 738 (a) Single-Family Detached;
- 739 (b) Single-Family Attached including townhomes;
- 740 (c) Multi-Family units;
- 741 (d) Additional design criteria within the PUD shall regulate building length, facades, design
742 variation, fenestration, porch height, and other elements. County review and acceptance
743 of site and architectural plans shall be required concurrent with the approval of an infill
744 density bonus.

745 **Sec. 3-C-3.5. Transfer of Development Rights (TDR)**

746 **3-C-3.5.a. Purpose and Intent**

747 Residential density and/or Non-Residential intensity may be transferred from eligible sending sites to
748 eligible receiving sites through a voluntary process that encourages preservation/conservation of natural
749 resources, protects healthy agricultural lands, manages sustainable urban growth, and assures protection
750 of continuous growth in land values for a public benefit. It is the County's intent to further incentivize
751 application of the TDR program to Agriculture lands.

752 **3-C-3.5.b. Density/Intensity Rating System**

753 The number of Residential units and the floor-area of Non-Residential development rights that a sending
754 site is eligible to transfer to a receiving site shall be determined by applying the TDR sending site base
755 density/intensity as set forth in Sec. 3-C-3.5.e. Sending Site Base Density/Intensity.

- 756 (1) Net Density/Intensity. The allowable density/intensity from a sending site shall not include:
- 757 (a) an area that is associated with any existing development;
- 758 (b) an area that has any retained development rights; and
- 759 (c) an area with any portion already in a conservation easement, a restrictive covenant, or
760 other similar encumbrance.
- 761 (2) Reduced Lot Size. For each existing dwelling unit or retained development right, the sending site
762 area shall be reduced by the minimum lot size for that zoning district.
- 763 (3) Fractional Development Rights. Any fractions of development rights that result from the
764 calculations in subsection (1) above shall not be included in the final determination of total
765 development rights available for transfer.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

766 3-C-3.5.c. Computation of Development Rights

767 For purposes of calculating the amount of development rights a sending site can transfer, the amount of
768 land contained within a sending site shall be determined as follows:

- 769 (1) Tax Lot. If the sending site is an entire tax lot, the square footage or acreage shall be determined:
770 (a) by the records from the Clay County Property Appraiser’s Office; or
771 (b) by a survey funded by the applicant that has been prepared and stamped by a surveyor
772 licensed in the State of Florida.
- 773 (2) Land with Split FLU Categories. If the sending site consists of a lot that is divided by a FLU
774 boundary, the square footage or acreage shall be calculated separately for each FLU category.
775 The square footage or acreage within each FLU category shall be determined by the Clay County
776 FLUM.
- 777 (a) Alternate Method of Determination. When such records are not available or are not
778 adequate to determine the square footage or acreage within each FLU category, then the
779 Department of Economic and Development Services shall calculate the square footage or
780 acreage through the geographic information system (GIS) mapping system.

781 3-C-3.5.d. Sending Site Base Density/Intensity

782 For the purposes of the TDR program, the following TDR sending site base densities and intensities shall
783 apply:

Future Land Use	Base Density/Intensity
Agriculture	1 unit per 10 gross acres
Agriculture/Residential	1 unit per 5 gross acres
Rural Residential	1 unit per 1 net acre
Rural Reserve	1.5 unit per 1 gross acre
Rural Fringe	3 units per 1 net acre
Urban Fringe	6 units per 1 net acre
Urban Core (10)	10 units per 1 net acre
Commercial	40 percent FAR
Mixed Use	15 units per 1 net acre and 25 percent FAR
Industrial	50 percent FAR
Industrial Park	35 percent FAR
Business Park	20 percent FAR

784 3-C-3.5.e. Conversion Ratio

785 The number and/or the floor-area of development rights that a sending site is eligible to transfer to a
786 receiving site shall be determined through the application of a conversion ratio included in this Subsection.
787 The conversion ratio shall be applied to the number of available sending site development rights determined
788 under Subsection d.(1) of this Section.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

		From:					
		Industrial (Per 1,000 SF)	Single-Family (Per unit)	Multi-Family (Per unit)	Hotel (Per room)	Office (Per 1,000 SF)	Retail/ Service (Per 1,000 SF)
To:	Industrial (Per 1,000 SF)	1.00	2.70	1.20	1.70	3.17	5.27
	Single-Family (Per unit)	N/A	1.00	0.44	N/A	N/A	N/A
	Multi-Family (Per unit)	N/A	2.25	1.00	N/A	N/A	N/A
	Hotel (Per room)	0.59	1.59	0.71	1.00	1.87	3.11
	Office (Per 1,000 SF)	0.32	0.85	0.38	0.54	1.00	1.67
	Retail/Service (Per 1,000 SF)	0.19	0.51	0.23	0.32	0.60	N/A

789 3-C-3.5.f. Multiple Sending Sites

790 Development rights from 1 sending site may be allocated to more than 1 receiving site and 1 receiving site
791 may accept development rights from more than 1 sending site.

792 3-C-3.5.g. TDR Certificate Letter of Intent

793 The determination of the number of Residential development rights a sending site has available for transfer
794 to a receiving site shall be valid for transfer purposes only, shall be documented in a TDR certificate letter
795 of intent and shall be considered a final determination, not to be revised due to changes to the sending
796 site's FLU or zoning district.

797 3-C-3.5.h. TDR Receiving Sites

- 798 (1) A designation of Density Receiving Area (DRA) shall be limited to Commercial, Business Park,
799 Industrial, Industrial Park, Mixed-Use, and Residential FLU categories with a minimum density/
800 intensity greater than 1 unit per acre, and similar FLU categories in Master Plan Areas within the
801 Urban Service Area (USA).. Respectively, the areas outside of the DRA shall be a potential
802 Density/Intensity Sending Area (DSA). The designation of site-specific DRA and DSA shall be
803 reviewed and authorized by the Planning and Zoning Department.
- 804 (2) Density/Intensity transfers may be permitted from an area within the DRA into another portion of
805 the DRA subject to Sec. 3-C-3-5.d. and f. Density/Intensity Rating System. Developed lands within
806 the DRA are not qualified to become a DSA. In case the developed lands within the DRA are
807 reclaimed for conservation, preservation, recreation and/or urban agricultural purposes, it may be
808 qualified to become a DRA upon review.
- 809 (3) In no case shall density/intensity be transferred to the outside of the DRA from the DRA. Also, no
810 transfer shall be allowed within areas outside of the DRA.
- 811 (4) For projects utilizing this TDR process, density/intensity may be increased above and beyond the
812 density/intensity otherwise allowed by the Density Rating System up to 200 percent of the
813 maximum density/intensity permitted. For Master Plan areas, up to 200 percent of recommended

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

814 average density/intensity standards may be permitted for receiving sites independently from other
815 areas.

- 816 (5) TDR receiving sites shall meet the following requirements:
- 817 (a) Be served by Centralized Water and Sewer Services;
 - 818 (b) Demonstrate the availability of public facilities or planned within the next 5 years at the
819 adopted LOS standards;
 - 820 (c) Promote compact development and energy efficient land use pattern; and
 - 821 (d) Demonstrate the suitability of the site for receiving the density/intensity transfer.

822 3-C-3.5.i. Documentation of Approved TDRs

823 Development rights from a sending site shall be considered transferred to a receiving site when a final
824 decision is made on the TDR receiving area development proposal, the sending site is protected by a
825 completed and recorded land dedication (TDR Deed of Transfer), Conservation Easement, and notification
826 shall be provided to the Clay County Property Appraiser's Office and a TDR extinguishment document shall
827 be provided to the Department of Economic and Development Services, or its successor agency.

828 Sec. 3-C-3.6. Branan Field Density Bonus Programs

829 3-C-3.6.a. Purpose and Intent

830 The purpose and intent of the Section is to address the allowance of additional density for the Branan Field
831 Rural Suburb (BF RS) FLU category. The base density of the BF RS is 1 unit per 5 acres, and additional
832 density is allowed if a proposed development commits to the preservation of environmentally sensitive
833 lands and Open Space. There are 7 ways of achieving additional density as described in the following
834 Subsections.

835 3-C-3.6.b. Eligibility

836 Properties eligible for the Density Bonus Program include those properties that were in the Rural
837 Residential FLU category on the 2015 Comprehensive Plan at the time of adoption of the LDCs, and shall
838 also include those properties that were greater than 200 acres and under common ownership as shown by
839 the Property Appraiser tax rolls at the time of adoption of these LDCs.

840 3-C-3.6.c. Additional Density

841 Additional density not to exceed 1 unit per acre shall comply with the following requirements:

- 842 (1) Minimum Open Space. A minimum of 35 percent of usable Open Space with no more than 60
843 percent of this being wetland area. This shall be usable open space intertwined throughout the
844 community and shall include connected, paved or unpaved walking trails and/or bike paths.
- 845 (2) Perimeter Buffer.
 - 846 (a) A minimum average width of 50 feet, may be exempt when abutting a similar buffer of the
847 same width; or
 - 848 (b) Buffer width may be reduced to a maximum of 35 feet if the following conditions are met:
 - 849 i. Non-Wetland or BF PCN. Shall not include wetland or BF PCN lands;
 - 850 ii. Vegetation. Shall include preserved or planted vegetation that provides an effective
851 visual screen at least 85 percent opacity from adjacent street rights-of-way and
852 properties. The 85 percent opacity standard shall be met within 3 years after planting.
853 Buffers shall include native vegetation to ensure drought tolerance and survivability.
 - 854 iii. Non-Vegetation. Buffers shall not include roads, retention, or any other areas that are
855 not vegetated, except for utility easements at a maximum width of 15 feet when right-
856 of-way is not available to serve lots with utilities, and/or hiking or multi-purpose trails
857 not to exceed a paved area of 8 feet.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

- 858 iv. Performance Bond. A performance bond shall be provided to the County for the period
 859 of 3 years to ensure that planted vegetation is established.
 860 v. Ownership. Buffers may not be part of individual lots but shall be common areas owned
 861 by homeowners' associations or deeded to the County or water management district.

862 3-C-3.6.d. Additional Density that exceeds 1.5 Units per 2 Net Acres

863 Developments utilizing the Density Bonus Program that achieve net densities (less wetlands and
 864 parks/Open Space) that are higher than 1.5 units per 2 acres shall comply with the following standards:

Developments:	Apply Development Standards of:
With > 20 percent lots that are < 6,000 square feet	BF MPC Village Zone
With other lot size	Suburban Zone

- 865 (1) Neighborhood Centers shall be required and shall include, at a minimum, a centrally located
 866 Primary Neighborhood Park with facilities and required Civic Space.
 867 (2) Neighborhood Centers that provide General Retail Sales and Business or Professional Office type
 868 of uses as described in the BF MPC category are encouraged.

869 3-C-3.6.e. Density Increase from Transfer of Wetlands

870 The density of wetlands (within a conservation easement), if existing on a property with a base density of 1
 871 unit per 5 acres, may be transferred to the upland areas. Refer to Sec. 3-C-3.2. Clustering.
 872 The base density of 1 unit per 5 acres may be allowed to increase to 1 unit per 2 acres when development
 873 is adjacent to 1 or more of the following land uses: BF AC, BF CC, BF MPC, or any other land use that
 874 allows densities of greater than 2 units per acre.
 875 (1) Adjacency. In this case, "adjacent" requires that the property in question share a property boundary
 876 that is at least $\frac{1}{3}$ of the perimeter of the property in question with 1 or more of the above land uses.
 877 Lands across a road classified as collector or below shall be counted in this calculation, however
 878 land across the BF PCN or a Conservation area shall not be counted.

879 3-C-3.6.g. BF PCN and Open Space Set-Aside Bonus Density

880 The base density of 1 unit per 5 acres may be increased to a maximum of 1 unit per acre through the
 881 transfer of intensity from lands within the BF PCN network and from preserved Open Space. All lands which
 882 are subject to the transfer of intensity shall be contiguous, and isolated fragments shall not be created.

Additional Density	Set-aside BF PCN Lands or Preserved Open Space
10 units per acre:	1 acre of BF PCN land that are immediately adjacent to the existing BF PCN land or that will function as a corridor providing for wildlife movement between BF PCN lands.
4 units per acre:	1 acre of land that is dominated by ecologically sensitive communities like Longleaf Pine, Turkey Oak, or Sand Hill.
2 units per acre:	In the absence of the above 2 types of density bonus lands, 1 acre of Open Space that is either forested or an extension of required perimeter buffers may be allowed for intensity transfer subject to a minimum size as follows: Such lands shall be contiguous areas that are at least 2 acres in size with an average width and depth of 200 feet.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

883 3-C-3.6.h. Additional 25 Percent or 100 Units

884 An additional 25 percent of the allowable maximum intensity or 100 units, whichever is less, may be allowed
885 subject to the following:

- 886 (1) All development rights from lands within the property that transferred the density shall be
887 permanent.
888 (2) Dedication of Park space shall exceed minimum requirements by 150 percent.
889 (3) Additional BF PCN lands shall be provided within the development in the amount of at least 10,000
890 square feet per additional unit. Such lands shall be uplands and may not include any lands within
891 utility easements.
892 (4) A clubhouse shall be provided in a Civic Space.

893 3-C-3.6.i. Central Water and Sewer

894 Connection to the urban services of central water and sewer is required for new developments within the
895 BF Master Planned Community. However, septic tanks and wells shall be allowed for Single-Family units
896 on existing lots of record.

- 897 (1) New Commercial, except within the BF RAC, shall tie into central water and sewer.
898 (2) Residential subdivisions may also be served by well and septic tanks meeting all of the following
899 standards:

(a)	Number of Lots:	≤ 50
(b)	Overall Density:	≤ 2.5 unit per acre
(c)	Minimum Size of Lots:	≤ ¾ acre

900 Sec. 3-C-3.7. Lake Asbury Density Bonus Program

901 3-C-3.7.a. Wetland-Upland Buffers .

- 902 (1) These buffers shall be protected by conservation easements that are dedicated to the St. Johns
903 River Water Management District, the Florida Fish and Wildlife Conservation Commission, an
904 established private non-profit land trust or the County.
905 (2) These lands shall be deeded to one of these agencies, the homeowners' association, or retained
906 by the landowner or developer, but shall not be deeded to individual homeowners.
907 (3) Crossings of the wetland-upland buffers are permitted for roadways, utility crossings, trails and
908 pathways, and drainage outfalls, all subject to agency permitting.
909 (4) No wetland-upland buffer is required between jurisdictional wetlands and road crossings, public
910 infrastructure, utility crossings, wetlands impacts permitted by State and Federal regulatory
911 agencies nor berms associated with stormwater ponds .
912 (5) In addition to the wetland-upland buffers for jurisdictional wetlands as required by other regulatory
913 agencies, wetland-upland buffers shall be required for certain creeks within the Asbury Greenway
914 as follows, where the offset distance is defined as the perpendicular distance from the established
915 jurisdictional wetland line:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

Creek	Average Buffer	Minimum Buffer
Black Creek (northern LAMPA boundary)	100 feet	50 feet
Peters Creek (eastern boundary)	100 feet	50 feet
Bradley Creek	100 feet	50 feet
Black Creek South Prong	50 feet	30 feet

- 916 (6) Creek tributary buffer width shall transition between the widths listed above and the 30-foot
 917 standard at a decreasing buffer width rate not to exceed 15 linear feet for each foot of buffer
 918 width.
- 919 (7) The allowable density shall be calculated for the acreage of lands protected in the wetland-upland
 920 buffers.
- 921 (8) Asbury Greenway. For wetland-upland buffers located in the Asbury Greenway, density shall be
 922 based on the adjacent FLU category. This density may be applied to Residential development
 923 within the limits as shown on a preliminary plan which includes that portion of the Greenway.
- 924 (9) Maximum Density. Total density, including density from wetland-upland buffers located within the
 925 Greenway, shall not exceed the maximum density established by the FLU category as shown in
 926 LA FLU Policy 1.4.1 of the 2040 Comprehensive Plan.

3-C-3.7.b. Upland Preservation

- 928 The preservation of environmentally significant lands lying outside the Asbury Greenway shall entitle the
 929 owner to an additional density bonus of up to 10 units per acre.
- 930 (1) Maximum Density. This density may be applied to Residential development within the limits as
 931 shown on a preliminary plan which includes those environmentally significant lands. Total density
 932 including density bonus shall not exceed the maximum density established by the FLU category.
- 933 (2) Criteria for Density Bonus. To receive a density bonus, the area preserved shall be a minimum of
 934 2 contiguous acres in area and shall be configured in a manner that takes into account topography,
 935 parcel shape, and other factors that are unique to the property.
- 936 (a) Configuration. The use of long narrow preservation areas shall be discouraged unless they
 937 are combined with other preservation areas to form a larger, contiguous preservation area.
 938 To enhance existing systems, priority should be given to such communities that are
 939 contiguous to the Asbury Greenway or Greenbelt Zoning Overlay.
- 940 (3) Upland Preservation Area Connectivity. Upland preservation shall also provide for greenway
 941 connectivity in the form of those greenbelts depicted on the LAMPA Map (FLUM).
- 942 (a) Greenbelts. Created by the Greenbelt Zoning Overlay, greenbelts shall consist of uplands
 943 that connect natural features such as creeks and linear wetlands and utilize forested
 944 corridors whenever possible to connect areas of the Asbury Greenway.
- 945 (b) Allowable Uses. Shall be limited to passive recreation in the form of pedestrian walkways,
 946 bicycle paths, and boardwalks.
- 947 (c) Size. Such preservation areas shall be no less than 150 feet in width and shall average a
 948 minimum of 250 feet in width and shall provide connections between lands in the Asbury
 949 Greenway FLU category.
- 950 (d) Relocation. The Greenbelt Zoning Overlay may be relocated under a specific development
 951 plan provided the connectivity function and minimum width is maintained.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

- 952 (e) Transfer of Density. Residential density or Non-Residential intensity associated with the
953 underlying FLU category shall apply to lands within the Greenbelt Zoning Overlay and may
954 be transferred within parcels.
- 955 (4) Upland Preservation Area Identification. All developments shall be required to provide an
956 environmental assessment for lands proposed for development, prepared and certified by a
957 qualified environmental professional, prior to any land clearing or disturbance of the site.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

DIVISION 4 HEIRS EXEMPTION AND HOMESTEAD SUBDIVISION

Sec. 3-C-4.1. Heirs Exemption

961 Heirs Exemptions. Pursuant to Policy 1.9.6 of the 2040 Comprehensive Plan, Clay County shall provide
962 mechanisms to allow the transfer of land (hereby known as property) for the use of the transferor's heir for
963 his or her primary residence subject to the following standards.

3-C-4.1.a. Eligibility

- 964
- 965 (1) For the purpose of eligibility for Heir's Exemption, an heir is defined as a transferor's: Grandparent,
966 Parent, Stepparent, Adopted Parent, Sibling, Child, Stepchild, Adopted Child, or Grandchild.
- 967 (2) Only one lot shall be created for each family member, regardless of where the lot is located or the
968 amount of time that has passed.
- 969 (3) Lots subdivided as part of a Residential Aviation Community may not be further subdivided through
970 the heir's exemption.

3-C-4.1.b. FLU

971

972 Within the AG, AR and RR FLU Categories, a minimum lot size of 1 acre is required. Within the RF, UF,
973 UC(10) FLU Categories, the minimum lot size shall be pursuant to Part D Zoning Districts and Development
974 Standards, and the maximum lot size shall be 1 acre.

3-C-4.1.c. Lot Dimensions

975

976 Lot width and depth, setbacks, and uses shall be governed by the zoning district for the property. Refer to
977 Part D Zoning Districts and Development Standards.

3-C-4.1.d. Non-Conforming Lots

978

979 The Heir's Exemption cannot be utilized to bring into conformance lots which do not otherwise qualify for
980 Non-Conforming lot of record status as set forth in Part B Non-Conformities.

3-C-4.1.e. Access

981

982 Both the heir's property and the remainder of the transferor's lot shall have access via a publicly maintained
983 road or a private easement with a minimum width of 30 feet.

3-C-4.1.f. Ownership and Title of the Property

984

985 Building permits and Certificates of Occupancy may only be issued with the heir specified as the owner of
986 the property.

- 987 (1) If the property remains vacant, then the heir shall retain title to the property for a minimum of 5
988 years before transfer or sale. The sale of the property prior to that time shall cause the cancellation
989 of the property's heir's exemption status, and no construction of a dwelling unit shall be permitted
990 on the property unless the property complies with the assigned FLU intensity requirements.
- 991 (2) Minimum Length of Residency on Property. If an heir constructs his or her permanent residence
992 on the property, the heir shall reside in the residence for a minimum of 2 years from the date of the
993 issuance of the Certificate of Occupancy. The sale or lease of the property for occupancy by
994 another party prior to that time shall cause the cancellation of the heir's exemption status and the
995 home shall be subject to applicable requirements of Part B Non-Conformities. In no case, however,

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part C Future Land Use and Density Bonus Programs

996 will the heir be required to retain title of the lot for more than 5 years, despite the length of
997 occupancy of the dwelling unit by the heir.
998 (3) Exemption. For those Heir's Exemption transfers executed prior to November 27, 2007, the heir
999 shall have retained title to the property a minimum of 1 year in order for the property to retain the
1000 Heir's Exemption status and to be eligible for sale or transfer.

1001 3-C-4.1.g. Types of Transfer

1002 The following types of transfers shall not cause the cancellation of a lot's heir's exemption status and shall
1003 not subject a home on the lot to Part B Non-Conformities, regardless of the length of time the property has
1004 been retained by the heir:

- 1005 (1) Transfer of the lot to the heir's estate upon the death of the heir, either through testate or intestate
1006 succession as provided by state law; or
- 1007 (2) Involuntary transfer of the lot arising out of a judgment or order entered against the heir and
1008 rendered by a court of competent jurisdiction; or
- 1009 (3) Relocation due to an employment or educational opportunity, provided that the relocation would
1010 require the heir to move his or her permanent residence, as defined in section 196.012(18), Florida
1011 Statutes.
- 1012 (4) In the event the heir wishes to transfer the lot due to relocation, the heir shall submit an affidavit to
1013 the County attesting to the circumstances surrounding the educational or employment opportunity
1014 that require the heir to move his or her permanent residence.
- 1015 (5) A lot shall retain its heir's exemption status in the event the heir is serving in any branch of the
1016 Armed Forces of the United States and, by reason of such service, is unable to reside on the lot.

1017 3-C-4.1.h. Application

1018 To obtain an Heir's Exemption, a completed application must be submitted to the County. The following
1019 items must be provided with an application for Heir's Exemption:

- 1020 (1) An unrecorded deed and a legal description of the transferred property which includes the size both
1021 of the new parcel and the remainder of the parent parcel;
- 1022 (2) A copy of the original recorded deed for the transferor's property;
- 1023 (3) Evidence of the relationship between the heir and the transferor;
- 1024 (4) A certified survey performed since the most recent land transaction showing the dimensions of the
1025 heir's lot and the remainder portion of the transferor's lot. Applicants may request a waiver from
1026 the survey requirement if the remainder of the grantor's parcel is larger than 10 acres after the
1027 transfer to the heir, and no survey has been done in the previous year;
- 1028 (5) The survey must show evidence that the heir's lot and the remainder of the transferor's property
1029 have access via a publicly maintained road or a private easement with a minimum width of 30 feet;
1030 and
- 1031 (6) An acknowledgement by the Applicant that standards outside the purview of the County may affect
1032 or preclude the construction of a residence upon the heir's lot, including but not limited to wetlands
1033 standards or septic tank standards.

1034 3-C-4.1.i. Approval of Application

1035 Following the approval of the heir's exemption, the applicant shall execute an affidavit which documents
1036 the heir's exemption and the conditions of approval.

- 1037 (1) The affidavit form shall be provided by the County and be recorded by the applicant, together with
1038 the deed for the transferred property, in the Official Records of Clay County at the applicant's
1039 expense.
- 1040 (2) The applicant shall provide copies of the recorded affidavit and deed to the County.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1041

Part D Table of Contents	
Section #	Section Title
DIVISION 1	GENERAL PROVISIONS
3-D-1.1.	Purpose and Intent
3-D-1.2.	Applicability
3-D-1.2.a.	Prior Approval
3-D-1.3.	District Development Standards
3-D-1.3.a.	Exception
3-D-1.4.	Setbacks
3-D-1.4.a.	Exemptions
3-D-1.4.b.	Trees
3-D-1.4.c.	Error in Position
3-D-1.4.d.	Corner Lots
3-D-1.4.e.	Lot Width
3-D-1.5.	Lot Frontage
3-D-1.5.a.	Cul-de-Sac
3-D-1.5.b.	Curve Lots
3-D-1.5.c.	Lots Accessed by a Private Easement
3-D-1.5.d.	All other Lots
DIVISION 2	AGRICULTURAL ZONING DISTRICT
3-D-2.1.	Agricultural (AG) Zoning Districts
3-D-2.1.a.	AG Intent
3-D-2.1.b.	AG Density
3-D-2.1.c.	AG Development Standards
3-D-2.1.d.	AG Uses
DIVISION 3	AGRICULTURAL RESIDENTIAL ZONING DISTRICTS
3-D-3.1.	Agricultural/Residential (AR) Zoning Districts
3-D-3.2.	Agricultural/Residential (AR) Zoning District
3-D-3.2.a.	AR Intent
3-D-3.2.b.	AR Density
3-D-3.2.c.	AR Development Standards
3-D-3.2.d.	AR Uses and Structures
3-D-3.3.	Country Estates (AR-1) Zoning District
3-D-3.3.a.	AR-1 Intent
3-D-3.3.b.	AR-1 Density
3-D-3.3.c.	AR-1 Development Standards
3-D-3.3.d.	AR-1 Uses
3-D-3.4.	Rural Estates (AR-2) Zoning District

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3-D-3.4.a.	AR-2 Intent
3-D-3.4.b.	AR-2 Density
3-D-3.4.c.	AR-2 Development Standards
3-D-3.4.d.	AR-2 Uses
DIVISION 4	RESIDENTIAL ZONING DISTRICTS
3-D-4.1.	Intent of Residential Zoning Districts
3-D-4.2.	Single-Family Residential (RA) Zoning District
3-D-4.2.a.	RA Intent
3-D-4.2.b.	RA Density
3-D-4.2.c.	RA Development Standards
3-D-4.2.d.	RA Uses and Structures
3-D-4.3.	Single-Family Residential (RB) Zoning District
3-D-4.3.a.	RB Intent
3-D-4.3.b.	RB Density
3-D-4.3.c.	RB Development Standards
3-D-4.3.d.	RB Development Standard Exceptions
3-D-4.3.e.	RB Uses
3-D-4.4.	Two- or Three-Unit Residential (RC) Zoning District
3-D-4.4.a.	RC intent
3-D-4.4.b.	RC Density
3-D-4.4.c.	RC Development Standards
3-D-4.4.d.	RC Uses
3-D-4.5.	Multi-Family Residential (RD) Zoning District
3-D-4.5.a.	RD Intent
3-D-4.5.b.	RD Density
3-D-4.5.c.	RD Development Standards
3-D-4.5.d.	RD Additional Standards
3-D-4.5.e.	RD Uses
3-D-4.6.	Single-Family Residential Zoning District (RE)
3-D-4.6.a.	RE Intent
3-D-4.6.b.	RE Density
3-D-4.6.c.	RE Development Standards
3-D-4.6.d.	RE Additional Standards
3-D-4.6.e.	RE Uses
3-D-4.7.	Residential Mobile Home Park (RMHP) Zoning District
3-D-4.7.a.	RMHP Intent
3-D-4.7.b.	RMHP Density
3-D-4.7.c.	RMHP Development Standards
3-D-4.7.d.	RMHP Additional Standards
3-D-4.7.e.	RMHP Uses

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3-D-4.8.	Planned Unit Development Zoning District (PUD)
3-D-4.8.a.	PUD Intent
3-D-4.8.b.	Applicability
3-D-4.8.c.	Design Objectives
3-D-4.8.d.	PUD Development Standards
3-D-4.8.e.	Rezoning to a PUD
3-D-4.8.f.	Modifications to a PUD
3-D-4.8.g.	PUD Time Limitations
3-D-4.8.h.	Deviation from the PUD Development Plan
3-D-4.8.i.	Phase Development
3-D-4.8.j.	PUD Uses
DIVISION 5	NEIGHBORHOOD BUSINESS ZONING DISTRICTS
3-D-5.1.	Intent of Neighborhood Business Zoning Districts
3-D-5.2.	General Development Standards
3-D-5.3	Neighborhood Business (BA) Zoning District
3-D-5.3.a.	BA Intent
3-D-5.3.b.	BA Intensity
3-D-5.3.c.	BA Development Standards
3-D-5.3.d.	BA Additional Standards
3-D-5.3.e.	BA Uses
3-D-5.4.	Light Neighborhood Business Zoning District (BA-1)
3-D-5.4.a.	BA-1 Intent
3-D-5.4.b.	BA-1 Intensity
3-D-5.4.c.	BA-1 Development Standards
3-D-5.4.d.	BA-1 Additional Standards
3-D-5.4.e.	BA-1 Uses
3-D-5.5.	Commercial and Professional (BA-2) Zoning District
3-D-5.5.a.	BA-2 Intent
3-D-5.5.b.	BA-2 Intensity
3-D-5.5.c.	BA-2 Development Standards
3-D-5.5.d.	BA-2 Additional Standards
3-D-5.5.e.	BA-2 Uses
DIVISION 6	BUSINESS ZONING DISTRICTS
3-D-6.1.	Intent of Business Zoning Districts
3-D-6.2.	Intermediate Business (BB) Zoning District
3-D-6.2.a.	BB Intent
3-D-6.2.b.	BB Intensity
3-D-6.2.c.	BB Development Standards
3-D-6.2.d.	BB Additional Standards
3-D-6.2.e.	BB Uses

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3-D-6.3.	Light Intermediate Business (BB-1) Zoning District
3-D-6.3.a.	BB-1 Intent
3-D-6.3.b.	BB-1 Intensity
3-D-6.3.c.	BB-1 Development Standards
3-D-6.3.d.	BB-1 Additional Standards
3-D-6.3.e.	BB-1 Uses
3-D-6.4.	Community Business (BB-2) Zoning District
3-D-6.4.a.	BB-2 Intent
3-D-6.4.b.	BB-2 Intensity
3-D-6.4.c.	BB-2 Development Standards
3-D-6.4.d.	BB-2 Additional Standards
3-D-6.4.e.	BB-2 Uses
3-D-6.5.	Specialty Business (BB-3) Zoning District
3-D-6.5.a.	BB-3 Intent
3-D-6.5.b.	BB-3 Intensity
3-D-6.5.c.	BB-3 Development Standards
3-D-6.5.d.	BB-3 Additional Standards
3-D-6.5.e.	BB-3 Uses
3-D-6.6.	Heavy Business (BB-4) Zoning District
3-D-6.6.a.	BB-4 Intent
3-D-6.6.b.	BB-4 Intensity
3-D-6.6.c.	BB-4 Development Standards
3-D-6.6.d.	BB-4 Additional Standards
3-D-6.6.e.	BB-4 Uses
3-D-6.7.	Commercial Recreation (BB-5) Zoning District
3-D-6.7.a.	BB-5 Intent
3-D-6.7.b.	BB-5 Intensity
3-D-6.7.c.	BB-5 Development Standards
3-D-6.7.d.	BB-5 Additional Standards
3-D-6.7.e.	BB-5 Uses
3-D-6.8.	Shopping Center Zoning District (BSC)
3-D-6.8.a.	BSC Intent
3-D-6.8.b.	BSC Intensity
3-D-6.8.c.	BSC Development Standards
3-D-6.8.d.	BSC Additional Standards
3-D-6.8.e.	BSC Uses
3-D-6.9.	Planned Commercial Development Zoning District (PCD)
3-D-6.9.a.	PCD Intent
3-D-6.9.b.	Applicability
3-D-6.9.c.	Design Objectives

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3-D-6.9.d.	PCD Development Standards
3-D-6.9.e.	Rezoning to a PCD
3-D-6.9.f.	Modifications to a PCD
3-D-6.9.g.	PCD Time Limitations
3-D-6.9.h.	Deviation from the PCD Development Plan
3-D-6.9.i.	Phase Development
3-D-6.9.j.	PCD Uses
DIVISION 7	INDUSTRIAL ZONING DISTRICTS
3-D-7.	Intent of Industrial Zoning Districts
3-D-7.1	Industrial Select (IS) Zoning District
3-D-7.1.a.	IS Intent
3-D-7.1.b.	IS Intensity
3-D-7.1.c.	IS Development Standards
3-D-7.1.d.	IS Additional Standards
3-D-7.1.e.	IS Uses
3-D-7.2	Light Industrial (IA) Zoning District
3-D-7.2.a.	IA Intent
3-D-7.2.b.	IA Intensity
3-D-7.2.c.	IA Development Standards
3-D-7.2.d.	IA Additional Standards
3-D-7.2.e.	IA Uses
3-D-7.3.	Heavy Industrial (IB) Zoning District
3-D-7.3.a.	IB Intent
3-D-7.3.b.	IB Intensity
3-D-7.3.c.	IB Development Standards
3-D-7.3.d.	IB Additional Standards
3-D-7.3.e.	IB Uses
3-D-7.4.	Business Park Zoning District (BP)
3-D-7.4.a.	BP Intent
3-D-7.4.b.	BP Intensity
3-D-7.4.c.	BP Development Standards
3-D-7.4.d.	BP Additional Standards
3-D-7.4.e.	BP Uses
3-D-7.5.	Planned Industrial Development (PID) Zoning District
3-D-7.5.a.	PID Intent
3-D-7.5.b.	Applicability
3-D-7.5.c.	Design and Mix of Land Uses
3-D-7.5.d.	PID Development Standards
3-D-7.5.e.	Rezoning to a PID
3-D-7.5.f.	Modifications to a PID

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3-D-7.5.g.	PID Time Limitations
3-D-7.5.h.	Deviation from the PID Development Plan
3-D-7.5.i.	Phase Development
3-D-7.5.j.	PID Uses
DIVISION 8	PUBLIC OWNERSHIP AND PRIVATE SERVICES ZONING DISTRICTS
3-D-8.1.	Intent of Public Ownership (PO) Zoning Districts
3-D-8.2.	Public Ownership (PO-1) Zoning District
3-D-8.2.a.	PO-1 Intent
3-D-8.2.b.	PO-1 Intensity
3-D-8.2.c.	PO-1 Development Standards
3-D-8.2.d.	PO-1 Additional Standards
3-D-8.2.e.	PO-1 Uses
3-D-8.2.f.	Location and Access of Uses in Residential Land Use
3-D-8.3.	Public Ownership (PO-2) Zoning District
3-D-8.3.a.	PO-2 Intent
3-D-8.3.b.	PO-2 Intensity
3-D-8.3.c.	PO-2 Development Standards
3-D-8.3.d.	PO-2 Additional Standards
3-D-8.3.e.	PO-2 Uses
3-D-8.3.f.	Location and Access of Uses in Residential Land Use
3-D-8.4.	Public Ownership (PO-3) Zoning District
3-D-8.4.a.	PO-3 Intent
3-D-8.4.b.	PO-3 Development Standards
3-D-8.4.c.	PO-3 Additional Standards
3-D-8.4.d.	PO-3 Uses
3-D-8.5.	Public Ownership (PO-4) Zoning District
3-D-8.5.a.	PO-4 Intent
3-D-8.5.b.	PO-4 Intensity
3-D-8.5.c.	PO-4 Development Standards
3-D-8.5.d.	PO-4 Uses
3-D-8.5.e.	Location and Access of Uses in Residential Land Use
3-D-8.6.	Private Services (PS-1) Zoning District
3-D-8.6.a.	PS-1 Intent
3-D-8.6.b.	PS-1 Intensity
3-D-8.6.c.	PS-1 Development Standards
3-D-8.6.d.	PS-1 Additional Standards
3-D-8.6.e.	PS-1 Uses
3-D-8.6.f.	Location and Access of Uses in Residential Land Use
3-D-8.7.	Private Services (PS-2) Zoning District
3-D-8.7.a.	PS-2 Intent

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3-D-8.7.b.	PS-2 Intensity
3-D-8.7.c.	PS-2 Development Standards
3-D-8.7.d,	PS-2 Additional Standards
3-D-8.7.e.	PS-2 Uses
3-D-8.7.f.	Location and Access of Uses in Residential Land Use
3-D-8.8.	Private Services (PS-3) Zoning District
3-D-8.8.a.	PS-3 Intent
3-D-8.8.b.	PS- 2 Intensity
3-D-8.8.c.	PS-3 Development Standards
3-D-8.8.d	PS-3 Additional Standards
3-D-8.8.e.	PS-3 Uses
3-D-8.8.f	Location and Access of Uses in Residential Land Use
3-D-8.9.	Private Services (PS-4) Zoning District
3-D-8.9.a	PS-4 Intent
3-D-8.9.b.	PS-4 Intensity
3-D-8.9.c.	PS-4 Development Standards
3-D-8.9.d.	PS-4 Additional Standards
3-D-8.9.e.	PS-4 Uses
3-D-8.9.f.	Location and Access of Uses in Residential Land Use
3-D-8.10.	Private Services (PS-5) Zoning District
3-D-8.10.a.	PS-5 Intent
3-D-8.10.b.	PS-5 Intensity
3-D-8.10.c.	PS-5 Development Standards
3-D-8.10.d.	PS-5 Additional Standards
3-D-8.10.e.	PS-5 Uses
3-D-8.10.f.	Location and Access of Uses in Residential Land Use
DIVISION 9	EXCAVATION AND INCINERATORS ZONING DISTRICT
3-D-9.1.	Excavation (EX) Zoning District
3-D-9.1.a.	EX Intent
3-D-9.1.b.	EX Development Standards
3-D-9.1.c.	EX Additional Standards
3-D-9.1.d.	EX Uses
3-D-9.2.	Incinerators (IN) Zoning District
3-D-9.2.a.	IN Intent
3-D-9.2.b.	IN Development Standards
3-D-9.2.c.	IN Additional Standards
3-D-9.2.d.	IN Uses
3-D-9.2.e.	IN Application Requirements
DIVISION 10	OVERLAYS AND SPECIAL STANDARDS
3-D-10.1.	Intent of Overlays and Special Standards

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3-D-10.2.	Independent Community Overlay District (ICO)
3-D-10.2.a.	Intent of ICO District
3-D-10.2.b.	Criteria for ICO
3-D-10.2.c.	ICO Application Standards
3-D-10.2.d.	ICO Uses and Conditions
3-D-10.2.e.	ICO Development Standards
3-D-10.2.f.	ICO Permitted Use Standards
3-D-10.2.g.	ICO Additional Use Standard
3-D-10.3.	Conservation Overlay (CO)
3-D-10.3.a.	Intent of CO District
3-D-10.3.b.	Boundary Determination of CO
3-D-10.3.c.	CO Development Standards
3-D-10.4.d.	CO Uses
3-D-10.4.	Wells Road Special Standards
3-D-10.4.a.	Intent of Wells Road Special Standards
3-D-10.4.b.	Applicability
3-D-10.4.c.	Wells Road Uses and Conditions
3-D-10.5.	Clay Hill Overlay
DIVISION 11	MASTER PLANNED COMMUNITIES
3-D-11.1.	General Provisions of the Master Planned Communities
3-D-11.1.a.	Purpose and Intent
3-D-11.1.b.	Implementation of the Plan
3-D-11.2.	Applicability
3-D-11.3.	Conflict
3-D-11.3.a.	Conflicting Standards
3-D-11.3.b.	Silent Standards
3-D-11.4.	Application Requirements
3-D-11.4.a.	Application
3-D-11.4.b.	Procedures
3-D-11.5.	Modifications
3-D-11.5.a.	Determination of Modifications
3-D-11.5.b.	Pre-application Meeting
3-D-11.6.	Variance
3-D-11.7.	Appeal
3-D-11.7.a.	Appeal
3-D-11.7.b.	Appeal procedures
3-D-11.8.	Homeowners' or Property Owners' Association
3-D-11.8.a.	Homeowners' or Property Owners' Association
3-D-11.8.b.	Formation
3-D-11.8.c.	Covenants and Restrictions

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3-D-11.8.d.	Responsibility of a Homeowners' Association (HOA)
3-D-11.9	Interpretation Flexibility
3-D-11.9.a.	Interpretation of Code
3-D-11.9.b.	Criteria
3-D-11.9.c.	Through Street Criteria
3-D-11.10.	Adequate Public Facilities
3-D-11.11.	Master Planned Community Design Standards
3-D-11.11.a.	Description
3-D-11.11.b.	Applicability
3-D-11.11.c.	Site Design Layout
3-D-11.11.d.	Alternative Option
3-D-11.11.e.	Design Standards
DIVISION 12	BRANAN FIELD MASTER PLAN COMMUNITY
3-D-12.1.	Applicability
3-D-12.2.	Future Land Use
3-D-12.2.a.	FLU Categories and Zoning Districts
3-D-12.2.b.	Development Standards
3-D-12.3.	General Design Standards
3-D-12.3.a.	General Design Objectives and Standards
3-D-12.3.b.	Specific Development Standards
3-D-12.3.c.	Other Development Standards
3-D-12.4.	Existing Developments
3-D-12.4.a.	Residential and Non-Residential Lots of Records
3-D-12.4.b.	Residential
3-D-12.4.c.	Non-Residential
3-D-12.4.d.	Branan Field Land Uses
3-D-12.5.	BF Rural Suburbs (BF RS)
3-D-12.5.a.	BF RS Description
3-D-12.5.b.	BF RS Density
3-D-12.5.c.	BF RS Development Standards
3-D-12.5.d.	BF RS Density Bonus Programs
3-D-12.5.e.	BF RS Uses
3-D-12.6.	BF Master Planned Community (BF MPC)
3-D-12.6.a.	BF MPC Description
3-D-12.6.b.	BF MPC Land Use Mix
3-D-12.6.c.	Density
3-D-12.6.d.	Development Standards – Neighborhood Center
3-D-12.6.e.	Development Standards – Village Zone
3-D-12.6.f.	Development Standards – Suburban Zone
3-D-12.6.g.	Design Standards

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3-D-12.6.h.	Parking and Loading
3-D-12.6.i.	BF MPC Uses
3-D-12.7.	BF Primary Conservation Network (BF PCN)
3-D-12.7.a.	BF PCN Description
3-D-12.7.b.	BF PCN Allowable Activities and Impacts
3-D-12.7.c.	BF PCN Boundary Determination
3-D-12.7.d.	BF PCN Ownership and Control
3-D-12.8.	BF Rural Activity Center (RAC)
3-D-12.8.a.	BF RAC Description
3-D-12.8.b.	BF RAC Intensity
3-D-12.8.c.	BF RAC Development Standards
3-D-12.8.d.	BF RAC Design Standards
3-D-12.8.e.	BF RAC Uses
3-D-12.9.	BF Rural Neighborhood Center (BF RNC)
3-D-12.9.a.	BF RNC Description
3-D-12.9.b.	BF RNC Intensity
3-D-12.9.c.	BF RNC Development Standards
3-D-12.9.d.	BF RNC Design Standards
3-D-12.9.e.	BF RNC Uses
3-D-12.10.	BF Community Center (BF CC)
3-D-12.10.a.	BF CC Description
3-D-12.10.b.	BF CC Land Use Mix
3-D-12.10.c.	BF CC Density and Intensity
3-D-12.10.d.	BF CC Development Standards
3-D-12.10.e.	BF CC Uses
3-D-12.11.	BF Activity Center (BF AC)
3-D-12.11.a.	BF AC Description
3-D-12.11.b.	BF AC Land Use Mix
3-D-12.11.c.	BF AC Density and Intensity
3-D-12.11.d.	BF AC Development Standards
3-D-12.11.e.	BF AC Design Standards
3-D-12.11.f.	BF AC Uses
3-D-12.12.	BF Mixed Use (BF MU)
3-D-12.12.a.	BF MU Description
3-D-12.12.b.	BF MU Land Use Mix
3-D-12.12.c.	BF MU Density and Intensity
3-D-12.12.d.	BF MU Development Standards
3-D-12.12.e.	BF MU Design Standards
3-D-12.12.f.	BF MU Uses
DIVISION 13	LAKE ASBURY MASTER PLAN AREA

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3-D-13.1.	Applicability
3-D-13.2.	Future Land Use and Zoning District
3-D-13.2.a.	Overlay Design Standards
3-D-13.2.b.	Base Zoning Standards
3-D-13.2.c.	FLU Categories and Zoning Districts
3-D-13.2.d.	FLU Intensity
3-D-13.2.e.	Intensity Transfer
3-D-13.2.f.	FLU Consistency
3-D-13.3.	General Design Standards
3-D-13.3.a.	General Design Objectives and Standards
3-D-13.3.b.	Other Development Standards
3-D-13.4.	Existing Developments
3-D-13.4.a.	Vested Rights
3-D-13.4.b.	Residential
3-D-13.4.c.	Non-Residential
3-D-13.5.	LA Master Planned Community (LA MPC)
3-D-13.5.a.	Description
3-D-13.5.b.	Development Standards
3-D-13.6.	LA Rural Reserve (LA RRSV)
3-D-13.6.a.	Description
3-D-13.6.b.	Development Standards
3-D-13.6.c.	LA RRSV Uses
3-D-13.7.	LA Rural Community (LA RC)
3-D-13.7.a.	Description
3-D-13.7.b.	Development Standards
3-D-13.7.c.	LA RC Uses
3-D-13.8.	LA Rural Fringe (LA RF)
3-D-13.8.a.	Description
3-D-13.8.b.	Development Standards
3-D-13.8.c.	LA RF Uses
3-D-13.9.	LA Activity Center (LA AC)
3-D-13.9.a.	Description
3-D-13.9.b.	Land Use Mix
3-D-13.9.c.	Development Standards
3-D-13.9.d.	LA AC Uses
3-D-13.10.	LA Village Center (LA VC)
3-D-13.10.a.	Description
3-D-13.10.b.	Land Use Mix
3-D-13.10.c.	Development Standards
3-D-13.10.d.	LA VC Uses

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3-D-13.11.	LA Interchange Village Center (LA IVC)
3-D-13.11.a.	Description
3-D-13.11.b.	Land Use Mix
3-D-13.11.c.	Development Standards
3-D-13.11.d.	LA IVC Uses
3-D-13.12.	Solite (LA SOL)
3-D-13.12.a.	Description
3-D-13.12.b.	Intensity
3-D-13.12.c.	LA SOL Uses
3-D-13.13.	LA Greenway (LA GW)
3-D-13.13.a.	Description
3-D-13.13.b.	Development Standards
3-D-13.14.	LA Wetland-Upland Buffers
3-D-13.14.a.	Wetland - Upland Buffers
3-D-13.14.b.	Intensity Transfer

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1042

DIVISION 1 GENERAL PROVISIONS

1043

Sec. 3-D-1.1. Purpose and Intent

1044 The purpose and intent of Part D is to further implement Part C, Future Land Use Categories and Density
1045 Bonus Programs by establishing standards specific to each zoning district, and ensure these standards are
1046 consistent with the FLU of Clay County's Comprehensive Plan. The zoning districts which include the
1047 Agricultural, Residential standard districts and Planned Development districts are grouped under 3 Tiers:
1048 Low Intensity; Medium Intensity; and High Intensity. The Tier system shall not apply to the Non-Residential
1049 districts and Master Planned Communities.

1050

Sec. 3-D-1.2. Applicability

1051 Part D shall apply to all parcels of land within the boundaries of Clay County. Any applications for a
1052 Development Order (DO) are required to rezone to a zoning district that is consistent with the parcel of
1053 land's FLU category, refer to Table.

1054

3-D-1.2.a. Prior Approval

1055 Any application for a modification to a previously approved DO shall be subject to the standards of the lot's
1056 zoning district.

1057

Sec. 3-D-1.3. District Development Standards

1058 The minimum and maximum land development standards, which include but is not limited to, lot size and
1059 dimensions; lot coverage; and setbacks shall be applied as set forth in individual zoning district subsections,
1060 unless stated otherwise in Subsection a. Exception.

1061

3-D-1.3.a. Exception

- 1062 (1) Aquatic Preserves or Outstanding Florida Waters. All structures shall be set back a minimum of 50
1063 feet landward from the ordinary high-water line or mean high water line, whichever is applicable;
1064 for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback shall be
1065 100 feet. These setbacks shall not apply to structures on lots or parcels located landward of existing
1066 bulkheads permitted by the St. Johns River Water Management District or Florida Department of
1067 Environmental Protection.
- 1068 (2) Waterfront Lots. Waterfront lot widths shall be a minimum of 100 feet at the ordinary high-water
1069 line or the mean high-water line, whichever is applicable. Lot width shall be measured by the chord
1070 terminated by the property corners at the ordinary high-water line or the mean high-water line as
1071 applicable.

1072

Sec. 3-D-1.4. Setbacks

1073 All existing and proposed buildings or structures shall comply with the required setbacks as stated in each
1074 zoning district, except as determined by the Planning and Zoning Director or his/her designee, as follows:

1075

3-D-1.4.a. Exemptions

1076 Underground utility equipment, clothes lines, flag poles, mail boxes, police call boxes, traffic signals, fire
1077 hydrants, light poles, or any similar structure or device.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1078 **3-D-1.4.b. Trees**

1079 May reduce the front, side or rear setback standards identified in each FLU category or zoning district to
1080 preserve a hardwood tree with a minimum 12 inch DBH.

1081 **3-D-1.4.c. Error in Position**

1082 A waiver of up to 3 feet where an error in structure placement has occurred and removal and/or correction
1083 would cause an undue hardship on the builder or property owner.

1084 **3-D-1.4.d. Corner Lots**

1085 On corner lots, the setback from any street shall be the same as the setback from the street serving as the
1086 front street, except on lots having less than 75 feet of frontage and recorded on plats prior to December 30,
1087 1945. On such lots no building shall be erected closer than 15 feet from the side line abutting an intersecting
1088 street and no buildings shall be erected closer than 10 feet from the rear property line on a site within 60
1089 feet of the side street.

1090 **3-D-1.4.e. Lot Width**

1091 The minimum lot width identified in the applicable Residential zoning district shall be met within 50 feet of
1092 the front lot line or centerline of the easement providing access.

1093 **Sec. 3-D-1.5. Lot Frontage**

1094 Lot Frontage. No building shall be erected on a lot which does not abut at least 1 public or private street or
1095 easement for at least the applicable distance below:

1096 **3-D-1.5.a. Cul-de-Sac**

1097 Lots which front on a cul-de-sac shall abut the street for a minimum of 25 feet being measured by the chord
1098 terminated by the front property corners. In addition, cul-de-sac lots shall have a minimum building line
1099 width of 50 feet measured at the required front yard setback line.

1100 **3-D-1.5.b. Curve Lots**

1101 Lots fronting on a curve shall have a minimum frontage of 40 feet being measured by the chord terminated
1102 by the front property corners provided that a minimum building line width of 50 feet is provided at the
1103 required front lot setback.

1104 **3-D-1.5.c. Lots Accessed by a Private Easement**

1105 Lots fronting on a private access easement shall have a minimum frontage of 50 feet, provided however
1106 that the lot terminating the easement may have frontage of 30 feet. A minimum lot width of 50 feet shall be
1107 provided at the required front setback.

1108 **3-D-1.5.d. All other lots**

1109 All other lots shall have a minimum frontage of 50 feet being measured at the right-of-way line.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1110

DIVISION 2 AGRICULTURAL ZONING DISTRICT

1111

Sec. 3-D-2.1. Agricultural (AG) Zoning District

1112

3-D-2.1.a. AG Intent

1113

Intent. All land designated as AG Zoning District is subject to the standards of this Section. Such uses have been established for the protection of agriculture as a major industry in the County by preventing encroachment on agricultural lands by incompatible uses; to encourage a broad range of agricultural activities and their accessory operations, including the processing and sale of agricultural products raised on the premises; to protect watersheds and water supplies, wilderness and scenic areas and conservation and wildlife areas; and to permit a variety of activities which require non-urban locations but which do not operate to the detriment of adjoining lands devoted to rural and agriculture purposes.

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3-D-2.1.b. AG Density

1121

The maximum densities and minimum lot size for Residential uses in the AR District under different FLU categories shall be as follows:

1122

FLU	Density/Lot Size ¹	Non-Subdivision	Subdivision with Clustering and Points	Subdivision without Clustering and Points
AG	Maximum Density:	1 unit per 20 gross acres	-	-
	Minimum Lot Size:	20 acres	-	-

Footnote:

1 Or as provided for in Sec. 3-C.4.1. Heirs Exemption.

1123

3-D-2.1.c. AG Development Standards

1124

The principal structure(s), accessory structure(s), and other uses shall be located so as to comply with the following minimum standards:

1125

(1)	Minimum Lot Size:		1 acre
(2)	Minimum Lot Dimensions:		
	(a) Lot Width ¹ :	At building line:	100 feet
	(b) Lot Depth:		150 feet
(3)	Minimum Setbacks ² :		
	(a) Front:	From property line when adjacent to any district:	30 feet
	(b) Side ³ :	From property line when adjacent to any district:	15 feet
	(c) Rear:	From property line when adjacent to any district:	35 feet
(4)	Accessory Structure ⁴ :		

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(a)	Front:	From property line when adjacent to any district:	30 feet
(b)	Side, Rear:	From property line when adjacent to any district:	7.5 feet
(5)	Minimum Living Area:		750 square feet

Footnotes:

1	Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.		
2	Refer to Sec. 3-D-1.3.a.(2) Waterfront Lots.		
3	If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.		
4	Excluding fences.		

1126

3-D-2.1.d. AG Uses

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
		Refer to Sec. 3-E-9. Accessory Use and Structure
		Refer to Sec. 3-E-9.9. Agricultural District Specific Accessory Uses
(2)	Accessory:	Refer to Sec. 3-E-9.10. Residential District Specific Accessory Use and Structure
		Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1127 **DIVISION 3 AGRICULTURAL RESIDENTIAL ZONING** 1128 **DISTRICTS**

1129 **Sec. 3-D-3.1. Agricultural/Residential (AR) Zoning Districts**

1130 The AR FLU category allows a transition between suburban Residential densities and major agricultural
1131 and silvicultural activities. The very low to low density in the Agricultural/Residential (AR); Country Estates
1132 (AR-1) and Rural Estates (AR-2) Zoning Districts allows individual family agricultural operations and
1133 maintains the existing rural pattern of Residential uses that has adequate access. Some locations in the
1134 AR Zoning Districts may qualify for additional density if the development utilizes the Density Bonus
1135 Programs such as Clustering, and provides central water and/or sewer facilities.

1136 **Sec. 3-D-3.2. Agricultural/Residential (AR) Zoning District**

1137 **3-D-3.2.a. AR Intent**

1138 The AR District is to provide a transition between the agricultural areas and the more urban residential
1139 communities; and to create a Rural Residential environment wherein natural constraints applicable to
1140 development can be recognized and protected in a manner compatible with the needs of the residents. All
1141 land designated as AR Zoning District is subject to the standards of this Section.

1142 **3-D-3.2.b. AR Density**

1143 The maximum densities and minimum lot size for Residential uses in the AR District under different FLU
1144 categories shall be as follows:

FLU ¹	Density/Lot Size	Non-Subdivision	Subdivision with Clustering and Points	Subdivision without Clustering and Points
AG	Maximum Density:	1 unit per 20 gross acres	-	-
	Minimum Lot Size:	20 acres	-	-
A/R	Maximum Density:	1 unit per 10 gross acres	1 unit per 5 gross acres	1 unit per 10 gross acres
	Minimum Lot Size:	10 acres	1 acre	9 acres
RR	Maximum Density:	1 unit per 5 gross acres	1 unit per gross acre	1 unit per 5 gross acres
	Minimum Lot Size:	5 acres	0.5 acre	4 acres
RF	Maximum Density:	1 unit per net acre	-	-
	Minimum Lot Size:	1 acre	-	-
UF	Maximum Density:	2 units per net acre	-	-
	Minimum Lot Size:	0.5 acre	-	-
UC (10)	Maximum Density:	2 units per net acre	-	-
	Minimum Lot Size:	0.5 acre	-	-

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

Footnote:

- 1 The total number of permits for Single-Family dwelling units shall not exceed a maximum of 250 per calendar year within the Agriculture/Residential FLU category.

1145 **3-D-3.2.c. AR Development Standards**

1146 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
1147 following minimum standards:

(1)	Minimum Lot Size:	Refer to Sec. 3-D-3.2.b. AR Density	
(2)	Minimum Lot Dimensions:		
	(a) Lot Width ¹ :	At building line:	100 feet
	(b) Lot Depth:		100 feet
(3)	AR Minimum Setbacks ² :		
	(a) Front:	From building line when adjacent to any district:	30 feet
	(b) Side ³ :	From property line when adjacent to any district:	20 feet ⁴
	(c) Rear:	From property line when adjacent to any district:	35 feet
(4)	Accessory Structure ⁵ :		
	(a) Front:	From property line when adjacent to any district:	30 feet
	(b) Side, Rear:	From property line when adjacent to any district:	7.5 feet
(5)	Minimum Living Area:		750 square feet

Footnotes:

- 1 Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
- 2 Refer to Sec. 3-D-1.3.b.(2) Waterfront Lots.
- 3 If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.
- 4 For waterfront properties along Doctors Lake within the Neilhurst Plat, recorded in Plat Book 2, pages 44 through 46, the minimum side setback shall be 5 feet.
- 5 Excluding fences.

1148 **3-D-3.2.d. AR Uses and Structures**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
		Refer to Sec. 3-E-9. Accessory Use and Structure
(2)	Accessory:	Refer to Sec. 3-E-9.9. Agricultural District Specific Accessory Uses

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

		Refer to Sec. 3-E-9.10. Residential District Specific Accessory Use and Structure
		Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

1149 **Sec. 3-D-3.3. Country Estates (AR-1) Zoning District**

1150 **3-D-3.3.a. AR-1 Intent**

1151 The AR-1 District is to provide a transition between the agricultural areas and the more urban residential
 1152 communities; and to create a Rural Residential environment wherein natural constraints applicable to
 1153 development can be recognized and protected in a manner compatible with the needs of the residents.
 1154 The keeping and maintenance of the various types of animals permitted within this District is expressly
 1155 intended as accessory uses or activities for the pleasure and personal, Non-Commercial use by the
 1156 property owner, occupant, or guest. It is further provided within these standards that all permitted animals
 1157 shall be kept or maintained in a manner which is consistent with the nature of development and character
 1158 of the area without constituting a detriment or nuisance to the surrounding neighborhood. All land
 1159 designated as AR-1 Zoning District is subject to the standards of this Section.

1160 **3-D-3.3.b. AR-1 Density**

1161 The maximum densities and minimum lot size for Residential uses in the AR-1 District under different FLU
 1162 categories shall be as follows:

FLU	Density/Lot Size	Non-Subdivision	Subdivision with Clustering and Points	Subdivision without Clustering and Points
RR	Maximum Density:	1 unit per 5 gross acres	-	-
	Minimum Lot Size:	5 acres	-	-
RF	Maximum Density:	1 unit per net acre	1 unit per net acre	1 unit per 5 net acres
	Minimum Lot Size:	1 acre	0.5 acre	4 acres

1163 **3-D-3.3.c. AR-1 Development Standards**

1164 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 1165 following minimum standards:

(1)	Minimum Lot Size:	Refer to Sec. 3-D-3.3.b. Density
(2)	Minimum Lot Dimensions:	
	(a) Lot Width ¹ :	At building line: 100 feet
	(b) Lot Depth:	100 feet
(3)	Minimum Setbacks ² :	
	(a) Front:	From building line when adjacent to any district: 20 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(b)	Side ³ :	From property line when adjacent to any district:	20 feet
(c)	Rear:	From property line when adjacent to any district:	30 feet
(4)	Accessory Structure ⁴ :		
(a)	Front:	From property line when adjacent to any district:	30 feet
(b)	Side, Rear:	From property line when adjacent to any district:	7.5 feet
(5)	Maximum Lot Coverage:		30 percent
(6)	Minimum Living Area:		1,200 square feet

Footnotes:

- 1 Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
- 2 Refer to Sec. 3-D-1.3.a.(2) Waterfront Lots.
- 3 If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.
- 4 Excluding fences.

1166 **3-D-3.3.d. AR-1 Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
		Refer to Sec. 3-E-9. Accessory Use and Structure
		Refer to Sec. 3-E-9.9. Agricultural District Specific Accessory Uses
(2)	Accessory:	Refer to Sec. 3-E-9.10. Residential District Specific Accessory Use and Structure
		Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

1167 **Sec. 3-D-3.4. Rural Estates (AR-2) Zoning District**

1168 **3-D-3.4.a. AR-2 Intent**

1169 The AR-2 District is to provide a transition between the agricultural areas and the more urban residential
 1170 communities; and to create a Rural Residential environment wherein natural constraints applicable to
 1171 development can be recognized and protected in a manner compatible with the needs of the residents. All
 1172 land designated as AR-2 Zoning District is subject to the standards of this Section. [

1173 **3-D-3.4.b. AR-2 Density**

1174 The maximum densities and minimum lot size for Residential uses in the AR-2 District under different FLU
 1175 categories shall be as follows:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

FLU	Density/Lot Size	Non-Subdivision	Subdivision			
			With Clustering and Points	Without Clustering and Points	With Points and Central Water/ Sewer	With Points and No Central Water/ Sewer
AG	Maximum Density:	1 unit per 20 gross acres	-	-	-	-
	Minimum Lot Size:	20 acres	-	-	-	-
A/R	Maximum Density:	1 unit per 10 gross acres	-	-	-	-
	Minimum Lot Size:	10 acres	-	-	-	-
RR	Maximum Density:	1 unit per 5 gross acres	1 unit per gross acre	1 unit per 5 gross acres	-	-
	Minimum Lot Size:	5 acres	0.5 acre	4 acres	-	-
RF	Maximum Density:	1 unit per net acre	-	1 unit per acre	2 units per acre	1.5 units per acre
	Minimum Lot Size:	1 acre	-	0.8 acre	0.25 acre	0.5 acre

1176 **3-D-3.4.c. AR-2 Development Standards**

1177 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 1178 following minimum standards:

(1)	Minimum Lot Size:		Refer to Sec. 3-D-3.4.1 AR-2 Density
(2)	Minimum Lot Dimensions:		
	(a)	Lot Width ¹ :	At building line: 100 feet
	(b)	Lot Depth:	100 feet
(3)	AR Minimum Setbacks ² :		
	(a)	Front:	From building line when adjacent to any district: 20 feet
	(b)	Side ³ :	From property line when adjacent to any district: 10 feet
	(c)	Rear:	From property line when adjacent to any district: 30 feet
(4)	Accessory Structure ⁴ :		
	(a)	Front:	From property line when adjacent to any district: 30 feet
	(b)	Side, Rear:	From property line when adjacent to any district: 7.5 feet
(5)	Maximum Lot Coverage		30 percent
(6)	Minimum Living Area:		1,200 square feet

Footnotes:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1	Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
2	Refer to Sec. 3-D-1.3.a.(2) Waterfront Lots.
3	If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.
4	Excluding fences.

1179

3-D-3.4.d. AR-2 Uses

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
		Refer to Sec. 3-E-9. Accessory Use and Structure
		Refer to Sec. 3-E-9.9. Agricultural District Specific Accessory Uses
(2)	Accessory:	Refer to Sec. 3-E-9.10. Residential District Specific Accessory Use and Structure
		Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1180

DIVISION 4 RESIDENTIAL ZONING DISTRICTS

1181

Sec. 3-D-4.1. Intent of Residential Zoning Districts

1182 The Exurban, Transitioning Suburban, Suburban and Urban FLU categories provide a transition between
 1183 urban/suburban areas, which may be served by central utility services, and those exurban/rural areas with
 1184 a septic/well system. The RA, RB and RE Single-Family Zoning Districts; the RC Two-or Three-Unit
 1185 Residential Zoning District; and the RD Multi-Family Residential Zoning District allow the development of a
 1186 variety of housing types with varied densities, along with Non-Residential uses that support the Residential
 1187 communities.

1188

Sec. 3-D-4.2. Single-Family Residential (RA) Zoning District

1189

3-D-4.2.a. RA Intent

1190 All land designated as RA Zoning District is subject to the standards of this Section. Such areas are
 1191 established to provide for Single-Family development and can be found in land areas with either a Rural
 1192 Fringe Residential (RF) FLU category or an Urban Fringe (UF) FLU category.

1193

3-D-4.2.b. RA Density

1194 The maximum densities and minimum lot size for Residential uses in the RA District under different FLU
 1195 categories shall be as follows:

FLU	Density/Lot Size	Non-Subdivision			Subdivision		
		Without Points	With Points and No Central Water/Sewer	With Points and Central Water/Sewer	Without Points	With Points and No Central Water/Sewer	With Points and Central Water/Sewer
RF	Maximum Density:	1 unit per acre	1.5 units per acre	2 units per acre	1 unit per acre	1.5 units per acre	2 units per acre
	Minimum Lot Size:	1 acre	29,040 square feet	0.5 acre	0.8 acre or 34,848 square feet	0.5 acre	0.25 acre
UF	Maximum Density:	-	-	2 units per acre ¹	-	2 units per acre ¹	2 units per acre ¹
	Minimum Lot Size:	-	-	0.25 acre	-	0.5 acre	0.25 acre
UC (10)	Maximum Density:	-	4 units per acre ¹	4 units per acre ¹	-	4 units per acre ¹	4 units per acre ¹
	Minimum Lot Size:	-	0.5 acre	10,890 square feet	-	0.5 acre	8,712 square feet

1196

3-D-4.2.c. RA Development Standards

1197 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 1198 following minimum standards:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(1)	Minimum Lot Dimensions:		
(a)	Lot Width ¹ :	At building line:	100 feet
(b)	Lot Depth:		100 feet
(2)	Minimum Setbacks ² :		
(a)	Front:	From building line when adjacent to any district:	40 feet
(b)	Side ³ :	From property line when adjacent to any district:	Abutting an interior lot: 10 feet
			Abutting an intersecting street: 25 feet
(c)	Rear:	From property line when adjacent to any district:	25 feet
(3)	Accessory Structure ⁴ :		
(a)	Front:	From property line when adjacent to any district:	30 feet
(b)	Side, Rear:	From property line when adjacent to any district:	7.5 feet
(4)	Minimum Living Area:		1,400 square feet
(5)	Maximum Total Lot Coverage:		25 percent

Footnotes:

- 1 Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
- 2 Refer to Sec. 3-D-1.3.a.(2) Waterfront Lots.
- 3 If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.
- 4 Excluding fences.

1199

3-D-4.2.d. RA Uses and Structures

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure
		Refer to Sec. 3-E-9.9. Agricultural District Specific Accessory Uses
		Refer to Sec. 3-E-9.10. Residential District Specific Accessory Use and Structure
(3)	Temporary:	Refer to Sec. 3-F-8. Accessory Structures
		Refer to Sec. 3-E-10. Temporary Use and Structure

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1200

Sec. 3-D-4.3. Single-Family Residential (RB) Zoning District

1201

3-D-4.3.a. RB intent

1202

All land designated as RB Zoning District is subject to the standards of this Section. Such areas are established to create low density, single-family Residential developments within Rural Fringe (RF), Urban Core (UC 10) or Urban Fringe (UF) FLU categories.

1203

1204

3-D-4.3.b. RB Density

1205

The maximum densities and minimum lot size for Residential uses in the RA District under different FLU categories shall be as follows:

1206

FLU	Density/Lot Size	Non-Subdivision			Subdivision		
		Without Points	With Points and No Central Water/Sewer	With Points and Central Water/Sewer	Without Points	With Points and No Central Water/Sewer	With Points and Central Water/Sewer
RF	Maximum Density:	1 unit per acre	2 units per acre	3 units per acre	1 unit per acre	2 units per acre	3 units per acre
	Minimum Lot Size:	1 acre	21,780 square feet	14,520 square feet	34,848 square feet	21,780 square feet	11,616 square feet
UF	Maximum Density:	-	4 units per acre ¹	4 units per acre ¹	-	4 units per acre ¹	4 units per acre ¹
	Minimum Lot Size:	-	21,780 square feet	10,890 square feet	-	21,780 square feet	8,712 square feet
UC (10)	Maximum Density:	-	2 units per acre ¹	6 units per acre ¹	-	2 units per acre ¹	6 units per acre ¹
	Minimum Lot Size:	-	21,780 square feet	7,260 square feet	-	21,780 square feet	5,808 square feet

Footnote:

1 In UF FLU category, this applies to those areas with central water and sewer services, no Points are required.

1208

3-D-4.3.c. RB Development Standards

1209

The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the following minimum standards. Those lots that were recorded prior to the effective date of this Ordinance shall be vested under the previously approved dimensional standards, refer to Sec. 3-B.5.a. Inconsistent Residential Lot of Record:

1210

1211

1212

(1)	Minimum Lot Dimensions:		
(a)	Lot Width ^{2, 4} :	At building line:	60 feet
		At street frontage:	See Footnote 6
(b)	Lot Depth:		100 feet
(c)	Lot size ⁵ :	Apply setbacks of the lot's Zoning District, if applicable	
(2)	Minimum Setbacks ¹ :		

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(a)	Front:	From building line when adjacent to any district:	20 feet
(b)	Side ³ :	From property line when adjacent to any district:	7.5 feet
(c)	Rear:	From lot line when adjacent to any district:	15 feet
(3)	Accessory Structure ⁴ :		
(a)	Front, Side and Rear:	From lot line when adjacent to any district:	7.5 feet
(4)	Maximum Total Lot Coverage:		30 percent
(5)	Minimum Living Area:		1,000 square feet

Footnotes:

1	Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
2	Refer to Sec. 3-D-1.3.a.(2) Waterfront Lots.
3	If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.
4	Excluding fences.

1213 **3-D-4.3.d. RB Development Standard Exceptions**

- 1214 (1) Minimum Width Exception. In the event that a Single-Family dwelling has been constructed
 1215 pursuant to a building permit prior to November 1, 2001, on a lot with a zoning classification of RB
 1216 and a land use designation of Urban Core (10) Residential that is depicted within a plat recorded
 1217 in the public records after April 12, 1999, and that is served by central water and sewer, then any
 1218 other provisions of this article to the contrary notwithstanding, if such lot fronts upon a curve of a
 1219 public road dedicated within such plat, the minimum lot width at building line applicable thereto
 1220 shall be 43 ½ feet, and if such lot has straight frontage upon such a road, the minimum lot width at
 1221 building line applicable thereto shall be 53 ½ feet.
- 1222 (2) Minimum Size Exception. In the event that a Single-Family dwelling has been constructed pursuant
 1223 to a building permit prior to November 1, 2001, on a lot with a zoning classification of RB and a
 1224 land use designation of Urban Core (10) Residential that is depicted within a plat recorded in the
 1225 public records subsequent to April 12, 1999, that fronts upon a public road dedicated within such
 1226 plat, and that is served by central water and sewer, then any other provisions of this article to the
 1227 contrary notwithstanding, the minimum size for such lot shall be 5,608 square feet.
- 1228 (3) Minimum Frontage Exception. In the event that a Single-Family dwelling has been constructed
 1229 pursuant to a building permit prior to November 1, 2001, on a lot with a zoning classification of RB
 1230 and a land use designation of Urban Core (10) Residential that is depicted within a plat recorded
 1231 in the public records subsequent to April 12, 1999, that fronts upon a public road dedicated within
 1232 such plat, and that is served by central water and sewer, then any other provisions of this article to
 1233 the contrary notwithstanding, if such lot fronts upon a curve of a public road dedicated within such
 1234 plat, the minimum frontage along such road shall be 36 ½ feet being measured by the chord
 1235 terminated by the front property corners, and if such lot has straight frontage upon such a road, the
 1236 minimum frontage along such road shall be 49 feet.

1237 **3-D-4.3.e. RB Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

Refer to Sec. 3-E-9.9. Agricultural District Specific Accessory Uses

Refer to Sec. 3-E-9.10. Residential District Specific Accessory Use and Structure

Refer to Sec. 3-F-8. Accessory Structures

(3) Temporary: Refer to Sec. 3-E-10. Temporary Use and Structure

1238 **Sec. 3-D-4.4. Two- or Three-Unit Residential (RC) Zoning District**

1239 **3-D-4.4.a. RC Intent**

1240 All land designated as RC is subject to the standards of this Section. Such areas are established to create
 1241 medium intensity developments within Urban Fringe (UF) or Rural Fringe (RF) designations. Those
 1242 developments that are without central water/sewer shall be considered as low intensity.

1243 **3-D-4.4.b. RC Density**

1244 The maximum densities and minimum lot size for the Two or Three- Family Residential uses in the RC
 1245 District under different FLU categories shall be as follows:

		Non-Subdivision - Two-Family			Subdivision – Two Family	
FLU	Density/Lot Size	With No Central Water/Sewer	With Central Water/Sewer	Without Points	With No Central Water/Sewer	With Central Water/Sewer
RF	Maximum Density:	-	-	1 unit per acre	1.5 units per acre	3 units per acre
	Minimum Lot Size:	-	-	69,696 square feet	46,464 square feet	23,232 square feet
UF	Maximum Density:	2 units per acre	4 units per acre	-	2 units per acre	4 units per acre
	Minimum Lot Size:	43,560 square feet	21,780 square feet	-	34,848 square feet	17,424 square feet
UC (10)	Maximum Density:	2 units per acre	6 units per acre	-	2 units per acre	6 units per acre
	Minimum Lot Size:	43,560 square feet	14,520 square feet	-	34,848 square feet	11,616 square feet
		Non-Subdivision - Three-Family			Subdivision – Three Family	
FLU	Density/Lot Size	With No Central Water/Sewer	With Central Water/Sewer	Without Points	With No Central Water/Sewer	With Central Water/Sewer
RF	Maximum Density:	-	-	1 unit per acre	1.5 units per acre	3 units per acre
	Minimum Lot Size:	-	-	104,544 square feet	69,696 square feet	34,848 square feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

UF	Maximum Density:	2 units per acre	4 units per acre	-	2 units per acre	4 units per acre
	Minimum Lot Size:	65,340 square feet	32,670 square feet	-	52,272 square feet ¹	26,136 square feet
UC (10)	Maximum Density:	-	6 units per acre	-	2 units per acre	6 units per acre
	Minimum Lot Size:	-	21,780 square feet	-	52,272 square feet ¹	17,424 square feet
Footnote:						
1 Subject to HRS Permit for septic sewer service.						

1246 3-D-4.4.c. RC Development Standards

1247 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 1248 following minimum standards. Those lots that were recorded prior to the effective date of this Ordinance
 1249 shall be vested under the previously approved dimensional standards, refer to Sec. 3-B-5.a. Inconsistent
 1250 Residential Lot of Record:

(1)	Minimum Lot Dimensions:		
(a)	Lot Width ¹ :	At building line:	60 feet
(b)	Lot Depth:		100 feet
(2)	Minimum Setbacks ² :		
(a)	Front:	From lot line when adjacent to any district:	20 feet
(b)	Side ³ :	From lot line when adjacent to any district:	7.5 feet
(c)	Rear:	From lot line when adjacent to any district:	15 feet
(3)	Accessory Structure ⁴ :		
(a)	Front, Side, Rear:	From lot line when adjacent to any district:	7.5 feet
(4)	Maximum Total Lot Coverage:		30 percent
(5)	Minimum Living Area:		750 square feet

Footnotes:

- 1 Refer to Sec. 3-D-1.3.a.(2) Waterfront Lots.
- 2 Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
- 3 If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.
- 4 Excluding fences.

1251 3-D-4.4.d. RC Uses

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-E-9.9. Agricultural District Specific Accessory Uses

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

	Refer to Sec. 3-E-9.10. Residential District Specific Accessory Use and Structure
	Refer to Sec. 3-F-8. Accessory Structures
(3) Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

1252 **Sec. 3-D-4.5. Multi-Family Residential (RD) Zoning District**

1253 **3-D-4.5.a. RD Intent**

- 1254 (1) All land designated as RD shall be governed by the standards of this Section and shall be further
 1255 designated into one of the following Subdistricts of RD-1, RD-2, RD-3, and RD-4, and shall be
 1256 governed as hereinafter set forth.
- 1257 (2) This designation is intended for those lands located in close proximity to the core of urban service
 1258 areas and accessible to employment centers. Densities in this area shall range from a minimum of
 1259 2 acres per net acre and a maximum of 10 units per net acre. Higher density may be achieved
 1260 through the Density Bonus Programs in Part C, Division 3.
- 1261 (3) The density of each Subdistrict is to provide for a diversity of housing types, with more Single-
 1262 Family Detached units in RD-1 and RD-2, and more mixed housing types such as Single-Family
 1263 Detached, Attached, and Multi-Family units in RD-3 and RD-4.
- 1264 (4) Subdistrict RD-4 under the UC (16) FLU category may allow a maximum density of 16 units per net
 1265 acre for the provision of housing for the elderly or handicapped and housing for very low, low-
 1266 income, and moderate-income households. Proximity to employment centers, public transportation,
 1267 commercial services, and central utility services is vital.

1268 **3-D-4.5.b. RD Density**

1269 The maximum densities and minimum lot size for the Residential uses in the RD-1, RD-2, RD_3 and RD-4
 1270 Districts under different FLU categories shall comply with the following. In addition, those lands under the
 1271 Urban Core FLU categories, UC (10) and UC (16) may allow additional density subject to criteria listed in
 1272 the Density Bonus Programs in Part C, Division 3, and other standards listed in Footnotes 1 through 4:

Zoning/FLU	Density/Lot Size	Without Points	With Points	With Points and Central/Water Sewer	Without Central Water/Sewer	With Central Water/Sewer
RD-1/UF	Maximum Density:	-	-	-	2 units per acre	4 units per acre
RD-2/ UC (10) ¹	Maximum Density:	-	-	-	-	6 units per acre
RD-3/ UC (10) ¹	Maximum Density:	6 units per acre	10 units per acre	-	-	-
RD-4/ UC (10) ¹	Maximum Density:	-	-	16 units per acre	-	6 units per acre

Footnotes:

1 Lands with a UC (10) FLU category meeting the criteria of Sec. 3-C-3.3. Points System for low moderate income housing identified in Policy 1.3.6 of the Housing Element of the Plan, may develop at a density of 16 units per acre.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

2	Lands with a UC (16) FLU category meeting the criteria of Sec. 3-C-3.3. Points System for low moderate income housing identified in Policy 1.3.6 of the Housing Element of the Plan, may develop at a density of 20 units per acre.
3	The low- and moderate- income categories to be served by the proposed development shall be defined using Housing and Urban Development (HUD) Standards. Verification of rent ranges consistent with HUD standards shall occur annually in a report submitted to the Planning and Zoning Departments, due each January 1 beginning with the January following zoning approval.
4	A maximum of 100 acres within the Urban Core Category may be developed at the density bonus identified above through the 2040 planning period.

1273 **3-D-4.5.c. RD Development Standards**

1274 The principal building(s), accessory structure(s), and other uses in all RD Subdistricts shall be located so
 1275 as to comply with the following minimum standards:

(1) Minimum Lot Dimensions:				
(a)	Lot Size:	Apply standards of the lot's zoning district, if applicable		
(b)	Lot Width ¹ :	Apply standards of the lot's zoning district, if applicable		
(c)	Lot Depth:	Apply standards of the lot's zoning district, if applicable		
(2) Minimum Setbacks ² :				
(a)	Front:	From lot line when adjacent to any zoning district:		20 feet
(b)	Side ³ :	From lot line when adjacent to any zoning district:	Interior: 2 units or less:	10 feet
			3 units and over:	10 feet
			Street:	20 feet
(c)	Rear:	From lot line when adjacent to any Single-Family use:		25 feet
		From lot line when adjacent to any other use:		20 feet
(3) Accessory Structure ⁴ :				
(a)	Front:	From lot line when adjacent to any zoning district:		20 feet
(b)	Side, Rear:	From lot line when adjacent to any zoning district:		5 feet
(4)	Minimum Building Spacing:	For more than 1 building on a single lot:	Front/Front:	60 feet
			Front/Side:	40 feet
			Front/Rear:	60 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

	Rear/Rear:	40 feet
	Rear/Side:	30 feet
	Side/Side:	20 feet

Footnotes:

1	Refer to Sec. 3-D-A.3.a.(2) Waterfront Lots.
2	Refer to Sec. 3-D-A.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
3	If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.
4	Excluding fences.

1276 **3-D-4.5.d. RD Additional Standards**

1277 (1) Visual Barrier: Proposed Multi-Family development shall be buffered from adjacent land within the
 1278 Residential FLU categories, unless said adjacent land zoned for Multi-Family development at the
 1279 time of proposed development, with a 25-foot building setback, 10- foot landscaped area, minimum
 1280 6-foot high opaque barrier (fence or vegetation), and tree planting 30-foot on center.

1281 **3-D-4.5.e. RD Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
		Refer to Sec. 3-E-9. Accessory Use and Structure
		Refer to Sec. 3-E-9.9. Agricultural District Specific Accessory Uses
(2)	Accessory:	Refer to Sec. 3-E-9.10. Residential District Specific Accessory Use and Structure
		Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

1282 **Sec. 3-D-4.6. Single-Family Residential Zoning District (RE)**

1283 **3-D-4.6.a. RE Intent**

1284 All land designated as RE is subject to the standards of this Section. Such areas are established to create
 1285 medium- to high-intensity developments within the Rural Residential (RR), Rural Fringe (RF), Urban Fringe
 1286 (UF), and Urban Core (10) (UC-10) designations.

1287 **3-D-4.6.b. RE Density**

1288 The maximum densities and minimum lot size for Residential uses in the RE District under different FLU
 1289 categories shall be as follows:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

FLU	Density/Lot Size	Non-Subdivision			Subdivision			
		Without Clustering and Points	With No Central Water/ Sewer	With Central Water/ Sewer	With Clustering and Points	Without either Points or Clustering	With Points and No Central Water/ Sewer	With Points and Central Water/ Sewer
RR	Maximum Density:	1 unit per 5 acres	-	-	1 unit per acre	1 unit per 5 acres ¹	-	-
	Minimum Lot Size:	217,800 square feet	-	-	21,780 square feet	174,240 square feet	-	-
RF	Maximum Density:	-	-	-	-	1 unit per acre ¹	1.5 units per acre	3 units per acre
	Minimum Lot Size:	-	-	-	-	34,848 square feet	23,232 square feet	11,616 square feet
UF	Maximum Density:	-	2 units per acre	-	-	-	4 units per acre ²	4 units per acre ²
	Minimum Lot Size:	-	21,780 square feet	-	-	-	21,780 square feet	8,742 square feet
UC (10)	Maximum Density:	-	2 units per acre ³	6 units per acre ³	-	-	2 units per acre ²	6 units per acre ²
	Minimum Lot Size:	-	21,780 square feet	7,260 square feet	-	-	21,780 square feet	5,808 square feet

Footnote:

- 1 In RR, subdivision without clustering may develop at 1 unit per 5 acre. In RF, subdivision without points may develop at 1 unit per acre.
- 2 In UF or UC (10) FLU category, this applies to those areas with central water and sewer services, no Points are required.
- 3 In UC (10) FLU category, Mobile Home Residential uses in a Non-Subdivision development.

1290 **3-D-4.6.c. RE Development Standards**

1291 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
1292 following minimum standards:

(1)	Minimum Lot Dimensions:		
(a)	Lot Width ¹ :	At building line:	60 feet
(b)	Lot Depth:		100 feet
(2)	Minimum Setbacks ² :		
(a)	Front:	From lot line when adjacent to any zoning district:	20 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(b)	Side ³ :	From lot line when adjacent to any zoning district:	7.5 feet
(c)	Rear:	From lot line when adjacent to any zoning district:	15 feet
(3)	Accessory Structure ⁴ :		
(a)	Front, Side and Rear:	From lot line when adjacent to any zoning district:	7.5 feet
(4)	Maximum Lot Coverage:		30 percent
(5)	Minimum Living Area:		Mobile homes: 600 square feet
	All other permanent structures:		750 square feet

Footnotes:

1	Refer to Sec. 3-D-1.3.a.(2) Waterfront Lots.
2	Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
3	If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.
4	Excluding fences.

1293 **3-D-4.6.d. RE Additional Standards**

- 1294 (1) Single-Family residences consisting of either modular building or mobile homes, so long as the
 1295 aforesaid modular building or Mobile Home complies with all applicable standards governing
 1296 modular buildings or Mobile Homes. Mobile Homes shall meet the standards pursuant to Sec. 3-
 1297 E-3.3. Mobile Home

1298 **3-D-4.6.e. RE Accessory Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
		Refer to Sec. 3-E-9. Accessory Use and Structure
(2)	Accessory:	Refer to Sec. 3-E-9.9. Agricultural District Specific Accessory Uses
		Refer to Sec. 3-E-9.10. Residential District Specific Accessory Use and Structure
		Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

1299 **Sec. 3-D-4.7. Residential Mobile Home Park (RMHP) Zoning District**

1300 **3-D-4.7.a. RMHP Intent**

1301 All land designated as RMHP is subject to the standards of this Section. Such areas are established to
 1302 accommodate the housing needs of those residents desiring Mobile Homes or Mobile Home sites.

1303 **3-D-4.7.b. RMHP Density**

1304 The maximum densities for Residential uses in the RMHP District under different FLU categories shall be
 1305 as follows:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

FLU	Density	With Central Water/ Sewer	With Central Water/ Sewer
UF	Maximum Density:	4 units per acre	2 units per acre
UC (10)	Maximum Density:	6 units per acre	-

1306 **3-D-4.7.c. RMHP Development Standards**

1307 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
1308 following minimum standards:

(1)	Minimum Lot Dimensions:		
(a)	Lot Size:	Residential Mobile Home Park site:	10 acres
		Individual Residential Mobile Home site:	5,000 square feet
(b)	Lot Width:	Residential Mobile Home Park site:	300 feet
		Individual Residential Mobile Home site:	50 feet
(2)	Minimum Setbacks ¹ :		
(a)	External:	From lot line when adjacent to a RD, BA, BB, IS, IA, IB, BSC, PO, or PS Zoning District:	15 feet
		From lot line when adjacent to all other Zoning Districts:	50 feet
(b)	Internal:	From lot line when adjacent to any public rights-of-way or pavement edges of private streets:	20 feet
(3)	Minimum Distance Between Structures:		15 feet
(4)	Maximum Height of Structure:		35 feet
(5)	Minimum Floor Area:		500 square feet

Footnote:

1 Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.

1309 **3-D-4.7.d. RMHP Additional Standards**

- 1310 (1) Patio. Each Mobile Home space shall have a concrete patio of not less than 10 feet by 24 feet,
1311 conveniently located at the entrance of each Mobile Home.
1312 (2) Application Submittal. Refer to Sec. 3-F-11. Application Submission Standards.

1313 **3-D-4.7.e. RMHP Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
		Refer to Sec. 3-E-9. Accessory Use and Structure
(2)	Accessory:	Refer to Sec. 3-E-9.9. Agricultural District Specific Accessory Uses

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

Refer to Sec. 3-E-9.10. Residential District Specific Accessory Use and Structure

Refer to Sec. 3-F-8. Accessory Structures

(3) Temporary: Refer to Sec. 3-E-10. Temporary Use and Structure

1314 **Sec. 3-D-4.8. Planned Unit Development Zoning District (PUD)**

1315 **3-D-4.8.a. PUD Intent**

1316 It is the purpose of this District to:

- 1317 (1) encourage the development of land as planned communities;
- 1318 (2) encourage flexible and creative concepts of site planning;
- 1319 (3) preserve the natural amenities of the land by encouraging scenic and functional open area;
- 1320 (4) accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of this Section;
- 1321 (5) provide for the efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and
- 1322 (6) provide a stable environment character compatible with surrounding areas.

1325 **3-D-4.8.b. Applicability**

1326 This Section applies to properties rezoned to a PUD, modifications to an approved PUD, or unless stated otherwise in the Code.

1328 **3-D-4.8.c. Design Objectives**

1329 The design intent of a PUD is to encourage flexible and creative concepts of site planning, consisting of solely Residential uses or a combination of Non-Residential and Residential uses that may include support services, such as Office, Retail, and Recreational, for the population and/or workforce of the planned development. It is encouraged to share facilities and integrate uses.

1333 If a mixture of Non-Residential and Residential uses are provided within the PUD, then a minimum of 2 primary land use type, as indicated in Sec. 3-D-7.5.c.(1) Floor Area Ratios (FAR), shall be provided in each PUD. Otherwise, the PUD may be 100 percent Residential use(s).

1336 (1) Mix of Land Uses:

Land Use Types	Minimum percentage of Land Area	Maximum percentage of Land Area
Commercial:	15	30
Institutional/Public Private Facilities:	15	30
Residential:	50	75
Recreational/Open Space ¹ :	10	20

Footnote:

- 1 Protected environmental lands such as upland preserves or wetlands found within a PUD site are excluded from the maximum percentage of gross land area dedicated to that land use type.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1337 (2) Density and Intensity. The proposed density and intensity shall be determined based on the FLU
 1338 category of which the development is located. The proposed density and intensity shall be
 1339 approved at the rezoning process.

1340 (3) Design Standards. Refer to Sec. 3-F-6. Architectural Design Guidelines and Sec. 3-D-11.11.
 1341 Design Standards for Master Planned Communities and apply where applicable.

1342 3-D-4.8.d. PUD Development Standards

1343 The principal building(s), accessory structure(s), and other use(s) shall be located so as to comply with the
 1344 following minimum standards.

(1)	Minimum Site Size:	
	(a) Residential uses only within the PUD:	5 acres
	(b) Combination of Non-Residential and Residential uses within the PUD:	2 acres
(2)	Minimum Lot Dimensions:	
	(a) Lot Width:	Per the approved PUD
	(b) Lot Depth:	Per the approved PUD
(3)	Minimum Setbacks ¹ :	
	(a) Front:	Per the approved PUD
	(b) Side:	Per the approved PUD
	(c) Rear:	Per the approved PUD

Footnotes:

- | | |
|---|--|
| 1 | If the PUD is to include a combination of Non-Residential uses and Residential uses, the parcel is not required to adhere to this minimum size standard. |
| 2 | Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters. |

1345 3-D-4.8.e. Rezoning to a PUD

1346 The procedure for a rezoning to a PUD shall be pursuant to Sec. 12-9. Rezonings and Amendments to the
 1347 Code, and Part F, Division 11, Application Submission Requirements.

1348 (1) Final Development Plan. If rezoning approval for the PUD is granted by the Board, within 30 months
 1349 the applicant shall submit to the Planning and Zoning Department for approval a Final Development
 1350 Plan covering all of the approved Master Plan. The 30-month time period for submittal does not
 1351 apply to amendment to a development approved pursuant to a Development of Regional Impact
 1352 (DRI) adopted under Section 380.06, Florida Statutes.

1353 3-D-4.8.f. Modifications to a PUD

1354 Any proposed major or substantial change in the approved PUD which affects the intent and character of
 1355 the development, the density or land use pattern, the location or dimension of streets, or similar substantial
 1356 changes shall be reviewed by the Local Planning Agency and the Board of County Commissions in the
 1357 same manner as a Rezoning application.

1358 (1) Minor Modifications. Changes applied for by the Land Owner which do not affect the intent or
 1359 character of the development will be submitted to the Planning and Zoning Department for
 1360 approval.

1361 (2) Major Modifications. Any proposed change submitted for a portion of an approved PUD Master
 1362 Plan in which the applicant seeking the change does not control all of the real property located

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1363 within the PUD shall be reviewed by the Local Planning Agency and the Board of County
 1364 Commissioners in the same manner as an application for a rezoning.

1365 3-D-4.8.g. PUD Time Limitations

1366 The following time limitations shall apply to all PUD Zoning Districts other than those granted for
 1367 development within a DRI.

- 1368 (1) If substantial construction, as determined by the Planning and Zoning Director or his/her designee
 1369 has not begun within 4 years after approval of the PUD, the approval of the PUD shall lapse.
- 1370 (2) Extension. At its discretion and for good cause, the Board of County Commission may extend for
 1371 1 additional year the period for beginning construction.
- 1372 (3) Lapsed Approval. If the approved PUD lapses under this provision, the Planning and Zoning
 1373 Director or his/her designee shall cause the PUD District to be removed from the Official Zoning
 1374 Map, mail a notice by registered mail of revocation to the owner, and reinstate the zoning district
 1375 which was in effect prior to the approval of the PUD.

1376 3-D-4.8.h. Deviation from the PUD Development Plan

1377 Any unapproved deviation from the accepted Development Plan shall institute a breach of agreement
 1378 between the applicant and the County. Such deviation may cause the Board of County Commission to
 1379 immediately revoke the Development Plan until such time as the deviations are corrected or become a part
 1380 of the accepted Development Plan.

1381 3-D-4.8.i. Phase Development

1382 In the event the applicant desires to develop a PUD in phases for other than development within a DRI, the
 1383 applicant shall submit a Schedule of Phases with the application for rezoning.

- 1384 (1) The Final Development Plans for the first phase shall be submitted within 12 months of the approval
 1385 of the PUD. Final Development Plans for each subsequent phase shall be submitted not later than
 1386 6 months prior to the date of commencement of each phase for the approval by the Board of County
 1387 Commissioners.
- 1388 (2) Multi-County PUD. The requirement that substantial construction begin within 2 years of approval
 1389 of the PUD shall be satisfied by commencing substantial construction in either county.
- 1390 (3) Developments of Regional Impact. A PUD approved for development within a DRI is recognized
 1391 as phased development and shall comply with its specific approved DRI development order.

1392 3-D-4.8.j. PUD Use

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
		Refer to Sec. 3-E-9. Accessory Use and Structure
		Refer to Sec. 3-E-9.9. Agricultural District Specific Accessory Uses
(2)	Accessory:	Refer to Sec. 3-E-9.10. Residential District Specific Accessory Use and Structure
		Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1393 **DIVISION 5 NEIGHBORHOOD BUSINESS ZONING DISTRICTS**

1394 **Sec. 3-D-5.1. Intent of Neighborhood Business Zoning Districts**

1395 The Neighborhood Business, Light Neighborhood Business and Commercial and Professional Office
 1396 Zoning Districts are intended to serve the Residential neighborhood or providing a range of sales, services,
 1397 and office activities, In addition serving the daily needs of the communities, these Zoning Districts provide
 1398 transition areas minimizing the impacts and noise of the more intense Non-Residential uses on adjacent
 1399 Residential neighborhoods.

1400 **Sec. 3-D-5.2. General Development Standards**

1401 Refer to Part D, Division 1 General Standards.

1402 **Sec. 3-D-5.3. Neighborhood Business (BA) Zoning District**

1403 **3-D-5.3.a. BA Intent**

1404 This BA Zoning District is to provide a limited Commercial facility of a convenience nature, servicing persons
 1405 residing in adjacent Residential areas, and to permit primarily such uses as are necessary to satisfy those
 1406 basic shopping and service needs which occur frequently and do require retail and service facilities in
 1407 relative proximity to places of residence.

1408 This District is further designed to accommodate Commercial development on a scale that is less intensive
 1409 than that permitted in a BB District.

1410 **3-D-5.3.b. BA Intensity**

1411 The maximum intensity/density of development for land in the BA District shall correspond to a Floor Area
 1412 Ratio (FAR) of 40 percent.

1413 **3-D-5.3.c. BA Development Standards**

1414 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 1415 following minimum standards:

(1)	Minimum Lot Dimensions:		
(a)	Lot Width:		Not Applicable
(b)	Lot Depth:		Not Applicable
(2)	Minimum Setbacks ¹ :		
(a)	Front:	From property line when adjacent to any zoning district:	25 feet
(b)	Side ² :	From property line when adjacent to a Residential or Agricultural zoning district:	Building height up to 22 feet: 25 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

			Building height up to 35 feet:	35 feet
		From property line when adjacent to Business zoning district:	Building height up to 22 feet:	0 feet ³
			Building height up to 35 feet:	15 feet
(c)	Rear:	From property line when adjacent to a Multi-Family and Single-Family use:	Building height up to 22 feet:	25 feet
			Building height up to 35 feet:	35 feet
		From property line when adjacent to all other uses:		20 feet
(3)	Maximum Building Height:			
(a)	1-story construction:			22 feet
(b)	2-story construction:			35 feet

Footnotes:

- 1 Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
- 2 If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.
- 3 Where the adjoining lot is also zoned for Commercial, a building at a maximum height of 22 feet may be placed anywhere within the required side setback area up to the side lot lines providing that the building is constructed in accordance with the standards of the applicable Florida Building Code.

1416 **3-D-5.3.d. BA Additional Standards**

- 1417 (1) Waste Disposal and/or Material Storage. Where a Non-Residential zoning district is adjacent to a
- 1418 lot with a Residential or an Agricultural zoning district, no garbage containers, outdoor storage of
- 1419 refuse shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurement of Setback.
- 1420 (2) Rear Access. If the rear yard does not abut a public street, then access shall be not less than 20
- 1421 feet in width and shall be unobstructed at all times.

1422 **3-D-5.3.e. BA Uses**

- | | | |
|-----|---------------------------------|--|
| (1) | Permitted and Conditional uses: | Refer to Part E Use Types and Standards |
| (2) | Accessory: | Refer to Sec. 3-E-9. Accessory Use and Structure |
| | | Refer to Sec. 3-F-8. Accessory Structures |

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(3) Temporary: Refer to Sec. 3-E-10. Temporary Use and Structure

1423 **Sec. 3-D-5.4. Light Neighborhood Business Zoning District (BA-1)**

1424 **3-D-5.4.a. BA-1 Intent**

1425 All land designated as BA-1 is subject to the standards of this Section. Such areas are established to
 1426 provide for the development of business facilities designed to accommodate the immediate neighborhood
 1427 needs. **[From Sec. 3-23.(a)]**

1428 **3-D-5.4.b. BA-1 Intensity**

1429 The maximum intensity/density of development for land in the BA-1 District shall correspond to a Floor Area
 1430 Ratio (FAR) of 40 percent.

1431 **3-D-5.4.c. BA-1 Development Standards**

1432 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 1433 following minimum standards:

(1)	Minimum Dimensions:		
(a)	Lot Width:		Not Applicable
(b)	Lot Depth:		Not Applicable
(2)	Minimum Setbacks ¹ :		
(a)	Front:	From building line when adjacent to all zoning districts:	25 feet
(b)	Side ² :	From property line when adjacent to a Residential or Agricultural zoning district:	25 feet
		From property line when adjacent to a Business zoning district:	0 feet ³
		From property line when adjacent to all other zoning districts:	15 feet
(c)	Rear:	From property line when adjacent to all zoning districts:	20 feet
(3)	Maximum Building Height:		
(a)	1-story construction:	First floor Non-Residential ⁴ :	22 feet
(b)	2-story construction:	First floor Non-Residential with second floor Residential ⁴ :	35 feet

Footnotes:

¹ Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

2	If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.
3	Where the adjoining lot is also zoned for business, the building may be placed up to the side lot line, providing the building is constructed in accordance with the standards of the applicable Building Code.
4	First story gross retail floor area shall be limited to 2,000 square feet per shop.

1434 **3-D-5.4.d. BA-1 Additional Standards**

- 1435 (1) Waste Disposal and/or Material Storage. Where a Non-Residential zoning district is adjacent to a
 1436 lot with a Residential or an Agricultural zoning district, no garbage containers, outdoor storage of
 1437 refuse shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurement of Setback
 1438 and Sec. 3-F.8.3. Waste Storage Area.
- 1439 (2) Rear Access. In all Commercial zoning districts, the rear lot area shall be accessible from a public
 1440 street for emergency vehicles. If the rear yard does not abut a public street, then access shall be
 1441 not less than 20 feet in width and shall be unobstructed at all times.

1442 **3-D-5.4.e. BA-1 Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

1443 **Sec. 3-D-5.5. Commercial and Professional (BA-2) Zoning District**

1444 **3-D-5.5.a. BA-2 Intent**

1445 All land designated as BA-2 is subject to the standards of this Section. Such areas are established to
 1446 provide for the development of Commercial and professional offices and to facilitate the change from
 1447 Residential to Commercial usage.

1448 **3-D-5.5.b. BA-2 Intensity**

1449 The maximum intensity/density of development for land in the BA-2 District shall correspond to a Floor Area
 1450 Ratio (FAR) of 40 percent.

1451 **3-D-5.5.c. BA-2 Development Standards**

1452 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 1453 following minimum standards:

(1)	Minimum Lot Dimensions:		
(a)	Lot Width:		Not Applicable
(b)	Lot Depth:		Not Applicable
(2)	Minimum Setbacks ¹ :		
(a)	Front:	From building line when adjacent to all zoning districts:	25 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(b)	Side ² :	From property line when adjacent to a Residential or Agricultural zoning district:	25 feet
		From property line when adjacent to a Commercial zoning district:	0 feet ³
		From property line when adjacent to all other zoning districts:	15 feet
(c)	Rear:	From property line when adjacent to all zoning districts:	25 feet
(3)	Maximum Building Height:	From property line when adjacent to all zoning districts:	
(a)	1-story construction ⁴ :	From property line when adjacent to a Residential or Agricultural zoning district:	22 feet

Footnotes:

- 1 Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
- 2 If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.
- 3 Where the adjoining lot is also zoned for Commercial, the building may be placed up to the side lot line, providing the building is constructed in accordance with the standards of the applicable Florida Building Code.
- 4 Gross floor area shall be limited to 2,500 square feet per building.

1454 **3-D-5.5.d. BA-2 Additional Standards**

- 1455 (1) Waste Disposal and/or Material Storage. Where a Non-Residential zoning district is adjacent to a
- 1456 lot with a Residential or an Agricultural zoning district, no garbage containers, outdoor storage of
- 1457 refuse shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurement of Setback
- 1458 and Sec. 3-F-8.3. Waste Storage Area.
- 1459 (2) Rear Access. If the rear yard does not abut a public street, then access shall be not less than 20
- 1460 feet in width and shall be unobstructed at all times.

1461 **3-D-5.5.e. BA-2 Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1462

DIVISION 6 BUSINESS ZONING DISTRICTS

1463

Sec. 3-D-6.1. Intent of Business Zoning Districts

1464 The Intermediate Business (BB), Light Intermediate Business (BB-1), Community Business (BB-2), Special
1465 Business (BB-3), Heavy Business (BB-4), Commercial Business (BB-5) and Shopping Center Zoning
1466 Districts are intended to serve the communities and general public for a full range of sales, services and
1467 business/commercial activities These uses may occur in self-contained shopping centers, freestanding
1468 structures, campus-like business parks, central business districts and along highways. The location of such
1469 business/commercial development shall be concentrated at major intersections within Planned
1470 Communities creating a commercial node that provides a mixed of uses such as offices, restaurants and
1471 hotels.

1472

Sec. 3-D-6.2. Intermediate Business (BB) Zoning District

1473

3-D-6.2.a. BB Intent

1474 All land designated as BB is subject to the standards of this Section. Such areas are established to provide
1475 for the development of Business facilities designated to accommodate trade generally supported by
1476 vehicular traffic and related to needs generated by traffic demands.

1477

3-D-6.2.b. BB Intensity

1478 The maximum intensity/density of development for land in the BB District shall correspond to a Floor Area
1479 Ratio (FAR) of 40 percent.

1480

3-D-6.2.c. BB Development Standards

1481 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
1482 following minimum standards:

(1)	Minimum Lot Dimensions:		
(a)	Lot Width:		Not Applicable
(b)	Lot Depth:		Not Applicable
(2)	Minimum Setbacks ¹ :		
(a)	Front:	From property line when adjacent to all zoning districts:	25 feet
(b)	Side ² :	From property line when adjacent to a Residential or Agricultural zoning district:	25 feet
		From property line when adjacent to a Commercial zoning district:	0 feet ³
		From property line when adjacent to all other zoning districts:	15 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(c)	Rear:	From property line when adjacent to a Residential use:	25 feet
		From property line when adjacent to all other zoning districts:	20 feet

Footnotes:

1	Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
2	If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.
3	Where the adjoining lot is also zoned for Commercial, the building may be placed up to the side lot line, providing the building is constructed in accordance with the standards of the applicable Building Code.

1483 **3-D-6.2.d. BB Additional Standards**

- 1484 (1) Waste Disposal and/or Material Storage. Where a Non-Residential zoning district is adjacent to a
- 1485 lot with a Residential or an Agricultural zoning district, no garbage containers, outdoor storage of
- 1486 refuse shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurement of Setback
- 1487 and Sec. 3-F.8.3. Waste Storage Area.
- 1488 (2) Rear Access. If the rear yard does not abut a public street, then access shall be not less than 15
- 1489 feet in width and shall be unobstructed at all times.
- 1490 (3) Amplification. No outside amplification of sound shall be permitted which can be heard off-site.
- 1491 (4) Visual Barrier. Shall be buffered from adjacent land within the Residential FLU categories with a
- 1492 10-foot landscaped area, minimum 6-foot high opaque barrier (fence or vegetation) and tree
- 1493 planting 30 feet on center.
- 1494 (a) For all development commenced on or after January 28, 2003, the provisions of this
- 1495 Subsection (4) shall not apply. For developments that commence after this date, the
- 1496 provisions of Article VI Tree Ordinance of the Clay County Land Development Code shall
- 1497 apply.
- 1498 (5) Prior Approval. With respect to any parcel zoned BB on November 1, 1999, any use permitted
- 1499 under this Section may be undertaken or continued thereon, and may lawfully continue thereafter.
- 1500 (a) With respect to any parcel zoned BB on November 1, 1999, any non-conforming use then
- 1501 in existence thereon may lawfully continue thereafter, subject to the provisions and
- 1502 limitations set forth in Section 20.3-11 hereof.
- 1503 (b) No parcel shall be rezoned to BB unless application therefore has been filed on or before
- 1504 November 1, 1999.

1505 **3-D-6.2.e. BB Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure
		Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1506 **Sec. 3-D-6.3. Light Intermediate Business (BB-1) Zoning District**

1507 **3-D-6.3.a. BB-1 Intent**

1508 All land designated as BB-1 is subject to the standards of this Section. Such areas are established to
 1509 provide for the development of sales and entertainment facilities designed to accommodate trade generally
 1510 supported by vehicular traffic and related to the needs generated by major Residential areas.

1511 (1) General Provisions.

1512 (a) With respect to any parcel zoned BB-1 on November 1, 1999, any use permitted under this
 1513 Section may be undertaken or continued thereon and may lawfully continue thereafter.

1514 (b) With respect to any parcel zoned BB-1 on November 1, 1999, any Non-Conforming use
 1515 then in existence thereon may lawfully continue thereafter, subject to the provisions and
 1516 limitations set forth in Part B Non-Conformities hereof.

1517 (c) No parcel shall be rezoned to BB-1 unless application therefore has been filed on or before
 1518 November 1, 1999.

1519 **3-D-6.3.b. BB-1 Intensity**

1520 The maximum intensity/density of development for land in the BB-1 District shall correspond to a Floor Area
 1521 Ratio (FAR) of 40 percent.

1522 **3-D-6.3.c. BB-1 Development Standards**

1523 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 1524 following minimum standards:

(1)	Minimum Lot Dimensions:		
(a)	Lot Width:		Not Applicable
(b)	Lot Depth:		Not Applicable
(2)	Minimum Setbacks ¹ :		
(a)	Front:	From building line when adjacent to all zoning districts:	25 feet
(b)	Side ² :	From property line when adjacent to all Residential or Agricultural zoning districts:	25 feet
		From property line when adjacent to a Commercial zoning district:	0 feet ³
		From property line when adjacent to all other zoning districts:	15 feet
(c)	Rear:	From property line when adjacent to all Residential uses:	25 feet
		From property line when adjacent to all other zoning districts:	20 feet

Footnotes:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1	Refer to Sec. 3-D-A.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
2	If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.
3	Where the adjoining lot is also zoned for Commercial, the building may be placed up to the side lot line, providing the building is constructed in accordance with the standards of the applicable Building Code.

1525 **3-D-6.3.d. BB-1 Additional Standards**

- 1526 (1) Waste Disposal and/or Material Storage. Where a Non-Residential zoning district is adjacent to a
 1527 lot with a Residential or an Agricultural zoning district, no garbage containers, outdoor storage of
 1528 refuse shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurement of Setback
 1529 and Sec. 3-F-8.3. Waste Storage Area.
 1530 (2) Rear Access. If the rear yard does not abut a public street, then access shall be not less than 20
 1531 feet in width and shall be unobstructed at all times.

1532 **3-D-6.3.e. BB-1 Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

1533 **Sec. 3-D-6.4. Community Business (BB-2) Zoning District**

1534 **3-D-6.4.a. BB-2 Intent**

1535 All lands designated as BB-2 are subject to the standards of this Section. Such areas are established to
 1536 provide for the shopping and limited service and recreational needs of several neighborhoods, a community,
 1537 or a substantial land area.

1538 **3-D-6.4.b. BB-2 Intensity**

1539 The maximum intensity/density of development for land in the BB-2 District shall correspond to a Floor Area
 1540 Ratio (FAR) of 40 percent.

1541 **3-D-6.4.c. BB-2 Development Standards**

1542 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 1543 following minimum standards:

(1)	Minimum Lot Dimensions:	
(a)	Lot Width:	Not Applicable
(b)	Lot Depth:	Not Applicable
(2)	Minimum Setbacks ¹ :	
(a)	Front:	From building line when adjacent to all zoning districts: 25 feet
(b)	Side ² :	From property line when adjacent to a Residential or Agricultural zoning district: 25 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

		From property line when adjacent to a Commercial zoning district:	0 feet ³
		From property line when adjacent to all other zoning districts:	15 feet
(c)	Rear:	From property line when adjacent to a Residential use:	25 feet
		From property line when adjacent to all other zoning districts:	20 feet

Footnotes:

- 1 Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
- 2 If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.
- 3 Where the adjoining lot is also zoned for Commercial, the building may be placed up to the side lot line, providing the building is constructed in accordance with the standards of the applicable Building Code.

1544 **3-D-6.4.d. BB-2 Additional Standards**

- 1545 (1) Waste Disposal and/or Material Storage. Where a Non-Residential zoning district is adjacent to a
 1546 lot with a Residential or an Agricultural zoning district, no garbage containers, outdoor storage of
 1547 refuse shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurement of Setback
 1548 and Sec. 3-F.8.3. Waste Storage Area.
 1549 (2) Rear Access. If the rear yard does not abut a public street, then access shall be not less than 15
 1550 feet in width and shall be unobstructed at all times.

1551 **3-D-6.4.e. BB-2 Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

1552 **Sec. 3-D-6.5. Specialty Business (BB-3) Zoning District**

1553 **3-D-6.5.a. BB-3 Intent**

1554 All lands designated as BB-3 are subject to the standards of this Section. Such areas are established to
 1555 provide areas for the development of special Commercial facilities which require access by motor vehicles
 1556 of all types including tractor-trailer units.

1557 **3-D-6.5.b. BB-3 Intensity**

1558 The maximum intensity/density of development for land in the BB-2 District shall correspond to a Floor Area
 1559 Ratio (FAR) of 40 percent.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1560 **3-D-6.5.c. BB-3 Development Standards**

1561 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 1562 following minimum standards:

(1)	Minimum Lot Dimensions:		
(a)	Lot Width:		Not Applicable
(b)	Lot Depth:		Not Applicable
(2)	Minimum Setbacks ¹ :		
(a)	Front:	From building line when adjacent to all zoning districts:	25 feet
(b)	Side ² :	From property line when adjacent to all Residential or Agricultural zoning districts:	25 feet
		From property line when adjacent to a Commercial zoning district:	0 feet ³
		From property line when adjacent to all other zoning districts:	15 feet
(c)	Rear:	From property line when adjacent to a Residential use:	25 feet
		From property line when adjacent to all other zoning districts:	20 feet

Footnotes:

- 1 Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
- 2 If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.
- 3 Where the adjoining lot is also zoned for Commercial, the building may be placed up to the side lot line, providing the building is constructed in accordance with the standards of the applicable Building Code.

1563 **3-D-6.5.d. BB-3 Additional Standards**

- 1564 (1) Waste Disposal and/or Material Storage. Where a Non-Residential zoning district is adjacent to a
- 1565 lot with a Residential or an Agricultural zoning district, no garbage containers, outdoor storage of
- 1566 refuse shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurement of Setback
- 1567 and Sec. 3-F.8.3. Waste Storage Area.
- 1568 (2) Rear Access. If the rear yard does not abut a public street, then access shall be not less than 15
- 1569 feet in width and shall be unobstructed at all times.

1570 **3-D-6.5.e. BB-3 Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure
		Refer to Sec. 3-F-8. Accessory Structures

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(3) Temporary: Refer to Sec. 3-E-10. Temporary Use and Structure

1571 **Sec. 3-D-6.6. Heavy Business (BB-4) Zoning District**

1572 **3-D-6.6.a. BB-4 Intent**

1573 All lands designated as Zone BB-4 are subject to the standards of this Section. Such areas are established
 1574 to provide for those uses such as Retail Sales, General and Personal Services, which may require outside
 1575 storage of materials or equipment. Businesses are intended to serve clients and customers from a regional
 1576 area providing access for large delivery trucks and tractor trailers.

1577 **3-D-6.6.b. BB-4 Intensity**

1578 The maximum intensity/density of development for land in the BB-4 District shall correspond to a Floor Area
 1579 Ratio (FAR) of 40 percent.

1580 **3-D-6.6.c. BB-4 Development Standards**

1581 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 1582 following minimum standards:

(1)	Minimum Lot Dimensions:		
(a)	Lot Width:		Not Applicable
(b)	Lot Depth:		Not Applicable
(2)	Minimum Setbacks ¹ :		
(a)	Front:	From building line when adjacent to all zoning districts:	25 feet
(b)	Side ² :	From property line when adjacent to a Residential or Agricultural zoning district:	25 feet
		From property line when adjacent to a Commercial zoning district:	0 feet ³
		From property line when adjacent to all other zoning districts:	15 feet
(c)	Rear:	From property line when adjacent to a Residential use:	25 feet
		From property line when adjacent to all other zoning districts:	20 feet

Footnotes:

- 1 Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
- 2 If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.
- 3 Where the adjoining lot is also zoned for Commercial, the building may be placed up to the side lot line, providing the building is constructed in accordance with the standards of the applicable Building Code.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1583 **3-D-6.6.d. BB-4 Additional Standards**

- 1584 (1) Waste Disposal and/or Material Storage. Where a Non-Residential zoning district is adjacent to a
 1585 lot with a Residential or an Agricultural zoning district, no garbage containers, outdoor storage of
 1586 refuse shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurements and Sec. 3-
 1587 F.8.3. Waste Storage Area.
 1588 (2) Rear Access. If the rear yard does not abut a public street, then access shall be not less than 15
 1589 feet in width and shall be unobstructed at all times.

1590 **3-D-6.6.e. BB-4 Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

1591 **Sec. 3-D-6.7. Commercial Recreation (BB-5) Zoning District**

1592 **3-D-6.7.a. BB-5 Intent**

1593 All land designated as BB-5 is subject to the standards of this Section. Such areas are established to
 1594 provide for Commercial activities that require centralized locations within a large service area.

1595 **3-D-6.7.b. BB-5 Intensity**

1596 The maximum intensity/density of development for land in the BB-5 District shall correspond to a Floor Area
 1597 Ratio (FAR) of 40 percent.

1598 **3-D-6.7.c. BB-5 Development Standards**

1599 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 1600 following minimum standards:

(1)	Minimum Lot Dimensions:	
(a)	Lot Width:	Not Applicable
(b)	Lot Depth:	Not Applicable
(2)	Minimum Setbacks ¹ :	
(a)	Front:	From building line when adjacent to all zoning districts: 25 feet
(b)	Side ² :	From property line when adjacent to a Residential or Agricultural zoning district: 25 feet
		From property line when adjacent to a Commercial zoning district: 0 feet ³
		From property line when adjacent to all other zoning districts: 15 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

	(c) Rear:	From property line when adjacent to a Residential use:	25 feet
		From property line when adjacent to all other zoning districts:	20 feet

Footnotes:

1	Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
2	If it is a corner lot, then the side property line setback shall be the same as the front lot line setback.
3	Where the adjoining lot is also zoned for Commercial, the building may be placed up to the side lot line, providing the building is constructed in accordance with the standards of the applicable Building Code.

1601 **3-D-6.7.d. BB-5 Additional Standards**

- 1602 (1) Waste Disposal and/or Material Storage. Where a Non-Residential zoning district is adjacent to a
 1603 lot with a Residential or an Agricultural zoning district, no garbage containers, outdoor storage of
 1604 refuse shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurement of Setback
 1605 and Sec. 3-F.8.3. Waste Storage Area.
 1606 (2) Rear Access. If the rear yard does not abut a public street, then access shall be not less than 15
 1607 feet in width and shall be unobstructed at all times.

1608 **3-D-6.7.e. BB-5 Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

1609 **Sec. 3-D-6.8. Shopping Center Zoning District (BSC)**

1610 **3-D-6.8.a. BSC Intent**

1611 All land designated as BSC is subject to the standards of this Section. Such areas are established to provide
 1612 for planned Commercial facilities with depth rather than strip type commercial development. This District
 1613 shall be used for the purpose of providing a variety of goods and services and not used for single purpose
 1614 activities.

1615 **3-D-6.8.b. BSC Intensity**

1616 The maximum intensity/density of development for land in the BB-2 District shall correspond to a Floor Area
 1617 Ratio (FAR) of 40 percent.

1618 **3-D-6.8.c. BSC Development Standards**

1619 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 1620 following minimum standards:

- | | |
|-----|-------------------------|
| (1) | Minimum Lot Dimensions: |
|-----|-------------------------|

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(a)	Lot Width:		Not Applicable
(b)	Lot Depth:		Not Applicable
(2)	Minimum Setbacks ¹ :		
(a)	Front:	From building line when adjacent to all zoning districts:	25 feet
(b)	Side ² :	From property line when adjacent to a Residential or Agricultural zoning district:	25 feet
		From property line when adjacent to a Commercial zoning district:	0 feet ³
		From property line when adjacent to all other zoning districts:	15 feet
(c)	Rear:	From property line when adjacent to a Residential use:	25 feet
		From property line when adjacent to all other zoning districts:	20 feet

Footnotes:

- 1 Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
- 2 If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.
- 3 Where the adjoining lot is also zoned for Commercial, the building may be placed up to the side lot line, providing the building is constructed in accordance with the standards of the applicable Building Code.

1621 **3-D-6.8.d. BSC Additional Standards**

- 1622 (1) Waste Disposal and/or Material Storage. Where a Non-Residential zoning district is adjacent to a
 1623 lot with a Residential or an Agricultural zoning district, no garbage containers, outdoor storage of
 1624 refuse shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurement of Setback
 1625 and Sec. 3-F.8.3. Waste Storage Area.
- 1626 (2) Rear Access. If the rear yard does not abut a public street, then access shall be not less than 15
 1627 feet in width and shall be unobstructed at all times.
- 1628 (3) Rezone. The minimum area for consideration for rezoning to the BSC District classification is 5
 1629 acres with 300 feet of street frontage. However, an area which is less than 5 acres and may or may
 1630 not have street frontage may nonetheless be rezoned to BSC District classification if such area:
 1631 (a) Has contiguity with an area already within the BSC District which contains 5 or more acres
 1632 and has at least 300 feet of street frontage and is then being used for purposes allowed by
 1633 the BSC District; and
 1634 (b) The area to be rezoned will be used for a purpose permitted within the BSC District
 1635 consistent with the then use of the contiguous 5- or more acre area within the BSC District.

1636 **3-D-6.8.e. BSC Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

Refer to Sec. 3-F-8. Accessory Structures

(3) Temporary: Refer to Sec. 3-E-10. Temporary Use and Structure

1637 **Sec. 3-D-6.9. Planned Commercial Development Zoning District (PCD)**

1638 **3-D-6.9.a. PCD Intent**

1639 It is the intent of this District to encourage the development of land as multiple planned Commercial sites;
 1640 encourage flexible and creative concepts of site planning; utilize shared on-site facilities such as parking
 1641 and loading areas; accomplish a more desirable environment than would be possible through the strict
 1642 application of the minimum standards of conventional Commercial zoning districts such as a cohesive
 1643 signage program or drainage and access points; and to provide a stable environment and use which is
 1644 compatible with the character of surrounding areas.

1645 **3-D-6.9.b. Applicability**

1646 This Section applies to properties rezoned to a PCD, modifications to an approved PCD, or unless stated
 1647 otherwise in the Code.

1648 **3-D-6.9.c. Design Objectives**

1649 The design intent of a PCD is to encourage flexible and creative concepts of site planning, predominantly
 1650 consisting of multiple Commercial uses with support services, such as Office, Retail, and Recreational, for
 1651 the population and/or workforce of the planned development. It is encouraged to share facilities and
 1652 integrate uses.

1653 A minimum of 2 primary land use types, as indicated in Table below, shall be provided in each PCD.

1654 (1) Mix of Land Uses:

Land Use Types	Minimum Percentage of Land Area	Maximum Percentage of Land Area
Commercial:	50	75
Industrial:	15	30
Residential:	15	30
Recreational/Open Space ¹ :	10	20

Footnote:

1 Protected environmental lands such as upland preserves or wetlands found within a PCD site are excluded from the maximum percentage of gross land area dedicated to that land use type.

1655 (2) Design Standards. Refer to Sec. 3-F-6. Architectural Design Guidelines and Sec. 3-D-11.11.
 1656 Master Planned Communities Design Standards and apply where applicable.

1657 **3-D-6.9.d. PCD Development Standards**

1658 The principal buildings, accessory structure(s), and other uses shall be located so as to comply with the
 1659 following minimum requirements.

(1) Minimum Site Size:

(a) Acreage: 5 acres

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(2)	Minimum Lot Dimensions:	
(a)	Lot Width:	Per the approved PID
(b)	Lot Depth:	Per the approved PID
(3)	Minimum Setbacks ¹ :	
(a)	Front:	Per the approved PID
(b)	Side:	Per the approved PID
(c)	Rear:	Per the approved PID

Footnotes:

- 1 Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.

1660 (4) Density and Intensity. The proposed density and intensity shall be determined based on the FLU
 1661 category of which the development is located. The proposed density and intensity shall be
 1662 approved at the rezoning process.

1663 **3-D-6.9.e. Rezoning to a PCD**

1664 (1) The procedure for a rezoning to a PCD shall be pursuant to Article XII, Sec. 12-9. Rezonings and
 1665 Amendments to the Code, and Part F, Division 11, Application Submission Standards. Approval
 1666 for a PCD is obtained through a two-step process, as follows:
 1667 (a) Preliminary Site Plan, including use or uses of the site, and rezoning of the land.
 1668 (b) Final Site Plan approval along with the Developer's Commitment Agreement.
 1669 (2) The Planning Commission will hold a public hearing on the request and forward their
 1670 recommendations to the Board of County Commissioners.
 1671 (a) The Board of County Commissioners, in approving any PCD rezoning, may impose special
 1672 conditions or safeguards so as to ensure the proposed development will not have an
 1673 adverse impact on the public interest.
 1674 (3) Final Site Plan. If rezoning approval for the PCD is granted by the Board, within 30 months from
 1675 the date of Preliminary Site Plan approval, the applicant shall submit to the Planning and Zoning
 1676 Department for approval of a Final Site Plan.

1677 **3-D-6.9.f. Modifications to a PCD**

1678 Any major or substantial change in the approved PCD, which affects the intent and character of the
 1679 development or permitted uses shall be reviewed and approved by the Board of County Commissioners.
 1680 (1) Minor Modifications. Minor changes that do not affect the intent or character of the development
 1681 may be approved by the Planning and Zoning Director.
 1682 (2) Major Modifications. If the requested changes are deemed to have a substantial effect on adjacent
 1683 property owners, the Board of County Commissioners shall cause a public hearing to be held prior
 1684 to official action on said requested change.

1685 **3-D-6.9.g. PCD Time Limitations**

1686 The following time limitations shall apply to all PCD Zoning Districts:
 1687 (1) If substantial construction, as determined by the Planning and Zoning Director has not begun within
 1688 4 years after approval of the PCD, the approval of the PCD shall lapse.
 1689 (2) At its discretion and for good cause, the Board of County Commission may extend for 1 additional
 1690 year the period for beginning construction. If the approved PCD lapses under this provision, the
 1691 Planning and Zoning Director shall cause the PCD District to be removed from the Official Zoning
 1692 Map, mail a notice by registered mail of revocation to the owner, and reinstate the zoning district
 1693 which was in effect prior to the approval of the PCD.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1694 **3-D-6.9.h. Deviation from the PCD Development Plan**
 1695 Any unapproved deviation from the accepted Development Plan shall institute a breach of agreement
 1696 between the applicant and the County. Such deviation may cause the Board of County Commissioners to
 1697 immediately revoke the Development Plan until such time as the deviations are corrected or become a part
 1698 of the accepted Development Plan.

1699 **3-D-6.9.i. Phase Development**
 1700 (1) In the event the applicant desires to develop a PCD in phases for other than development within a
 1701 DRI, the applicant shall submit a Schedule of Phases with the application for rezoning. The
 1702 Schedule of Phases shall contain the following:
 1703 (a) The number of phases;
 1704 (b) The date of commencement for each phase;
 1705 (c) The approximate number of acres contained in each phase of development;
 1706 (d) A map indicating with reasonable certainty the location of each phase of development.
 1707 (2) The Final Development Plans for the first phase shall be submitted within 12 months of the approval
 1708 of the PCD. Final Development Plans for each subsequent phase shall be submitted not later than
 1709 6 months prior to the date of commencement of each phase for the approval by the Board of County
 1710 Commissioners.
 1711 (3) Multi-County PCD. The requirement that substantial construction begin within 2 years of approval
 1712 of the PCD shall be satisfied by commencing substantial construction in either county.
 1713 (4) Developments of Regional Impact. The requirements of this Section shall be supplemented or
 1714 superseded by any contrary provisions of a County Development Order for a Development of
 1715 Regional Impact (DRI), if the County, DRI developer, Florida Department of Community Affairs and
 1716 appropriate Regional Planning Council have entered a development agreement pursuant to
 1717 Section 380.032(3) Florida Statutes, modifying this Section.

1718 **3-D-6.9.j. PCD Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1719

DIVISION 7 INDUSTRIAL ZONING DISTRICTS

1720

Sec. 3-D-7.1 Intent of Industrial Zoning Districts

1721 The Industrial Select (IS), Light Industrial (IA), Heavy Industrial (IB), Zoning Districts accommodate the full
1722 range of industrial/business activities. Suitable locations for the operation of industrial uses will minimize
1723 the impacts and noise of Non-Residential uses on adjacent Residential neighborhoods. Therefore, the
1724 availability of public services and access to major thoroughfares will determine the specific range and
1725 intensity of uses.

1726 The Industrial Park such as Business Park (BP) and Planned Industrial Park (PID) Zoning Districts generally
1727 accommodate major industrial activities and supporting commercial and/or office uses. Industrial Parks
1728 shall be located close to transport facilities, major thoroughfares, railroads, airports or navigable rivers.

1729

Sec. 3-D-7.2. Industrial Select (IS) Zoning District

1730

3-D-7.2.a. IS Intent

1731 All land designated as IS is subject to the standards of this Section. This industrial district is intended for
1732 locations which are not feasible for some Light or Heavy industrial development because of proximity to
1733 residential areas. The standards for this District are intended to encourage development compatible with
1734 surrounding or abutting Residential districts, with suitable Open Space, landscaping, and parking areas.
1735 Consequently, development is limited to those administrative, wholesaling, and manufacturing activities
1736 that can be carried on in a relatively unobtrusive manner.

1737

3-D-7.2.b. IS Intensity

1738 The maximum intensity/density for development on land with the IS Zoning District shall correspond to a
1739 Floor Area Ratio (FAR) of 50 percent.

1740

3-D-7.2.c. IS Development Standards

1741 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
1742 following minimum standards:

(1)	Minimum Lot Dimensions:		
(a)	Lot Width:		100 feet
(b)	Lot Depth:		200 feet
(2)	Minimum Setbacks ¹ :		
(a)	Front:	From building line when adjacent to any zoning district:	25 feet
(b)	Side ² :	From property line when adjacent to Residential or Agricultural districts:	25 feet
		Adjacent to all other districts:	15 feet
(c)	Rear:	From property line when adjacent to Multi -Family or Single-Family districts:	25 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

From property line when adjacent to any zoning districts:	20 feet
---	---------

Footnotes:

- | | |
|---|--|
| 1 | Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters. |
| 2 | If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback. |

1743 **3-D-7.2.d. IS Additional Standards**

- 1744 (1) Waste Disposal and/or Material Storage. Where an Industrial zoning district is adjacent to a lot with
 1745 a Residential or an Agricultural zoning district, no garbage containers, outdoor storage of refuse
 1746 shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurement of Setback and Sec.
 1747 3-F.8.3. Waste Storage Area.
- 1748 (2) Rear Access. If the rear yard does not abut a public street, then access shall be not less than 20
 1749 feet in width and shall be unobstructed at all times.

1750 **3-D-7.2.e. IS Uses**

- | | | |
|-----|---------------------------------|---|
| (1) | Permitted and Conditional uses: | Refer to Part E Use Types and Standards |
| (2) | Accessory: | Refer to Sec. 3-E-9. Accessory Use and Structure
Refer to Sec. 3-F-8. Accessory Structures |
| (3) | Temporary: | Refer to Sec. 3-E-10. Temporary Use and Structure |

1751 **Sec. 3-D-7.3. Light Industrial (IA) Zoning District**

1752 **3-D-7.3.a. IA Intent**

1753 All land designated as IA is subject to the standards of this Section. Such areas are established to provide
 1754 for the development of Industrial activities of a light manufacturing and wholesaling nature.

1755 **3-D-7.3.b. IA Intensity**

1756 The maximum intensity/density for development on land with the IA Zoning District shall correspond to a
 1757 Floor Area Ratio (FAR) of 50 percent.

1758 **3-D-7.3.c. IA Development Standards**

1759 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 1760 following minimum standards:

- | | | |
|-----|---------------------------------|---|
| (1) | Minimum Lot Dimensions: | |
| | (a) Lot Width: | 100 feet |
| | (b) Lot Depth: | 200 feet |
| (2) | Minimum Setbacks ¹ : | |
| | (a) Front: | From building line when adjacent to any zoning district: 25 feet |
| | (b) Side ² : | From property line when adjacent to Residential or Agricultural districts: 25 feet |

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

	From property line when adjacent to all other districts:	15 feet
(c) Rear:	From property line when adjacent to any zoning district:	20 feet

Footnotes:

1	Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
2	If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.

1761 **3-D-7.3.d. IA Additional Standards**

- 1762 (1) Waste Disposal and/or Material Storage. Where a Non-Residential zoning district is adjacent to a
 1763 lot with a Residential or an Agricultural zoning district, no garbage containers, outdoor storage of
 1764 refuse shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurement of Setback
 1765 and Sec. 3-F.8.3. Waste Storage Area.
 1766 (2) Rear Access. If the rear yard does not abut a public street, then access shall be not less than 20
 1767 feet in width and shall be unobstructed at all times.

1768 **3-D-7.3.e. IA Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

1769 **Sec. 3-D-7.4. Heavy Industrial (IB) Zoning District**

1770 **3-D-7.4.a. IB Intent**

1771 All land designated as IB is subject to the standards of this Section. Such areas are established in order to
 1772 provide adequate areas for activities of a Heavy industrial nature.

1773 **3-D-7.4.b. IB Intensity**

1774 The maximum intensity/density for development on land with the IB Zoning District shall correspond to a
 1775 Floor Area Ratio (FAR) of 50 percent.

1776 **3-D-7.4.c. IB Development Standards**

1777 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 1778 following minimum standards:

(1)	Minimum Lot Dimensions:	
(a)	Lot Width:	200 feet
(b)	Lot Depth:	200 feet
(2)	Minimum Setbacks ¹ :	
(a)	Front:	From building line when adjacent to any zoning district: 25 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(b)	Side ² :	From property line when adjacent to a Residential or Agricultural zoning district: [From Sec. 3-30.(g)(1)]	40 feet
		From property line when adjacent to any zoning district:	20 feet
(c)	Rear:	From property line when adjacent to any zoning district:	20 feet

Footnotes:

- | | |
|---|--|
| 1 | Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters. |
| 2 | If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback. |

1779 **3-D-7.4.d. IB Additional Standards**

- 1780 (1) Waste Disposal and/or Material Storage. Where a Non-Residential zoning district is adjacent to a
 1781 lot with a Residential or an Agricultural zoning district, no garbage containers, outdoor storage of
 1782 refuse shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurement of Setback
 1783 and Sec. 3-F.8.3. Waste Storage Area.
 1784 (2) Rear Access. If the rear yard does not abut a public street, then access shall be not less than 20
 1785 feet in width and shall be unobstructed at all times.

1786 **3-D-7.4.e. IB Uses**

- | | | |
|-----|---------------------------------|---|
| (1) | Permitted and Conditional uses: | Refer to Part E Use Types and Standards |
| (2) | Accessory: | Refer to Sec. 3-E-9. Accessory Use and Structure
Refer to Sec. 3-F-8. Accessory Structures |
| (3) | Temporary: | Refer to Sec. 3-E-10. Temporary Use and Structure |

1787 **Sec. 3-D-7.5. Business Park Zoning District (BP)**

1788 **3-D-7.5.a. BP Intent**

1789 This district is intended for locations that are not feasible for some Light or Heavy Industrial development
 1790 because of proximity to Residential areas. The standards for this District are intended to encourage
 1791 development of high intensity Commercial type uses to be compatible with surrounding or abutting
 1792 Residential districts, with suitable Open Space, landscaping, and parking areas that can be carried out in a
 1793 relatively unobtrusive manner.

1794 **3-D-7.5.b. BP Intensity**

1795 The maximum intensity/density for development on land with the BP Zoning District shall correspond to a
 1796 Floor Area Ratio (FAR) of 50 percent.

1797 **3-D-7.5.c. BP Development Standards**

1798 The principal buildings, accessory structure(s), and other uses shall be located so as to comply with the
 1799 following minimum standards.

- | | | |
|-----|-------------------------|----------|
| (1) | Minimum Lot Dimensions: | |
| (a) | Lot Width: | 200 feet |

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

	(b)	Lot Depth:		200 feet
(2)	Minimum Setbacks ¹ :			
	(a)	Front:	From building line when adjacent to any zoning district:	20 feet
	(b)	Side ² :	From property line when adjacent to a Residential or Agricultural zoning district:	30 feet
			From property line when adjacent to any zoning district:	15 feet ³
	(c)	Rear:	From property line when adjacent to a Residential or Agricultural zoning district:	30 feet
			From property line when adjacent to any zoning district:	20 feet
(3)	Maximum Height:			
	(a)	Development in BP Zoning District:	Setback \geq 325 feet from property line when adjacent to a Residential use:	100 feet ⁴
	(b)	Development in BP Zoning District:	Setback $<$ 325 feet from property line when adjacent to a Residential zoning district or FLU category:	An additional 5 feet of building setback for every 1 foot of building height $>$ 35 feet

Footnotes:

1	Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
2	If it is a corner lot, then the side property line setback shall be the same as the front building line setback.
3	The minimum side lot line setback may be reduced to 0 feet if the structure meets the Building Code's Fire Resistance Standards in Table 600.
4	Refer to Sec. 3-D-7.5.d.(3) Additional Height.

1800 **3-D-7.5.d. BP Additional Standards**

- 1801 (1) Rear Access. If the rear yard does not abut a public street, then alternate access to the rear yard
- 1802 from the front shall be provided. Access shall not be less than 20 feet in width and shall be
- 1803 unobstructed at all times.
- 1804 (2) Off-Street Parking. Parking shall be located at the side or rear of buildings, although no more than
- 1805 2 rows of parking and 1 driveway shall be allowed in front of buildings.
- 1806 (3) Additional Height. The Board through a Special Exception shall have the authority to approve
- 1807 building heights over 100 feet in certain cases if it is determined that visual impacts will not
- 1808 negatively affect nearby properties. Increased construction standards shall apply for the additional
- 1809 height over 35 feet. Refer to Chapter 5 Building Heights and Areas of the Florida Building Code.
- 1810 (4) Waste Disposal and/or Material Storage. Where a Non-Residential zoning district is adjacent to a
- 1811 lot with a Residential or an Agricultural zoning district, no garbage containers, outdoor storage of
- 1812 refuse shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurement of Setback
- 1813 and Sec. 3-F.8.3. Waste Storage Area.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1814 **3-D-7.5.e. BP Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

1815 **Sec. 3-D-7.6. Planned Industrial Development (PID) Zoning District**

1816 **3-D-7.6.a. PID Intent**

1817 It is the intent of this District to the development of land as planned Industrial sites and accomplish a more
 1818 desirable environment than would be possible through the strict application of the minimum standards of
 1819 conventional Industrial zoning districts; and to provide a stable environment and use which is compatible
 1820 with the character of surrounding areas.

1821 **3-D-7.6.b. Applicability**

1822 This Section applies to properties rezoned to a PID, modifications to an approved PID, or unless stated
 1823 otherwise in the Code.

1824 **3-D-7.6.c. Design and Mix of Land Uses**

1825 The design intent of a PID is to encourage flexible and creative concepts of site planning, predominantly
 1826 consisting of Industrial uses with support services, such as Office, Retail, and Recreational, for the
 1827 population and/or workforce of the planned development. It is encouraged to collocate related industrial
 1828 uses when master planning a site.

1829 A minimum of 2 primary land use types, as indicated in the Table below, shall be provided in each PID.

1830 (1) Mix of Land Uses:

Land Use Types	Minimum Percentage of Land Area	Maximum Percentage of Land Area
Industrial:	50	75
Commercial:	15	30
Residential:	15	30
Recreational/Open Space ¹ :	10	20

Footnote:

1 Protected environmental lands such as upland preserves or wetlands found within a PID site are excluded from the maximum percentage of gross land area dedicated to that land use type.

1831 **3-D-7.6.d. PID Development Standards**

1832 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 1833 following minimum standards.

(1)	Minimum Site Size:	
	(a) Acreage:	5 acres
(2)	Minimum Lot Dimensions:	

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(a)	Lot Width:	Per the approved PID
(b)	Lot Depth:	Per the approved PID
(3)	Minimum Setbacks ¹ :	
(a)	Front Lot Line:	Per the approved PID
(b)	Side Lot Line:	Per the approved PID
(c)	Rear Lot Line:	Per the approved PID

Footnotes:

¹ Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.

1834 (4) Density and Intensity. The proposed density and intensity shall be determined based on the FLU
 1835 category of which the development is located. The proposed density and intensity shall be
 1836 approved at the rezoning process.

1837 **3-D-7.6.e. Rezoning to a PID**

1838 The procedure for a rezoning to a PID shall be pursuant to Sec. 12-9. Rezonings and Amendments to the
 1839 Code, and Part F, Division 11, Application Submission Requirements. Approval for a PID is obtained
 1840 through a two-step process, as follows:

- 1841 (1) Preliminary Site Plan, including use or uses of the site, and rezoning of the land.
- 1842 (2) Final Site Plan approval along with the Developer's Commitment Agreement.

1843 **3-D-7.6.f. Modifications to a PID**

1844 Any major or substantial change in the approved PID, which affects the intent and character of the
 1845 development or permitted uses shall be reviewed and approved by the Board of County Commissioners.

- 1846 (1) Minor Modifications. Minor changes that do not affect the intent or character of the development
 1847 may be approved by the Planning and Zoning Director.
- 1848 (2) Major Modifications. If the requested changes are deemed to have a substantial effect on adjacent
 1849 property owners, the Board of County Commissioners shall cause a public hearing to be held prior
 1850 to official action on said requested change.

1851 **3-D-7.6.g. PID Time Limitations**

1852 The following time limitations shall apply to all PID Zoning Districts:

- 1853 (1) If substantial construction, as determined by the Planning and Zoning Director has not begun within
 1854 4 years after approval of the PID, the approval of the PID shall lapse.
- 1855 (2) At its discretion and for good cause, the Board of County Commission may extend for 1 additional
 1856 year the period for beginning construction. If the approved PID lapses under this provision, the
 1857 Planning and Zoning Director shall cause the PID District to be removed from the Official Zoning
 1858 Map, mail a notice by registered mail of revocation to the owner, and reinstate the zoning district
 1859 which was in effect prior to the approval of the PID.

1860 **3-D-7.6.h. Deviation from the PID Development Plan**

1861 Any unapproved deviation from the accepted Development Plan shall institute a breach of agreement
 1862 between the applicant and the County. Such deviation may cause the Board of County Commissioners to
 1863 immediately revoke the Development Plan until such time as the deviations are corrected or become a part
 1864 of the accepted Development Plan.

1865 **3-D-7.6.i. Phase Development**

- 1866 (1) In the event the applicant desires to develop a PID in phases for other than development within a
 1867 DRI, the applicant shall submit a Schedule of Phases with the application for rezoning. The
 1868 Schedule of Phases shall contain the following:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

- 1869 (a) The number of phases;
- 1870 (b) The date of commencement for each phase;
- 1871 (c) The approximate number of acres contained in each phase of development;
- 1872 (d) A map indicating with reasonable certainty the location of each phase of development.
- 1873 (2) The Final Development Plans for the first phase shall be submitted within 12 months of the approval
- 1874 of the PID. Final Development Plans for each subsequent phase shall be submitted not later than
- 1875 6 months prior to the date of commencement of each phase for the approval by the Board of County
- 1876 Commissioners.
- 1877 (3) Multi-County PID. The requirement that substantial construction begin within 2 years of approval
- 1878 of the PID shall be satisfied by commencing substantial construction in either county.
- 1879 (4) Developments of Regional Impact. The requirements of this Section shall be supplemented or
- 1880 superseded by any contrary provisions of a County Development Order for a Development of
- 1881 Regional Impact (DRI), if the County, DRI developer, Florida Department of Community Affairs and
- 1882 appropriate Regional Planning Council have entered a development agreement pursuant to
- 1883 Section 380.032(3) Florida Statutes, modifying this Section.

1884 3-D-7.6.j. PID Uses

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure
		Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1885 **DIVISION 8 PUBLIC OWNERSHIP AND PRIVATE SERVICES** 1886 **ZONING DISTRICTS**

1887 **Sec. 3-D-8.1. Intent of Public Ownership (PO) Zoning Districts**

1888 The Public Ownership (PO-1, PO_2, PO-3, and PO-4) and Private Services (PS-1, PS-2, PS-3, PS-4 and
1889 PS-5) Zoning Districts provide community infrastructure and shall be consistent with all FLU categories in
1890 the County, except Conservation and Mining. The intent of these districts encourages and provides a
1891 coordinated land planning approach to the sale, rent, lease, purchase, management, or alteration of
1892 publicly, semi-publicly or privately owned or operated lands.

1893 These Districts are classified based on their level and type of services , which generally including buildings,
1894 facilities, and yards. The types of use provide services primarily to the surrounding Residential communities
1895 or to serve a public infrastructure purpose such as Major or Minor Utilities, or serve a recreational or
1896 institutional purposes such as a Park, museums, clubs, etc.

1897 **Sec. 3-D-8.2. Public Ownership (PO-1) Zoning District**

1898 **3-D-8.2.a. PO-1 Intent**

1899 All land designated as PO-1 is subject to the standards of this Section. This District is primarily concerned
1900 with, although not limited to, the planning of public buildings and facilities.

1901 **3-D-8.2.b. PO-1 Intensity**

1902 The maximum intensity/density for development on land with the PO-1 Zoning District shall correspond to
1903 a Floor Area Ratio (FAR) of 40 percent.

1904 **3-D-8.2.c. PO-1 Development Standards**

1905 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
1906 following minimum requirements:

(1)	Minimum Setbacks ¹ :		
(a)	Front:	From building line when adjacent to any zoning district:	25 feet
(b)	Side ² :	From property line when adjacent to a Residential or Agricultural zoning district:	25 feet
		From property line when adjacent to Commercial zoning district:	0 feet ³
		All other construction:	15 feet
(c)	Rear:	From property line when adjacent to any zoning district:	20 feet

Footnotes:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1	Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
2	If it is a corner lot, then the side property line setback shall be the same as the front building line setback.
3	Where the adjoining lot is also zoned for Commercial, the building may be placed up to the side property line, providing the building is constructed in accordance with the standards of the applicable Building Code.

1907 **3-D-8.2.d. PO-1 Additional Standards**

- 1908 (1) Waste Disposal and/or Material Storage. Where a Non-Residential zoning district is adjacent to a
 1909 lot with a Residential or an Agricultural zoning district, no garbage containers, outdoor storage of
 1910 refuse shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurement of Setback
 1911 and Sec. 3-F.8.3. Waste Storage Area.
 1912 (2) Rear Access. If the rear yard does not abut a public street, then access shall be not less than 25
 1913 feet in width and shall be unobstructed at all times.
 1914 (3) Visual Barrier. Proposed Non-Residential development shall be buffered from adjacent land within
 1915 the Residential FLU categories. For all development commenced on or after January 28, 2003, the
 1916 provisions of this Subsubsection shall not apply. For developments that commence after this date,
 1917 the provisions of Article 6 of the Clay County Land Development Code (Tree Ordinance) shall apply.

1918 **3-D-8.2.e. PO-1 Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

3-D-8.2.f. Location and Access of Uses in Residential Land Use

1919 Roadway and size limitations within the Residential FLU categories shall meet the following minimum road
 1920 functional classifications and intensity of site development, which is combined square footage of all
 1921 buildings:

(1)	Government Office Buildings and Annex Buildings:	Local - not permitted Minor Collector and above - no limit
(2)	Police Stations:	Institutional Map Series
(3)	Fire Stations:	Institutional Map Series
(4)	Libraries:	Institutional Map Series
(5)	Post Offices:	Institutional Map Series
(6)	Elementary, Middle, and High Schools:	Institutional Map Series
(7)	Colleges and Universities:	Institutional Map Series
(8)	Vocational Schools and Training Centers:	Institutional Map Series
(9)	Public Owned or Operated Hospitals:	Institutional Map Series
(10)	Transit Stations:	Institutional Map Series

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1922

Sec. 3-D-8.3. Public Ownership (PO-2) Zoning District

1923

3-D-8.3.a. PO-2 Intent

1924

All land designated as PO-2 is subject to the standards of this Section. This District is primarily concerned with, although not limited to, Parks and Recreation areas.

1925

1926

3-D-8.3.b. Intensity

1927

The maximum intensity/density for development on land with the PO-2 Zoning District shall correspond to a Floor Area Ratio (FAR) of 40 percent.

1928

1929

3-D-8.3.c. PO-2 Development Standards

1930

The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the following minimum standards:

1931

(1)	Minimum Lot Size:		
(a)	Boat ramps, playgrounds, athletic fields and courts:		1 acre
(b)	Parks, campgrounds, marinas, and golf courses:		5 acres
(2)	Minimum Setbacks ¹ :		
(a)	Front:	From building line when adjacent to all zoning districts:	25 feet
(b)	Side ² :	From property line when adjacent to a Residential or Agricultural zoning district:	25 feet
		From property line when adjacent to a Commercial zoning district:	0 feet ³
		From property line when adjacent to all other zoning districts:	15 feet
(c)	Rear:	From property line when adjacent to a Multi-Family or Single-Family use:	25 feet
		From property line when adjacent to all other zoning districts:	20 feet
(d)	Other Structures:		
i.	Tennis court:	From all property lines:	25 feet
ii.	Athletic field:	From all property lines:	50 feet
iii.	Playground:	From all property lines:	50 feet
iv.	Campground:	From all property lines:	100 feet
v.	Outdoor attraction:	From all property lines:	150 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

vi.	All other:	From all property lines:	25 feet
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Footnotes:

1	Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
2	If it is a corner lot, then the side property line setback shall be the same as the front building line setback.
3	Where the adjoining lot is also zoned for Commercial, the building may be placed up to the side property line, providing the building is constructed in accordance with the standards of the applicable Building Code.

1932 **3-D-8.3.d. PO-2 Additional Standards**

- 1933 (1) Access. Facilities shall be accessed from a hard surfaced public road directly to the entrance of the facility. The minimum required frontage on a public street to be used for the primary point of access shall be 100 feet.
- 1934
- 1935
- 1936 (2) Visual Barrier. Proposed Non-Residential development shall be buffered from adjacent land within the Residential FLU categories. For all development commenced on or after January 28, 2003, the provisions of this Subsubsection shall not apply. For developments that commence after this date, the provisions of Article 6 of the Clay County Land Development Code (Tree Ordinance) shall apply.
- 1937
- 1938
- 1939
- 1940 (3) Fencing and Screening. Refer to Sec. 6-8 Perimeter Buffers.
- 1941 (4) Performance Standards. The operation of these facilities shall conform to all rules and standards of all governmental agencies having appropriate jurisdiction and to the performance standards of this Code.
- 1942
- 1943

1944 **3-D-8.3.e. PO-2 Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

1945 **3-D-8.3.f. Location and Access of Uses in Residential Land Use**

1946 Roadway and size limitations within the Residential FLU categories shall meet the following minimum road
1947 functional classifications and intensity of site development, which is combined square footage of all
1948 buildings.

(1)	Boat ramps:	Local - 2,500 square feet. Minor Collector and above - no limit.
(2)	Campgrounds:	Local - 2,500 square feet. Minor Collector and above - no limit.
(3)	Parks:	Local - 2,500 square feet. Minor Collector and above - no limit.
(4)	Playgrounds:	Local- 2500 square feet. Minor Collector and above - no limit.
(5)	Athletic Fields and Courts:	Local- 2500 square feet. Minor Collector and above - no limit.
(6)	Marinas:	Minor Collector - not permitted Major Collector - 5,000 square feet. Minor Arterial and above - no limit.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

		Local - not permitted
(7)	Golf Courses:	Minor Collector - not permitted
		Major Collector - 5,000 square feet.
		Minor Arterial and above - no limit.
(8)	Fairgrounds:	Institutional Map Series.
(9)	Auditoriums and Arenas:	Institutional Map Series.
(10)	Outdoor Attractions:	Institutional Map Series.

1949 **Sec. 3-D-8.4. Public Ownership (PO-3) Zoning District**

1950 **3-D-8.4.a. PO-3 Intent**

1951 All land designated as PO-3 is subject to the standards of this Section. This District is primarily concerned
1952 with, although not limited to, capital improvements of a distinctly significant nature.

1953 **3-D-8.4.b. PO-3 Development Standards**

1954 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
1955 following minimum standards:

(1)	Minimum Setbacks ¹ :		
	(a) Front:	From building line when adjacent to all zoning districts:	25 feet
	(b) Side ² :	From property line when adjacent to a Residential or Agricultural zoning district:	25 feet
		From property line when adjacent to a Business zoning district:	0 feet ³
		From property line when adjacent to all other zoning districts:	15 feet
	(c) Rear:	From property line when adjacent to all zoning districts:	20 feet

Footnotes:

1	Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
2	If it is a corner lot, then the side property line setback shall be the same as the front building line setback.
3	Where the adjoining lot is also zoned for Commercial, the building may be placed up to the side property line, providing the building is constructed in accordance with the standards of the applicable Building Code; in all other construction, the minimum side setback shall be 15 feet.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1956 3-D-8.4.c. PO-3 Additional Standards

- 1957 (1) Waste Disposal and/or Material Storage. Where a Non-Residential zoning district is adjacent to a
1958 lot with a Residential or an Agricultural zoning district, garbage containers, or outdoor storage of
1959 refuse shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurement of Setback
1960 and Sec. 3-F.8.3. Waste Storage Area.
- 1961 (2) Rear Access. If the rear yard does not abut a public street, then access over private property shall
1962 be provided. Access shall not be less than 25 feet in width and shall be unobstructed at all times.
- 1963 (3) Visual Barrier. Proposed Non-Residential development shall be buffered from adjacent land within
1964 the Residential FLU categories. For all development commenced on or after January 28, 2003, the
1965 provisions of this subsection shall not apply. For developments that commence after this date,
1966 the provisions of Article 6 of the Clay County Land Development Code (the Tree Protection and
1967 Landscaping Standards) will apply.
- 1968 (4) Performance Standards. The development and operation of military installations, public airports,
1969 and heliports shall conform to all rules and standards of all governmental agencies having
1970 appropriate jurisdiction and to the performance standards of this Article.
- 1971

1972 3-D-8.4.d. PO-3 Uses

- | | | |
|-----|---------------------------------|---|
| (1) | Permitted and Conditional uses: | Refer to Part E Use Types and Standards |
| (2) | Accessory: | Refer to Sec. 3-E-9. Accessory Use and Structure
Refer to Sec. 3-F-8. Accessory Structures |
| (3) | Temporary: | Refer to Sec. 3-E-10. Temporary Use and Structure |

1973 Sec. 3-D-8.5. Public Ownership (PO-4) Zoning District

1974 3-D-8.5.a. PO-4 Intent

1975 All land designated as PO-4 is subject to the standards of this Section. This District is primarily concerned
1976 with, although not limited to, coordination with other public agencies in their future land planning effort.
1977 **[From Sec. 3-37.(a)]**

1978 3-D-8.5.b. PO-4 Intensity

1979 The maximum intensity/density for development on land with the PO-2 Zoning District shall correspond to
1980 a Floor Area Ratio (FAR) of 40 percent.

1981 3-D-8.5.c. PO-4 Development Standards

1982 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
1983 minimum standards of each type of use, refer to Part E, Division 7 Institutional and Private and Public
1984 Facilities.

- 1985 (1) Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.

1986 3-D-8.5.d. PO-4 Uses

- | | | |
|-----|---------------------------------|---|
| (1) | Permitted and Conditional uses: | Refer to Part E Use Types and Standards |
| (2) | Accessory: | Refer to Sec. 3-E-9. Accessory Use and Structure
Refer to Sec. 3-F-8. Accessory Structures |

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(3) Temporary: Refer to Sec. 3-E-10. Temporary Use and Structure

1987 **3-D-8.5.e. Location and Access of Uses in Residential Land Use**

1988 Roadway and size limitations within the Residential FLU categories, the following minimum road functional
 1989 classifications and intensity of site development, which is combined square footage of all buildings, shall
 1990 be met.

(1)	Transfer Stations:	Institutional Map Series
(2)	Recycling Centers:	Institutional Map Series.
(3)	Sanitary Landfill:	Institutional Map Series.
(4)	Correctional Facilities:	Institutional Map Series

1991 Sec. 3-D-8.6. Private Services (PS-1) Zoning District

1992 **3-D-8.6.a. PS-1 Intent**

1993 All land described as PS-1 is subject to the standards of this Section. Such areas are established to provide
 1994 adequate land for the private sector providing religious services and educational facilities.

1995 **3-D-8.6.b. PS-1 Intensity**

1996 The maximum intensity/density for development on land with the PS-1 Zoning District shall correspond to
 1997 a Floor Area Ratio (FAR) of 40 percent.

1998 **3-D-8.6.c. PS-1 Development Standards**

1999 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 2000 following minimum standards:

(1)	Minimum Setbacks ¹ :		
(a)	Front:	From building line when adjacent to any zoning district:	25 feet
(b)	Side ² :	From property line when adjacent to a Residential or Agricultural zoning district:	25 feet
		From property line when adjacent to Business zoning district:	Constructed in accordance with applicable Florida Building Code standards: 0 feet
			All other construction: 15 feet
		From property line when adjacent to Agricultural zoning district that is used for Business purposes:	Accessory structures not exceeding 50 percent coverage of the side yard and constructed in accordance with applicable Florida Building Code standards: 5 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(c)	Rear:	From property line when adjacent to any zoning district:	20 feet
(2)	Maximum Height:		
(a)	Building:		2 stories or 35 feet, whichever is more restrictive, unless of fire resistance construction as specified by the applicable Florida Building Code

Footnotes:

1	Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
2	If it is a corner lot, then the side property line setback shall be the same as the front building line setback.

2001

3-D-8.6.d. PS-1 Additional Standards

- 2002 (1) Waste Disposal and/or Material Storage. Where a Non-Residential zoning district is adjacent to a lot with a Residential or an Agricultural zoning district, garbage containers, or outdoor storage of refuse shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurement of Setback and Sec. 3-F.8.3. Waste Storage Area.
- 2003
- 2004
- 2005
- 2006 (2) Rear Access. If the rear yard does not abut a public street, then access shall be not less than 20 feet in width and shall be unobstructed at all times.
- 2007
- 2008 (3) Visual Barrier. Proposed Non-Residential development shall be buffered from adjacent land within the Residential land use categories with a 10-foot landscaped area, minimum 6-foot-high opaque barrier (fence or vegetation) and tree planting 30 feet on center. For all development commenced on or after January 28, 2003, the provisions of this Subsubsection shall not apply. For developments that commence after this date, the provisions of Article 6 of the Clay County Land Development Code (Tree Ordinance) shall apply.
- 2009
- 2010
- 2011
- 2012
- 2013
- 2014 (4) Lighting. Artificial lighting used to illuminate the premises and/or advertising copy shall be directed away from adjacent Residential or Agricultural districts.
- 2015

2016

3-D-8.6.e. PS-1 Uses

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

2017

3-D-8.6.f. Location and Access of Uses in Residential Land Use

2018 Roadway and size limitations within the Residential FLU categories shall meet the following minimum road functional classifications and intensity of site development, which is combined square footage of all buildings:

2019

2020

(1)	Churches, Synagogues and Temples; together with educational, daycare and recreational facilities:	Local and above - no limit
(2)	Preschools:	Local - not permitted. Minor Collector - 3,500 square feet Major Collector and above - no limit
(3)	Private Schools:	Local - not permitted Minor Collector - 3,500 square feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

		Major Collector and above - no limit
		Local - not permitted.
(4)	Daycares:	Minor Collector - 3,500 square feet
		Major Collector and above - no limit
		Local - not permitted
(5)	Seminaries:	Minor Collector - not permitted
		Major Collector - 20,000 square feet
		Minor Arterial and above - no limit

2021 **Sec. 3-D-8.7. Private Services (PS-2) Zoning District**

2022 **3-D-8.7.a. PS-2 Intent**

2023 All land described as PS-2 is subject to the standards of this Section. Such areas are established to provide
 2024 adequate land for the private sector providing social services and non-profit retreat facilities in open space
 2025 areas with an emphasis on the enjoyment and preservation of the natural environmental amenities of the
 2026 land.

2027 **3-D-8.7.b. PS-2 Intensity**

2028 The maximum intensity/density for development on land with the PS-2 Zoning District shall correspond to
 2029 a Floor Area Ratio (FAR) of 40 percent.

2030 **3-D-8.7.c. PS-2 Development Standards**

2031 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 2032 following minimum standards:

(1)	Minimum Setbacks ¹ :	
(a)	Front:	From building line when adjacent to all zoning districts: 25 feet
(b)	Side ² :	From property line when adjacent to a Residential or Agricultural zoning district: 20 feet
		From property line when adjacent to a Commercial zoning district: 0 feet ³
		From property line when adjacent to all other zoning districts: 15 feet
(c)	Rear:	From property line when adjacent to all zoning districts: 20 feet
(2)	Maximum Height:	
(a)	Building:	2 stories or 35 feet, whichever is more restrictive, unless of fire resistance construction as specified by the applicable Florida Building Code

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

Footnotes:

1	Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
2	If it is a corner lot, then the side property line setback shall be the same as the front building line setback.
3	Where the adjoining lot is also zoned for Commercial the building may be placed up to the side property line, providing the building is constructed in accordance with the standards of the applicable Building Code.

2033 **3-D-8.7.d. PS-2 Additional Standards**

- 2034 (1) Waste Disposal and/or Material Storage. Where a Non-Residential zoning district is adjacent to a
 2035 lot with a Residential or an Agricultural zoning district, garbage containers, or outdoor storage of
 2036 refuse shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurement of Setback
 2037 and Sec. 3-F.8.3. Waste Storage Area.
- 2038 (2) Rear Access. If the rear yard does not abut a public street, then access shall be not less than 20
 2039 feet in width and shall be unobstructed at all times.
- 2040 (3) Visual Barrier. Proposed Non-Residential development shall be buffered from adjacent land within
 2041 the Residential FLU categories with a 10-foot landscaped area, minimum 6-foot-high opaque
 2042 barrier (fence or vegetation) and tree planting 30 feet on center. For all development commenced
 2043 on or after January 28, 2003, the provisions of this Subsubsection shall not apply. For
 2044 developments that commence after this date, the provisions of Article 6 of the Clay County Land
 2045 Development Code (Tree Ordinance) shall apply.
- 2046 (4) Exemption. The provisions of Sec. 3-D-14.3.b.(2) shall not apply to the existing development on
 2047 parcels numbered 42-04-25-008814-002-01, 42-04-25-008814-226-00 or 42-04-25-008814-225-
 2048 00. For these parcels, the side lot line setback which abuts a Residential district shall not be less
 2049 than 5 feet.

2050 **3-D-8.7.e. PS-2 Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

2051 **3-D-8.7.f. Location and Access of Uses in Residential Land Use**

2052 Roadway and size limitations within the Residential FLU categories shall meet the following minimum road
 2053 functional classifications and intensity of site development, which is combined square footage of all
 2054 buildings.

(1)	Clubs and Lodges:	Local - not permitted. Minor Collector and above - no limit.
(2)	Golf Courses- with or without driving ranges:	Local- not permitted. Minor Collector- 5,000 square feet. Major Collector and above- no limit.
(3)	Campgrounds/Recreational Parks:	Local – not allowed. Residential and Minor Collector – 50,000 Major Collector and above – no limit.
(4)	Private Passive Parks:	Local- 2,500 square feet.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

		Minor Collector and above- no limit.
(5)	Public and Private Water, Sewer, or Electric Facilities:	Local- 5,000 square feet. Minor Collector and above- no limit.
(6)	Outdoor Shooting Range - Shotguns only:	Local- not permitted. Minor Collector- 3,500 square feet. Major Collector and above- no limit.
(7)	Retreat Center:	Local- not permitted. Minor Collector- 5,000 square feet. Major Collector and above- no limit.
(8)	Recreational Facilities:	Local- not permitted. Minor Collector- 5,000 square feet. Major Collector and above- no limit.
(9)	Dog Park:	Local – 2,500 square feet. Minor Collector and above - no limit.
(10)	Youth Camps:	Local and above – no limit.

2055 **Sec. 3-D-8.8. Private Services (PS-3) Zoning District**

2056 **3-D-8.8.a. PS-3 Intent**

2057 All land described as PS-3 is subject to the standards of this Section. Such areas are established to provide
2058 adequate land for the private sector providing health care services.

2059 **3-D-8.8.b. PS-3 Intensity**

2060 The maximum intensity/density for development on land with the PS-2 Zoning District shall correspond to
2061 a Floor Area Ratio (FAR) of 40 percent, with the exception of lands proposed for hospital use. Hospitals
2062 shall not exceed a maximum of FAR of 80 percent.

2063 **3-D-8.8.c. PS-3 Development Standards**

2064 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
2065 following minimum standards:

(1)	Minimum Setbacks ¹ :		
(a)	Front:	From building line when adjacent to all zoning districts:	25 feet
(b)	Side ² :	From property line when adjacent to a Residential or Agricultural zoning district:	25 feet
		From property line when adjacent to a Business zoning district:	0 feet ³

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

		From property line when adjacent to all other zoning districts:	15 feet
(c)	Rear:	From property line when adjacent to a Residential use or zoning district:	25 feet
		From property line when adjacent to all other zoning districts:	20 feet
(2)	Maximum Height:		
	(a) Building:		2 stories or 35 feet, whichever is more restrictive, unless of fire resistance construction as specified by the applicable Florida Building Code

Footnotes:

1	Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
2	If it is a corner lot, then the side lot line setback shall be the same as the front building line setback.
3	Where the adjoining lot is also zoned for Commercial, the building may be placed up to the side property line, providing the building is constructed in accordance with the standards of the applicable Building Code.

2066 **3-D-8.8.d. PS-3 Additional Standards**

- 2067 (1) Waste Disposal and/or Material Storage. Where a Non-Residential zoning district is adjacent to a
 2068 lot with a Residential or an Agricultural zoning district, garbage containers, or outdoor storage of
 2069 refuse shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurement of Setback
 2070 and Sec. 3-F.8.3. Waste Storage Area.
 2071 (2) Rear Access. If the rear yard does not abut a public street, then access shall be not less than 20
 2072 feet in width and shall be unobstructed at all times.
 2073 (3) Visual Barrier. Proposed Non-Residential development shall be buffered from adjacent land within
 2074 the Residential FLU categories with a 10-foot landscaped area, minimum 6-foot-high opaque
 2075 barrier (fence or vegetation) and tree planting 30 feet on center. For all development commenced
 2076 on or after January 28, 2003, the provisions of this subsection shall not apply. For developments
 2077 that commence after this date, the provisions of Article 6 of the Clay County Land Development
 2078 Code (Tree Ordinance) shall apply.

2079 **3-D-8.8.e. PS-3 Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

2080 **3-D-8.8.f. Location and Access of Uses in Residential Land Use**

2081 Roadway and size limitations within the Residential FLU categories shall meet the following minimum road
 2082 functional classifications and intensity of site development, which is combined square footage of all
 2083 buildings.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(1)	Hospitals and Related Adjacent Offices and Medical Facilities:	Institutional Map Series
		Local - not permitted.
(2)	Community Residential Homes:	Minor Collector - not permitted. Major Collector - 25,000 square feet. Minor Arterial and above - no limit.
		Local - not permitted.
(3)	Nursing Facility 2:	Minor Collector - not permitted. Major Collector - not permitted. Minor Arterial - 50,000 square feet. Major Arterial and above- no limit.
		Local - not permitted.
(4)	Animal Hospital or Veterinary Clinic:	Minor Collector - 5,000 square feet. Major Collector and above - no limit.

2084 **Sec. 3-D-8.9. Private Services (PS-4) Zoning District**

2085 **3-D-8.9.a. PS-4 Intent**

2086 All land described as PS-4 is subject to the standards of this Section. Such areas are established to provide
2087 adequate land for the private sector providing burial services.

2088 **3-D-8.9.b. PS-4 Intensity**

2089 The maximum intensity/density for development on land with the PS-4 Zoning District shall correspond to
2090 a Floor Area Ratio (FAR) of 40 percent.

2091 **3-D-8.9.c. PS-4 Development Standards**

2092 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
2093 following minimum standards:

(1)	Minimum Setbacks ¹ :		
(a)	Front:	From building line when adjacent to all zoning districts:	25 feet
(b)	Side ² :	From property line when adjacent to a Residential or Agricultural zoning district:	25 feet
		From property line when adjacent to a Business zoning district:	0 feet ³
		From property line when adjacent to all other zoning districts:	15 feet
(c)	Rear:	From property line when adjacent to a Residential use or zoning district:	25 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

		From property line when adjacent to all other zoning districts:	20 feet
(2)	Maximum Height:		
	(a) Building:		2 stories or 35 feet, whichever is more restrictive, unless of fire resistance construction as specified by the applicable Florida Building Code

Footnotes:

1	Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.
2	If it is a corner lot, then the side property line setback shall be the same as the front building line setback.
3	Where the adjoining lot is also zoned for Business, the building may be placed up to the side property line, providing the building is constructed in accordance with the standards of the applicable Building Code.

2094 **3-D-8.9.d. PS-4 Additional Standards**

- 2095 (1) Waste Disposal and/or Material Storage. Where a Non-Residential zoning district is adjacent to a
- 2096 lot with a Residential or an Agricultural zoning district, garbage containers, or outdoor storage of
- 2097 refuse shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurement of Setback
- 2098 and Sec. 3-F.8.3. Waste Storage Area.
- 2099 (2) Rear Access. If the rear yard does not abut a public street, then access shall be not less than 15
- 2100 feet in width and shall be unobstructed at all times.
- 2101 (3) Visual Barrier. Proposed Non-Residential development shall be buffered from adjacent land within
- 2102 the Residential FLU categories with a 10-foot landscaped area, minimum 6-foot-high opaque
- 2103 barrier (fence or vegetation) and tree planting 30 feet on center. For all development commenced
- 2104 on or after January 28, 2003, the provisions of this Subsubsection shall not apply. For
- 2105 developments that commence after this date, the provisions of Article 6 of the Clay County Land
- 2106 Development Code (Tree Ordinance) shall apply.

2107 **3-D-8.9.e. PS-4 Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure
		Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

2108 **3-D-8.9.f. Location and Access of Uses in Residential Land Use**

2109 Roadway and size limitations within the Residential land use categories shall meet the following minimum
 2110 road functional classifications and intensity of site development, which is combined square footage of all
 2111 buildings.

(1)	Funeral Homes:	Local - not permitted
		Minor Collector and above - no limit
(2)	Cemeteries:	Local - 2,500 square feet.
		Minor Collector and above - no limit.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(3) Correctional Facilities: Institutional Map Series.

2112 **Sec. 3-D-8.10. Private Services (PS-5) Zoning District**

2113 **3-D.8.10.a. PS-5 Intent**

2114 All land described as PS-5 is subject to the standards of this Section. Such areas are established to provide
 2115 adequate land for the private sector to provide elderly care facilities. The purpose of this District is to help
 2116 meet the needs of an aging population while protecting other uses from potentially adverse impacts.

2117 **3-D-8.10.b. PS-5 Intensity**

2118 The maximum intensity/density for development on land with the PS-5 Zoning District shall correspond to
 2119 a Floor Area Ratio (FAR) of 40 percent.

2120 **3-D-8.10.c. PS-5 Development Standards**

2121 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 2122 following minimum standards:

(1)	Minimum Setbacks ¹ :		
(a)	Front:	From building line when adjacent to all zoning districts:	50 feet
(b)	Side ² :	From property line when adjacent to a Residential or Agricultural zoning district:	50 feet
		From property line when adjacent to a Business zoning district:	0 feet ³
		From property line when adjacent to all other zoning districts:	15 feet
(c)	Rear:	From property line when adjacent to all zoning districts:	50 feet
(2)	Maximum Height:		
(a)	Building:	3 stories or 35 feet, whichever is more restrictive, unless of fire resistance construction as specified by the applicable Florida Building Code	

Footnotes:

1 Refer to Sec. 3-D-1.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.

2 If it is a corner lot, then the side property line setback shall be the same as the front building line setback.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3 Where the adjoining lot is also zoned for Business, the building may be placed up to the side lot line, providing the building is constructed in accordance with the standards of the applicable Building Code.

2123 3-D-8.10.d. PS-5 Additional Standards

- 2124 (1) Waste Disposal and/or Material Storage. Where a Non-Residential zoning district is adjacent to a
 2125 lot with a Residential or an Agricultural zoning district, garbage containers, or outdoor storage of
 2126 refuse shall be placed within 15 feet of the lot line. Refer to Sec. 3-A.6. Measurement of Setback
 2127 and Sec. 3-F.8.3. Waste Storage Area.
 2128 (2) Rear Access. If the rear yard does not abut a public street, then access shall be not less than 15
 2129 feet in width and shall be unobstructed at all times.
 2130 (3) Visual Barrier. Proposed development shall be buffered from adjacent land within the Residential
 2131 FLU categories with a 50-foot building setback. There shall be a minimum 6-foot fence adjacent to
 2132 Residential land use categories. Within the 50-foot setback there shall be a minimum of:
 2133 (a) Natural buffer, provided there are sufficient trees to create a visual barrier from the adjacent
 2134 residential lands; or
 2135 (b) A combination natural buffer as described above, with landscaping that would serve as a
 2136 visual barrier from adjacent residential land uses.
 2137 For all development commenced on or after January 28, 2003, the provisions of this
 2138 subsection shall not apply. For developments that commence after this date, the
 2139 provisions of Article 6 of the Clay County Land Development Code (the Tree Protection
 2140 and Landscaping Standards) shall apply.

2141 3-D-8.10.e. PS-5 Uses

- | | | |
|-----|---------------------------------|---|
| (1) | Permitted and Conditional uses: | Refer to Part E Use Types and Standards |
| (2) | Accessory: | Refer to Sec. 3-E-9. Accessory Use and Structure
Refer to Sec. 3-F-8. Accessory Structures |
| (3) | Temporary: | Refer to Sec. 3-E-10. Temporary Use and Structure |

2142 3-D-8.10.f. Location and Access of Uses in Residential Land Use

2143 Roadway and size limitations within the Residential FLU categories shall meet the following minimum road
 2144 functional classifications and intensity of site development, which is combined square footage of all
 2145 buildings.

		Local - not permitted.
(1)	Multi-Family:	Minor Collector - not permitted.
		Major Collector - 50,000 square feet.
		Minor Arterial and above - no limit.
(2)	Nursing Facility 1:	Local - not permitted.
		Minor Collector - not permitted.
		Major Collector - 50,000 square feet.
(3)	Nursing Facility 2:	Minor Arterial and above - no limit.
		Local - not permitted.
		Minor Collector - not permitted.
		Major Collector - 50,000 square feet.
		Minor Arterial and above - no limit.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

2146 **DIVISION 9 EXCAVATION AND INCINERATORS ZONING** 2147 **DISTRICT**

2148 **Sec. 3-D-9.1. Excavation (EX) Zoning District**

2149 **3-D-9.1.a. EX Intent**

2150 The Excavation Zoning District provides areas suitable to further the clearly articulated, affirmatively
2151 expressed and actively supervised state police as expressed in Chapter 211. Florida Statutes. The criteria
2152 within this District are declared to be the minimum necessary to protect the health, safety, and welfare of
2153 the citizens of Clay County. It is the intent of this District to provide for the control of excavation activities
2154 within Clay County in order to protect the natural resources of the County.

2155 **3-D-9.1.b. EX Development Standards**

2156 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
2157 following minimum standards:

(1) Minimum Lot Size:	3 acres
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2158 **3-D-9.1.c. EX Additional Standards**

- 2159 (1) Access. Property shall have access to a paved public right-of-way.
2160 (2) Location. Property shall be located outside an identified floodplain, floodway, or wetland.
2161 (3) Buffer. Refer to Sec. 3-F-9.4. Excavation.
2162 (4) Environmentally Sensitive Areas. Shall be left undisturbed to the greatest extent possible and shall
2163 only be impacted if avoidance would substantively reduce the ability of the applicant to mine the
2164 site. If such areas are impacted, the applicant will demonstrate how such areas will be restored and
2165 will also demonstrate through the phasing plan and site plan that travel corridors will exist to allow
2166 for wildlife movement across or around impacted areas throughout the mining process.

2167 **3-D-9.1.d. EX Uses**

(1) Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2) Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3) Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

2168 **Sec. 3-D-9.2. Incinerators (IN) Zoning District**

2169 **3-D-9.2.a. IN Intent**

2170 The Incinerators zoning district provides areas suitable based on reasonable locational, design, and
2171 operational criteria for incinerators in order that they be operated safely and that the impact thereof be
2172 limited to those areas set aside for Industrial development. Such criteria are declared hereby to be the
2173 minimum necessary to protect the health, safety, and welfare of the citizens of Clay County.

2174 All land designated as IN is subject to the standards of this Section. It is the intent of this Section to control
2175 the location of incinerators within Clay County with a primary emphasis on areas set aside for Industrial
2176 development.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

2177 No lands shall be rezoned to the district classification provided in this Section except within areas within
 2178 which Industrial uses or sanitary landfills may be operated consistent with the Clay County Comprehensive
 2179 Plan.

3-D-9.2.b. IN Development Standards

2181 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 2182 following minimum standards:

(1)	Minimum Setback:	
	(a) Incinerator:	From property line when adjacent to lands not used or zoned for Industrial or sanitary landfill purposes: 500 feet

3-D-9.2.c. IN Additional Standards

- 2184 (1) Access. Each incinerator shall have direct paved road access to a paved public road.
- 2185 (2) Location. No incinerator may be located within any identified floodplain, floodway, or wetland.
- 2186 (3) Buffer. A visual buffer shall be established and maintained between the incinerator and any existing Residential, Commercial, or other Non-Industrial use immediately adjacent thereto.
- 2187 (4) Design Criteria.
- 2188 (a) Each incinerator shall be designed so that it meets and continues to meet all applicable rule, standards of the applicable state and federal regulatory agencies. Each incinerator shall be fully permitted by each such agency prior to construction and/or continued operation.
- 2189 (b) Each incinerator shall be designed with adequate on-site controls and facilities to prevent and contain fires.
- 2190 (5) Rezoning and Site Plan Approval
- 2191 (a) No rezoning shall be granted without the simultaneous approval by the Board of a site plan, which shall thereafter be deemed a part and condition of the zoning. In the approval of the site plan, specific parameters regarding size, capacity, burn rate, and other relevant matters may be established, and the materials to be incinerated shall be specified and limited. Any modification to the approved site plan may be considered by the Board only as a rezoning.
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3-D-9.2.d. IN Uses

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

3-D-9.2.e. IN Application Requirements

2203 Refer to Sec. 3-F-11. Application Submission Standards.
 2204

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

2205 **DIVISION 10 OVERLAYS AND SPECIAL STANDARDS**

2206 **Sec. 3-D-10.1. Intent of Overlays and Special Standards**

2207 The Independent Community Overlay (ICO), Conservation Overlay (CO) and Clay Hill Overlay provide
2208 defined zoned areas that do not eliminate the underlying primary zoning, but expressly modify the standards
2209 of the underlying zoning only as indicated. Where provisions of the Overlay and underlying district conflict,
2210 the Overlay shall have precedence.

2211 The Wells Road Special Standards provide standards intended to preserve and promote the peace,
2212 security, and economic success of a specific area. Where standards of the Special Standards conflict with
2213 those of a particular zoning designation, the standards of the Special Standards will have precedence.

2214 **Sec. 3-D-10.2. Independent Community Overlay District (ICO)**

2215 **3-D-10.2.a. ICO Intent**

2216 All land designated as ICO is subject to the standards of this Section. Such areas may be established in
2217 order to protect and encourage the improvement of owner-occupied, low-income housing areas that have
2218 existed as independent communities historically in accordance with FLU Policy 1.8.5 of the Clay County
2219 Comprehensive Plan.

2220 **3-D-10.2.b. Criteria for ICO**

- 2221 (1) Boundary. The community requesting Overlay approval shall be well defined and demonstrably
2222 homogenous and distinct or independent of surrounding land uses or neighborhoods, and
2223 predominantly Residential in nature. It shall possess a "community" character and community
2224 attributes, such as a focal center, Commercial, social, recreational and/or Place of Worship uses.
2225 (2) Dwelling Units. At least 30 percent of the dwelling units shall be substandard, as shown by a survey
2226 of building conditions.
2227 (3) Household Incomes. At least 30 percent of the households shall have incomes under 50 percent
2228 of the median income of Clay County, or at least 50 percent of the households shall have incomes
2229 under 80 percent of the median income of Clay County.
2230 (4) Funding and Incentives. The community shall be eligible for Community Development Block Grant
2231 (CDBG) or other funding, tax abatement, or other incentives which would enable rehabilitation and
2232 upgrade of structures and/or infrastructure.

2233 **3-D-10.2.c. ICO Application Standards**

2234 The procedure for obtaining approval of an ICO shall refer to Sec. 3-F-11. Application Submission
2235 Standards.

2236 **3-D-10.2.d. ICO Uses and Conditions**

- 2237 (1) Lots of Record
2238 (a) Lot of Record. For the purposes of the ICO, a lot of record shall mean a platted or non-
2239 platted piece, parcel, plot, or tract of land described by metes and bounds or other similar
2240 means in a legally recorded deed as of 12:01 a.m., July 1, 1991; provided, that with respect
2241 to any such lot, the recording of a deed subsequent to said date only for the purpose of
2242 correcting an error in the legal description or curing a defect in the chain of title shall not
2243 operate to divest it of its status as a lot of record.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

2244

3-D-10.2.e. ICO Development Standards

(1)	Lots of Record Created Prior to October 23, 1973 ¹ :	
(a)	Minimum Lot Dimensions:	
(i)	Lot width:	50 feet
(ii)	Lot depth:	75 feet
(iii)	Lot size:	5,000 square feet
(b)	Minimum Setbacks:	
(i)	Front:	Apply setbacks of the lot's current underlying zoning district, if applicable
(ii)	Side:	Apply setbacks of the lot's current underlying zoning district, if applicable
(iii)	Rear:	Apply setbacks of the lot's current underlying zoning district, if applicable
(2)	Lots of Record Created Between October 23, 1973, and June 30, 1991 ¹ :	
(a)	Minimum Lot Dimensions:	
(i)	Lot size:	Shall be consistent with the underlying zoning district standards in effect at that time
(b)	Minimum Setbacks:	
(i)	Front:	Shall be consistent with the underlying zoning district standards in effect at that time
(ii)	Side:	Shall be consistent with the underlying zoning district standards in effect at that time
(iii)	Rear:	Shall be consistent with the underlying zoning district standards in effect at that time
(3)	Lots of Record Created on or after July 1, 1991:	
(a)	Minimum Setbacks:	
(i)	Front:	Shall be consistent with the underlying zoning district standards in effect at that time
(ii)	Side:	Shall be consistent with the underlying zoning district standards in effect at that time
(iii)	Rear:	Shall be consistent with the underlying zoning district standards in effect at that time

Footnotes:

1 One dwelling unit may be constructed on unimproved lots of record provided the applicable land development standards are met.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

2245 **3-D-10.2.f. ICO Permitted Use Standards**

2246 All Permitted Uses shall be consistent with the underlying zoning district. However, Non-Commercial
 2247 Agricultural uses, such as the keeping of horses, pigs, chickens, and the like, shall be permitted only in
 2248 communities where they have historically been kept and are currently being kept as common practice
 2249 acceptable to community members, and shall conform to the following:

(1)	Minimum setbacks:		
(a)	All structures unless stated otherwise:		Apply setbacks of the lot's underlying zoning district, if applicable
(b)	Animal enclosure or insect hive:	From any adjacent Residential dwelling under separate ownership or occupancy:	100 feet ²
		From any Residential dwelling under separate ownership or occupancy when separated by an existing street or roadway:	150 feet ²
(2)	Maximum number of animals ^{1,3} :		
(a)	Per 1/2 acre of land:		1 insect hive or 1 adult customary farm animal
(b)	Per 1/5 acre of land:		1 domestic animal

Footnotes:

1	Non-Commercial breeding, raising, grazing, and keeping of animals, fowl, and insects including, but not limited to, customary farm animals similar to horses, cattle, goats, pigs, rabbits, insects, or poultry and domestic animals similar to dogs, cats, or birds 6 months of age or older shall be permitted to be raised, grazed, kept or maintained.
2	If said Residential dwelling is constructed subsequent to any of the aforementioned animal enclosures or hives, which may be located on an abutting lot or parcel, then the 100-foot separation shall be deemed non-applicable and the appropriate property setbacks as established herein, shall apply.
3	The farm or domestic animals or hives referenced herein shall be raised, grazed, kept, or otherwise maintained upon the same parcel upon which the main residence is located, or may be upon another parcel which lies immediately abutting the parcel upon which the main residence is located.

2250 **3-D-10.2.g. ICO Additional Use Standards**

2251 (1) Fencing. A fenced enclosure for any permitted customary farm animal shall be erected not less
 2252 than 5 feet from adjoining properties, except as otherwise provided in this Article.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

- 2253 (2) Licensure. The keeping and maintenance of all animals as set forth herein shall conform with all
 2254 State, County and Local standards and requirements affecting such concerns as, but not limited
 2255 to, health, safety, drainage, and environmental protection.
 2256 (3) Non-Conformities.
 2257 (a) Primary dwelling units and customary accessory buildings existing as of July 1, 1991, which
 2258 are located on lots of size and dimension consistent with 3-D-Q.2.d.(1)(b)iii. above may be
 2259 replaced if destroyed or damaged. Mobile homes are allowed. Alteration or expansion of
 2260 such a dwelling unit is permitted.
 2261 (b) Additional dwelling units existing on Non-Conforming lots may not be expanded or
 2262 replaced. No additional dwelling units may be constructed or moved on a lot where a
 2263 dwelling unit already exists unless the existing lot can be divided to create a separately
 2264 deeded conforming lot or an heirs or homestead exemption lot of a size meeting the
 2265 requirements set forth in item e below.
 2266 (4) Water and Sewer. New dwelling units must connect to existing water and sewer service, if available,
 2267 or must be able to secure a septic tank permit.
 2268 (5) Heirs Exemptions. Refer to Sec. 3-C-4.1. Heirs Exemption. Permits in the RR and AR FLU
 2269 Categories, which are allowed as a result of the policy, shall be included in the Countywide cap of
 2270 250 Single-Family permits for Agriculture/Residential areas.

2271 **Sec. 3-D-10.3. Conservation Overlay (CO)**

2272 **3-D-10.3.a. CO Intent**

2273 All land designated as CO is subject to the standards of this Section. Such areas have been established in
 2274 order to protect wetland areas from the adverse effects of development in accordance with FLU Policy 1.1.6
 2275 and Conservation Policy 1.5.13 of the Clay County Comprehensive Plan.

2276 **3-D-10.3.b. Boundary Determination of CO**

- 2277 (1) The CO District consists of those areas underlain by hydric soils as defined by the Soil Conservation
 2278 Service (SCS) and as referenced by Rule 40C-4 of the St. Johns River Water Management District
 2279 (SJRWMD) for Clay County listed below:

Soil #	Soil Name
11	Allanton and Rutledge mucky fine sands
12	Surrency fine sand, depressional
25	Maurepas muck, frequently flooded
27	Santee fine sandy loam, frequently flooded
28	Rutledge-Osier complex, frequently flooded
29	Surrency fine sand, frequently flooded
38	Meadowbrook fine sand, frequently flooded
39	Osier fine sand, occasionally flooded
42	Plummer fine sand, depressional
46	Sapelo-Meadowbrook complex, frequently flooded
49	Meggett fine sandy loam, frequently flooded
52	Allanton fine sand, frequently flooded
58	Wesconnett fine sand, frequently flooded
61	Santee fine sandy loam, frequently flooded

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

- 2280 (2) The depiction of the Conservation Land Use Category on the adopted FLUM is intended as a
 2281 generalized locator only. To better determine the extent of the CO District, a property owner or
 2282 authorized agent may rely upon the limits as depicted in the SCS County Soil Survey Atlas or the
 2283 owner or agent may request a field determination of hydric soil boundaries from the Soil
 2284 Conservation Service either by hand delivery or certified mail. If the SCS Soil Survey Atlas is not
 2285 utilized, the following information shall be submitted to the Planning and Zoning Department:
 2286 (a) A survey or proposed plat of the parcel with accompanying legal description and parcel
 2287 identification number from the property appraiser's office.
 2288 (b) The delineation of hydric soils on the survey as approved by the SCS.

3-D-10.3.c. CO Development Standards

2290 Development Standards. Lot and building requirements shall be consistent with the underlying zoning
 2291 district.

3-D-10.3.d. CO Uses

2293 Use of the lands within the CO District shall be consistent with the underlying zoning provided the underlying
 2294 zoning is an AR or other Residential zoning district, or a Residential component of a PUD as defined in
 2295 Sec. 1-15.P.(18). All applicable regulatory permits shall be obtained prior to any use within the CO District.

2296 (1) Permitted Uses.

Residential development:	
Boardwalks and nature trails	
Silvicultural activities utilizing Best Management Practices (BMP)	1 unit per 100 acres ¹
Use as a stormwater "treatment wetland" pursuant to applicable state permits	
Passive recreation	
Footnotes:	
1 Subject to obtaining permits from DER, COE, and/or SJRWMD.	

(2) Conditional Uses.

Home Occupations	Refer to Sec. 3-E-9.6.
Mobile Home for Medical Hardship	Refer to Sec. 3-E-9.8.
Swimming Pool and Spa (Residential)	Refer to Sec. 3-F.8.5.

Sec. 3-D-10.4. Wells Road Special Standards

3-D-10.4.a. Intent of Wells Road Special Standards

2299 The standards of this Section are intended to preserve and promote the peace, security, and economic
 2300 success of the densely populated lands adjacent to portions of Wells Road as well as the intensive
 2301 Commercial activities and high employment therein. These standards are in addition to those already in
 2302 place for such lands based upon their respective zoning district.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

2303 **3-D-10.4.b. Applicability**

2304 The standards of this Section shall apply to any parcel of land that lies in whole or in part within 500 feet of
2305 any portion of the right-of-way of the section of Wells Road extending from the municipal limits of the Town
2306 of Orange Park west to a line across the width of said right-of-way that is perpendicular to the centerline
2307 thereof and passes through the point on said centerline that lies 750 feet west of the intersection of the
2308 centerlines of Wells Road and State Road 21, all as now established.

2309 **3-D-10.4.c. Wells Road Uses and Conditions**

- 2310 (1) Uses. Large lounges are prohibited on any parcel of land to which this Section is applicable under
2311 Sec. 3-D-10.4.b. Applicability.
- 2312 (2) Sunset. Any other provisions of this Article to the contrary notwithstanding, any large lounge in
2313 active operation on any parcel of land to which this Section is applicable under Sec. 3-D-10.4.b.
2314 Applicability as of the effective date of this Section shall be deemed to be a Non-Conforming use
2315 of land until the date that is 5 calendar years following the effective date of this Section, whereupon
2316 it shall become unlawful and must cease operations. During the 5-year period of non-conformity,
2317 such use may lawfully continue, subject to the provisions and limitations set forth in Part B Non-
2318 Conformities hereof.

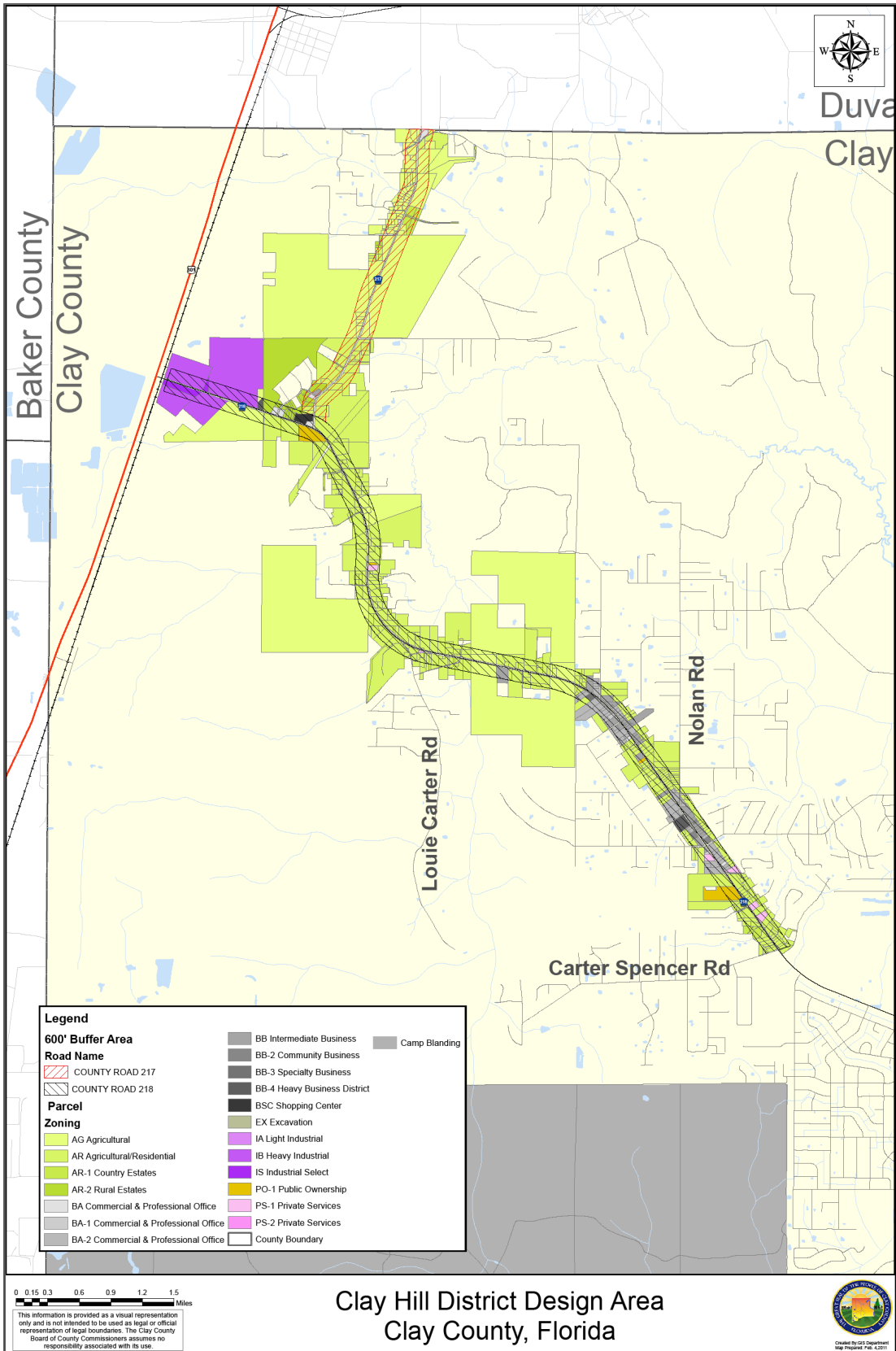
2319 **Sec. 3-D-10.5. Clay Hill Overlay**

2320 **3-D-10.5.a. Subject Area**

2321 The Subject Area is County Road 218 from Carter Spencer Road to US 301 and CR 217 from CR 218 to
2322 the Duval County line, as shown below. The portion of all parcels, within 600 feet of these rights-of-way, is
2323 proposed for application of the overlay district. Properties within Residential, Agriculture and the Public
2324 Ownership zoning districts are not subject to following design guidelines. However, developers of any
2325 publicly held property are encouraged to provide a courtesy review to the Clay Hill Community Association
2326 as early in the design process as possible.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards



ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

2328 **3-D-10.5.b. Purpose**

2329 To establish design standards for the visual and functional development of non-residential zoned property
2330 within the Clay Hill unincorporated area of Clay County, Florida.

2331 **3-D-10.5.c. Intent**

2332 The Clay Hill Community Association has expressed the desire that the commercial areas in the
2333 unincorporated community of Clay Hill, located in northwestern Clay County, retain the rural character by
2334 encouraging a “rustic, Florida vernacular or cracker theme” in the design of new construction and expansion
2335 of retail, office, industrial and other non-residential developments in the overlay district. These architectural
2336 design standards are intended to maintain the character of the Clay Hill Community by addressing issues
2337 of style, scale, massing, building articulation, roof pitch, doors, windows and building orientation. They are
2338 intended to strengthen the identity of the Clay Hill neighborhood by reinforcing the rustic, rural character of
2339 the Clay Hill Community utilizing the Florida Vernacular Wooden Cracker Style and its successors, Key
2340 West and Greek Revival as the dominant style of the community. Additional strategies include standards
2341 for lighting, and signage. The adoption of such standards will improve the health, safety and welfare of the
2342 Clay Hill Neighborhood by providing a cohesive neighborhood design and streetscape.

2343 **3-D-10.5.d. Status Review**

2344 Clay Hill is comprised of two rural areas, Clay Hill, located between Long Horn Road and US 301 and Duck
2345 Pond located between Carter Spencer Road and Long Horn Road. Jennings National Forest provides a
2346 natural break between the two communities. In both areas the primary historic activity has been lumber and
2347 turpentine. Wilkinson Elementary and Junior High Schools and Clay Hill Elementary School are located
2348 along CR 218 within the study area. Currently property along CR 218 is generally divided into smaller
2349 parcels. Neither area historically had a town center but there were at least two grocery store/gas stations,
2350 such as the Jim-Budd Store shown on the cover. This history suggests that a rustic/cracker/Florida
2351 vernacular style would be appropriate for infill commercial development and redevelopment in order to
2352 provide a more unified look to the community.

2353 There has been increasing non-residential development of the area extending from unincorporated
2354 Middleburg. The character of the newer development has included warehouses and industrial uses, large
2355 gas station/convenience stores. The newer development has not enhanced the “rural community character”
2356 of Clay Hill. Some commercial sites are vacant and in disrepair, whereas others include scattered outdoor
2357 storage uses. This pattern is not consistent with a community that is generally formed around its three
2358 schools and places of religious assembly. Continued development along this pattern may result in typical
2359 “strip” development, with each independent parcel adopting a different design pattern and site layout, with
2360 out-of-scale signage and lighting. Such strip development does not give visual clues that the area is a rural
2361 residential community and often results in dangerous visual clutter to the driver, making the area unsafe for
2362 the residents and school children. CR 218 is currently a 2-lane major collector, linking the eastern part of
2363 the County to US 301. Within ten years, CR 218 is expected to become a 4-lane facility, including sidewalks.
2364 This is the appropriate time to address the additional pressures on the Clay Hill neighborhood in order to
2365 encourage the needed growth in employment opportunities and the availability of goods and services, while
2366 preserving the health, safety and welfare and the rural community character of the neighborhood.

2367 **3-D-10.5.e. Definitions**

2368 For the purpose of these guidelines the definitions of the Clay County Land Development Code shall apply
2369 and additionally the following words and terms are defined as follows:

2370 (1) Cornice—a horizontal molded projection that crowns or completes a building or wall. The cornice
2371 is the uppermost part of an entablature.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

- 2372 (2) Dog-trot—the separation of additional rooms by an open-air corridor providing access to additions
2373 in the rear or to the side.
- 2374 (3) Double Pen—is two room cracker building.
- 2375 (4) Entablature—assemblage of horizontal moldings and bands supported by the columns of classical
2376 buildings. The entablature is usually divided into three main sections: the lowest band, or
2377 architrave, which originally took the form of a beam running from support to support; the central
2378 band, or frieze, consisting of an unmolded strip with or without ornament; and the top band, or
2379 cornice, constructed from a series of moldings, that project from the edge of the frieze. Most
2380 entablatures correspond to or are derived from the Doric, Ionic or Corinthian order.
- 2381 (5) Espalier—fruit tree or shrub that is trimmed to grow flat against a wall or on a trellis.
- 2382 (6) Expression line—a horizontal linear element extending across a façade evidenced as a noticeable
2383 difference of projection or recess, change of color or material, or identified as a clear architectural
2384 feature of ornamentation such as a cornice. The line is objective, its expression may vary
2385 significantly from building to building and in accordance with different architectural styles.
- 2386 (7) Pilaster—is a rectangular support that resembles a flat column. The pilaster projects only slightly
2387 from the wall, and has a base, a shaft, and a capital. Greek Revival buildings often have pilasters.
- 2388 (8) Saddlebag—additional rooms at the rear of the building with a side orientation for the porch.
- 2389 (9) String course—a projecting horizontal band on the exterior of a building marking the separation
2390 between floors or levels, also called belt course or horizontal course.
- 2391 (10) Snipe sign (bandit sign)—means any sign tacked, nailed, posted, pasted, glued or otherwise
2392 attached to trees, poles, stakes, or fences, with the message appearing thereon not applicable to
2393 the present use of the premises upon which the sign is located.
- 2394 (11) Transom—a shallow, rectangular window sash (fixed or hinged at top or bottom) located
2395 immediately above a door.

2396 **3-D-10.5.f. Implementation**

2397 Developers within the Clay Hill Overlay District shall seek a pre-application conference with the Clay Hill
2398 Community Association for comment on proposed building elevations and design schemes as early in the
2399 process as possible. This review will provide the Community Association and residents the opportunity to
2400 ask questions and resolve issues with the developer prior to final design of the project. It will also allow the
2401 Clay Hill Neighborhood Association to be knowledgeable about the implementation of these design
2402 guidelines and enable evaluation and assessment. The proposed building elevations and design schemes
2403 shall also be submitted to the County Department of Development Services.

2404 The design review shall be incorporated into the Clay County Development Review Process. A copy of the
2405 application shall be forwarded to the Clay Hill Community for comment and Planning Staff shall consider
2406 CHCA's review comments. Elevations addressing and identifying the requirements of these guidelines,
2407 (front, rear and sides) shall be required for concept, preliminary and final plan review. Applications shall
2408 include building elevations drawn to scale and labeled. Sign elevations and placement shall also be
2409 included. For all development plans providing exterior lighting, the plan shall be certified by a registered
2410 architect or engineer, or lighting professional holding a current LC (lighting certification) from the National
2411 Council on Qualifications for the Lighting Profession (NCQLP). Plans shall indicate the location, height and
2412 types of lights (manufacturer's catalog cut, including make and model numbers and glare reduction/control
2413 devices), footcandle grid to illustrate light levels required, uniformity ratio, lamp wattage, shades, deflectors,
2414 beam direction, luminous area for each source of light and a statement of the proposed hours when the
2415 luminaries will be on and when they will be extinguished.

2416 Existing developed uses within the overlay district shall comply with the requirements of the overlay district
2417 when the structure is expanded, or remodeled or renovated in excess of 50% of the structure's tax-

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

2418 assessed value. Any new building and site expansion areas involving non-residential use of new buildings,
2419 exterior lighting or signage shall be subject to these regulations and other applicable standards of the land
2420 development code.

2421 To the extent this overlay district may conflict or may not be consistent with other applicable County laws,
2422 ordinances, rules or regulations, this overlay district shall govern and control. When the overlay district is
2423 silent on an issue that would otherwise be governed by other codes of the County, those codes shall prevail.
2424 To the extent that there is internal conflict, the stricter provisions shall prevail.

2425 Questions of interpretation which do not involve specific and measurable standards may be appealed to
2426 the Planning Commission and Board of County Commissioners. Such an appeal may be filed within 45
2427 days of the written issuance of interpretation by the Director of Planning and Zoning. The Director of
2428 Planning must schedule a public hearing within 21 days from receipt of the appeal. The appeal hearing
2429 shall be a quasi-judicial, de novo hearing and shall allow expert testimony. Public notice shall be no less
2430 than two columns by ten inches (1/8) page in size and shall be advertised in a newspaper of general
2431 circulation at least seven days prior to the hearing.

2432 Any proposed major or substantial change in the approved project which affects the intent of the
2433 development or the application of these guidelines shall be reviewed by the staff consistent with the
2434 submittal requirements of the land development code and this overlay district. Minor changes in the building
2435 elevations consistent with the guidelines may be approved by the Director of Planning and Zoning.

2436 A landowner may apply to the Board of Adjustment for a variance in accordance with the procedures and
2437 standards provided generally for variances under the Zoning Code. This procedure shall be allowed only
2438 for specific and measurable standards that the applicant contends to cause a hardship due to unique site
2439 characteristics.

2440 **3-D-10.5.g. Florida Vernacular Architectural Style**

2441 Florida Vernacular architectural style is an unpretentious style found on farms and in rural communities,
2442 generally of wood construction. Commercial structures of the same era also included stone, brick and
2443 masonry. These buildings have a simple grace and beauty, and are particularly suited to the Florida climate.
2444 There are four vernacular styles that stand out in Florida: wooden Cracker; wooden Caribbean; masonry
2445 and stucco Mediterranean Revival; and masonry and stucco Modern. Among the four, the wooden Cracker
2446 style is the dominant in Clay Hill and is also chosen by the Clay Hill Community Association as a main style
2447 for the community characteristics.

2448 A Cracker house is a wooden shelter built by the early Florida and Georgia settlers. Abundant supplies of
2449 cedar and cypress caused those usages as major building materials. Rocks or bricks made of oyster shell
2450 and lime served as pilings to keep the shelters off the ground. A wide shade porch, which is often wrapping
2451 around the entire house, provided relief from the Florida sun. Metal roofs were utilized. Since Georgian
2452 settlers started, the 'Cracker' style may include some of 'Georgian' and 'Greek Revival' style, which
2453 Georgian borrowed from the North. Later, the 'Cracker' style influenced Florida 'Key West' style. The
2454 Cracker, Key West and Greek Revival styles lacks arches, and is characterized by an uninterrupted eave
2455 line.

2456 Modern interpretation of the Vernacular Style will therefore include Cracker style and a few altered materials
2457 of 'Georgian', 'Greek Revival', and 'Key West' styles.

2458 **3-D-10.5.h. Non-residential Architectural Design Standards**

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

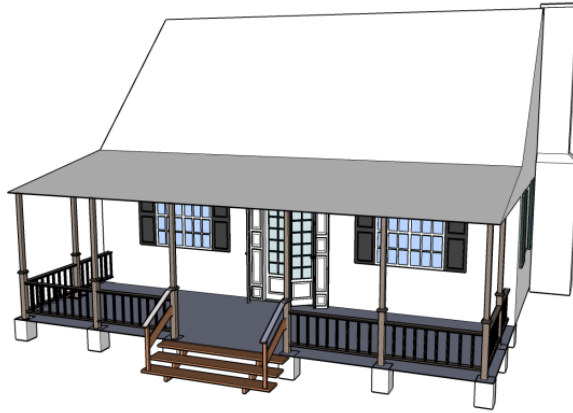
Part D Zoning Districts and Development Standards

2459 All non-residential buildings and those accessory buildings shall meet the following architectural styles and
2460 requirements. Architectural elevations shall be submitted with minor and major development plans clearly
2461 depicting and labeling the architectural features required herein.

2462 (1) Architectural Style:

2463 (a) Cracker Style shall be utilized for Non-Residential Buildings under 5,000 square feet.

2464 i. Cracker Style is characterized by high pitch roofs, raised floors, and large porch
2465 areas and it is required to meet the basic characteristics. If steps are not included,
2466 the first floor elevation should be raised 6 to 24 inches relative to public sidewalk
2467 elevation by site grading.



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ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

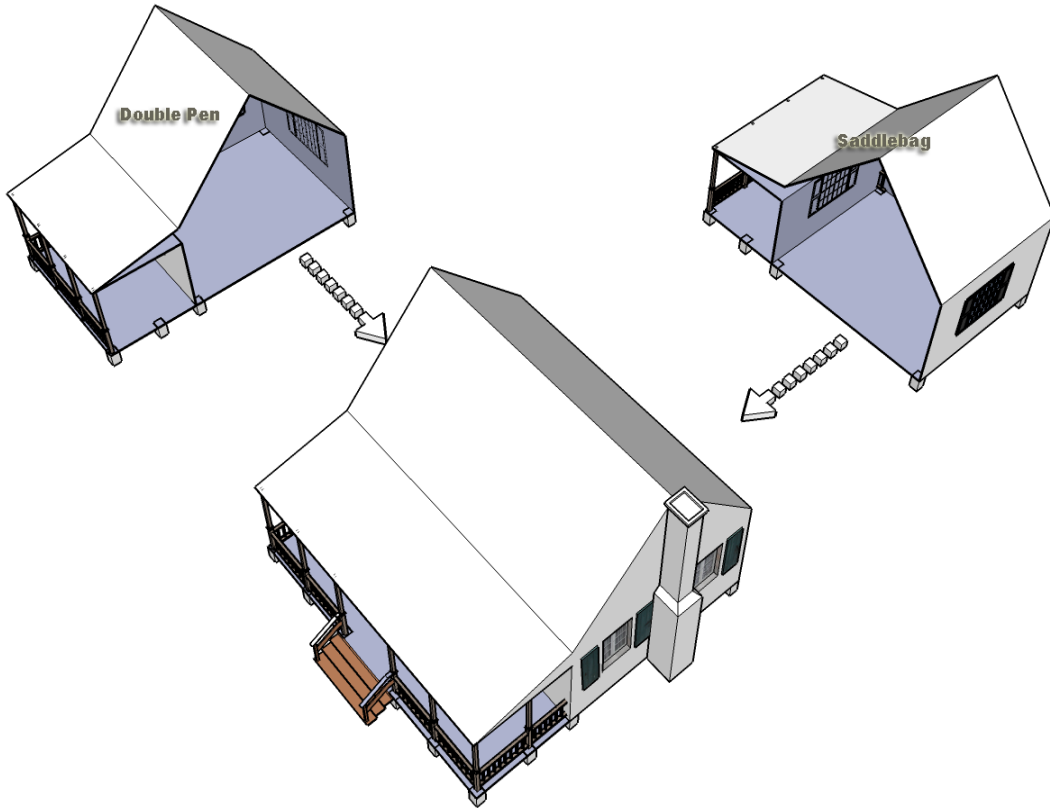
Part D Zoning Districts and Development Standards



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- ii. Building mass shall be generally symmetrical. Of particular concern is the massing of the building as it presents to the public street.
 - A. When buildings are larger than fifty (50) feet in width, they shall be indented or projected from the plane of the building at each increment of fifty feet by a minimum of twelve (12) inches. Double Pen, Saddlebag or those combinations shall be utilized.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

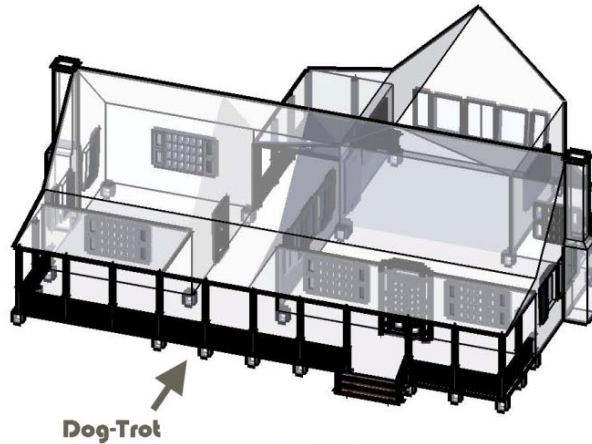


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- B. When buildings are larger than one-hundred (100) feet in width, they shall have a plane of the building interrupted by a dog-trot or an indented doorway feature that mimics a dog-trot.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards



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- C. Blank wall areas shall not exceed ten (10) feet in vertical direction nor ten (10) feet in horizontal directions of any building façade, unless the County approves the use of landscaping as an alternative to the inclusion of wall area architectural design elements. The use of vines (whether espalier or on trellis/lattice), and hanging potted flowers or other ornamental plants is strongly encouraged for this purpose.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

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Interpretation of Dog-Trot

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iii. Required Articulation:

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A. Porch balustrade of wooden spindles or board or similar materials in quality and durability to the materials previously mentioned; or

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B. Covered porch with wood, stucco, brick or stone supports or similar materials in quality and durability to the materials previously mentioned; and

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C. Artistic shutter design: louvered, stencils, or cut-outs; or

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D. painted window and corner trim, when accompanied by clapboard, board and batten or wood shingle exterior.

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Articulation as applied to each building shall be consistent with the Florida Vernacular Style.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

		
Porch Balustrade of Wooden Spindles	Covered Porch	Louvered Shutters
		
Raised Floor	Shutters with Cut-out Design	Painted Window and Corner Trim
2500 2501 2502 2503 2504	iv. Exterior Siding Materials: Exterior materials shall be horizontal clapboard, vertical board and batten wood siding, brick, stucco, stone or similar materials in appearance and durability to the materials previously named. Glass walls, unfinished concrete block, split face block, untextured tilt-up concrete panels and metal siding shall not be permitted.	
		
Horizontal Clapboard	Shake Materials	Board and Batten
		
Brick	Stucco	Stone (example)

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

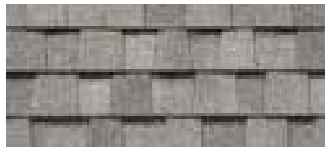
- 2505 v. Roof Design and Materials:
 2506 A. Roof style shall be primarily gable or hip, with a minimum slope of 4:12.
 2507 B. Pitched roof materials shall be Shingles (architectural style,) shake, or
 2508 metal. If metal roof is utilized, metal (painted or galvalume) 5 V or 16 inch
 2509 pattern narrow standing seam, or shake materials shall be incorporated.
 2510 Roof colors shall be consistent with these district regulations.



Hip Roof

Pitched Roof

Gable



Architectural Shingles

Standing Seam

Shake Materials

- 2511 vi. Gutters: Gutters and downspouts shall have a metal finish or painted finish to be
 2512 compatible with the roof or building.
 2513 vii. Doors and Entrances: Doors, entrances, and windows shall be proportioned to
 2514 reflect the height of an average person and to encourage interest at the street level.
 2515 Entrances shall feature ground floor covered entries with roof overhangs. Doors
 2516 and entrances shall be consistent and symmetrical with gables above. Door and
 2517 railing systems around porches shall not have a metal appearance or color. The
 2518 porches shall be supported by wooden posts or brick or stone columns, or a good
 2519 simulation of natural materials. Doors shall face the street, or be located at street-
 2520 front corner of buildings, when coupled with a wrap-around porch.



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ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

- 2522 viii. Windows:
- 2523 A. Windows shall appear as double hung or single-hung and vertically
- 2524 proportioned, with a minimum of 1.5 feet of vertical height for every one
- 2525 foot of horizontal width. Secondary windows situated on the sides or rear
- 2526 of the building or in a clerestory, gables or dormers may be square.
- 2527 Windows should be separated from corners by one-window width.
- 2528 Windows shall have shutters that shall be appropriately scaled to the
- 2529 window so as to appear operable. Windows shall be framed with wood or
- 2530 good quality materials simulating wood. Windows shall not be reflective
- 2531 nor have dark tinting and aluminum or anodized aluminum metal framing.
- 2532 B. Store-front windows:
- 2533 1. Storefronts shall have a bulk-head of wood, brick, stucco, stone
- 2534 or good simulation of natural materials and shall have a minimum
- 2535 height of 2 feet. No glass shall be butt-joined. Window systems
- 2536 shall not appear aluminum. No commercial frontage shall be
- 2537 entirely glass.
- 2538 2. The street level of each commercial façade shall provide windows
- 2539 between the height of 2 feet and 8 feet in height from the raised
- 2540 porch. Retail uses shall have no less than 50% of the horizontal
- 2541 length of the building façade for each store as window area.



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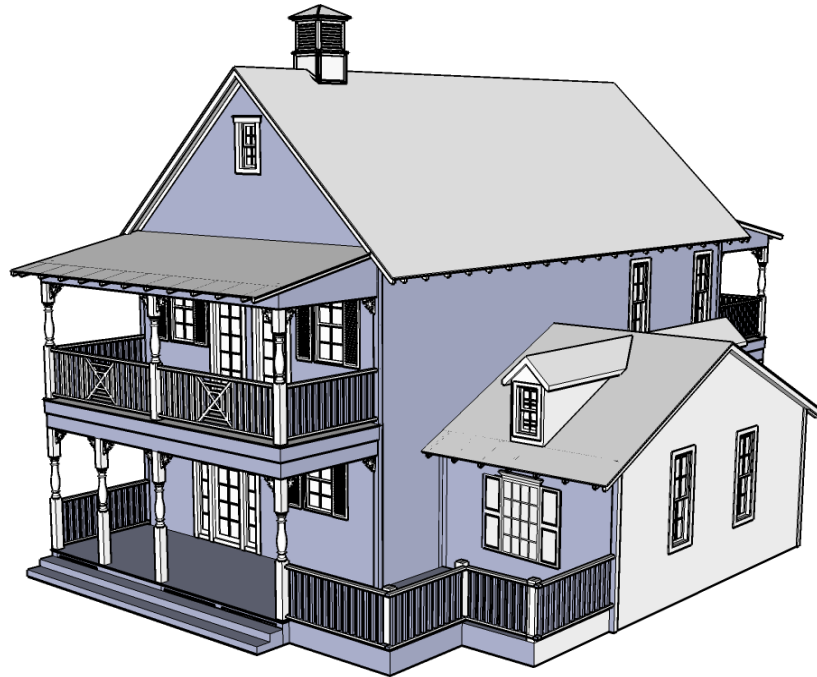
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- 2544 ix. Building Height:
- 2545 Maximum building height shall be 35 feet, measured to the highest eave. The first
- 2546 floor elevation may be 16 feet, floor to ceiling. The Cracker building type is typically
- 2547 a one-story structure. Multiple stories will include Key West or Greek Revival
- 2548 features, described below.
- 2549 x. Colors:
- 2550 Natural earth-tone, neutral, muted colors and traditional colors such as white, light
- 2551 blues, browns, tans and grays shall be used. Prohibited colors include black as a
- 2552 predominance exterior building color and no monochromatic color schemes.
- 2553 Building trim and detail colors must be harmonious. Exterior painting not reflect
- 2554 non-architectural patterns such as, but not limited to, camouflage, animals, or
- 2555 sports teams.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards



- 2556 (b) Cracker and Key West styles shall be utilized for Commercial and Office Buildings over
- 2557 5,000 square feet and under 40,000 square feet.
- 2558 i. All requirements for 'Non-Residential Buildings under 5,000 square feet' shall be
- 2559 met except the first-floor porch balustrades and raised floors.
- 2560 ii. Additional Requirements in Building Articulation:
- 2561 A. Additional architectural treatments from the Key West style, especially
- 2562 dormers and cupolas shall be provided where gable/hip roof or a simulated
- 2563 gable/hip roof is utilized.



- 2564
- 2565 B. Options to replace dormers or cupolas include a roof, with louvered
- 2566 "clipped gables"; fish-scale wooden siding or cedar shake siding,
- 2567 particularly on roof gables; and a wrap-around porch area. Dormer
- 2568 proportions shall be 2 to 2-1/2 times taller than they are wide. Dormers
- 2569 shall have symmetrical gables, hips or shed roofs. Dormers generally have
- 2570 more informal eave detail. Dormers may be setback within the roof mass
- 2571 or partially engaged with an exterior wall. Dormers should only be as big
- 2572 as the openings they allow.
- 2573 C. Articulation as applied to each building shall be consistent with the Florida
- 2574 Vernacular Style.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

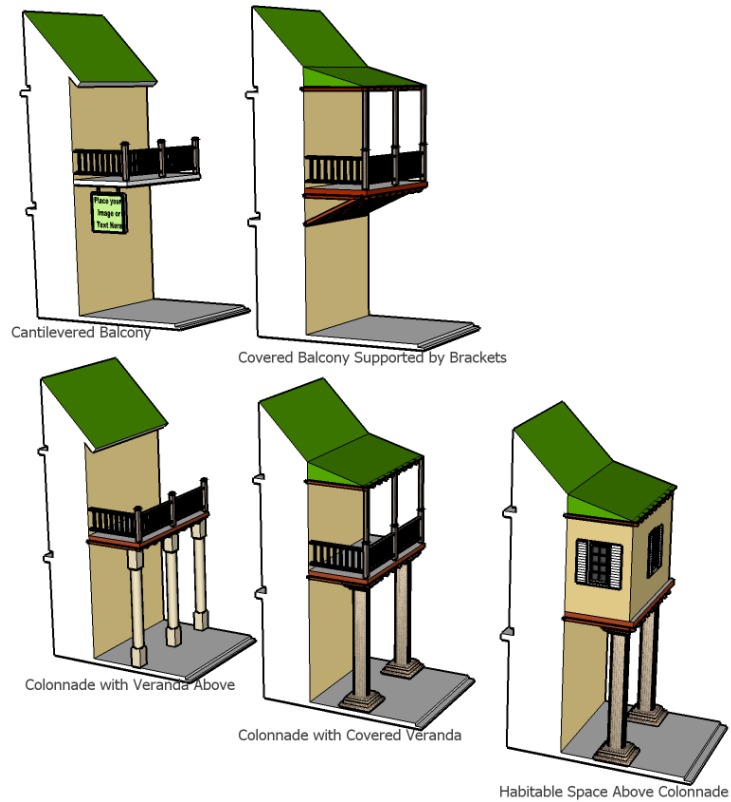
		
Dormers	Cupola	Clipped Gable
		
Fish Scale Shingles	Cedar Shake Siding	Wrap-Around Porch
		
Colonnade	Bracket supported balcony	Key West Style Kiosk

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- iii. Flat roofs may be permitted with the following requirements:
 - A. All facades which are clearly visible from areas within the property accessible to the public, from adjacent properties, and from public rights of way shall appear to have pitched roof elements that simulate a hip roof. Pitched roof elements shall have a minimum depth of 10 percent of the building depth.
 - B. Combination of pitched and flat roofs as needed to enclose roof-top equipment.
 - C. Minimum 6 inch high cornice treatments or exposed functional or non-functional rafters with overhangs are required.
 - iv. Colonnades and balconies are encouraged on multistory buildings. They can provide both visual rhythm on the front of buildings and protection from the weather

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

2587 for windows and doors below. Balconies shall not be enclosed with screening, but
 2588 may be roofed. Balconies shall have the following minimum proportions:
 2589 Depth: 6 ft. minimum for 2nd floor balcony above colonnade.
 2590 Depth: 3 ft. minimum for bracket-supported or cantilevered balcony.
 2591 Height: 10 ft. minimum clear from the first floor elevation to the balcony.
 2592 Length: 50% to 100 % of Building Front, or 25% if corner balcony provided.
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2595 v. Building Height: Maximum building height shall be 35 feet, measured to the highest
 2596 eave. The first floor elevation may be 16 feet, floor to ceiling. An expression line or
 2597 string course shall be used to differentiate each floor, except where awnings,
 2598 balconies or colonnades provide that articulation. The expression lines shall be a
 2599 molding or jog in the surface of the plane of the building wall greater than 4 inches.

2600 vi. Colors: In addition to natural earth-tone, neutral, muted colors and traditional colors
 2601 such as white, light blues, browns, tans, and grays are to be used. No bright,
 2602 electric or florescent colors shall be used. Prohibited colors include black as a
 2603 predominant exterior building color and monochromatic color schemes. Building
 2604 trim and detail colors must be harmonious. Exterior painting shall not reflect non-
 2605 architectural patterns such as, but not limited to, camouflage, animals, or sports
 2606 teams.

2607 (c) Cracker, Key West, and Greek Revival styles shall be utilized for Commercial and Office
 2608 Buildings over 40,000 square feet.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

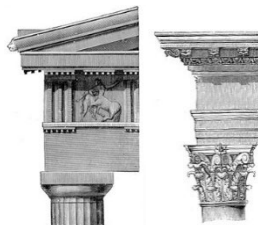
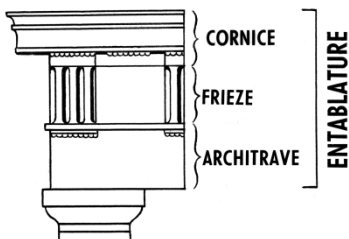
Part D Zoning Districts and Development Standards

- 2609 i. Structures over 40,000 square feet in size, regardless of the number of tenants or
 2610 users, shall be designed to maintain a human scale.
 2611 ii. All requirements for Commercial and Office Buildings over 5,000 square feet and
 2612 under 40,000 square feet shall be met.
 2613 iii. Additional Requirements in Building Articulation:
 2614 Additional architectural treatments from the Greek Revival style shall be added:
 2615 classical entablature; pilasters or paneled trim at the building corners; flat-roofed
 2616 entry porches supported by round or square columns; and door surrounds that
 2617 include a rectangular transom and sidelights shall be added.



Greek Revival, Green Cove Springs

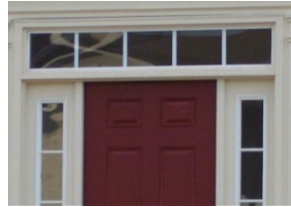
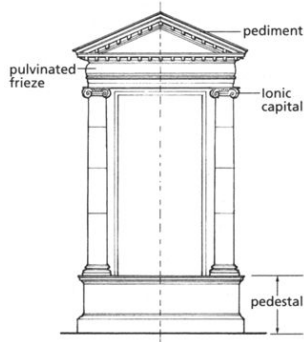
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Classical Entablature	Entablature (examples)	Building Corner Trim
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ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards



Roofed-Entry Porch Rectangular Transom Modest Greek Revival



Bracket Supported Roofed Entry Pediment with Cornice and Cornice Molding Flat Roof and Pitched Roof Combination



Greek Revival Key West Interpretation Greek Revival Interpretation (with Solar Panels)

- 2619 iv. Required Building Mass:
- 2620 A. Building mass shall vary by height and width so that it appears to be
- 2621 divided into distinct massing elements, as follows:
- 2622 1. Building shall have a minimum of one indention or projection in
- 2623 the plane of building per façade length that is visible from areas
- 2624 within the property accessible by the public, from adjacent
- 2625 properties, and from the public rights-of-way.
- 2626 2. The average length between indentions or projections shall be 75
- 2627 feet, or 100 feet along arcaded facades.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

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3. Indentions or projections shall have a minimum depth of five percent of the façade length. For example, a structure that is 100 ft. long shall have offsets that are a minimum of 5 feet in depth.
 4. Pilasters, columns and enclosed downspouts shall not be considered offsets for the purposes of this subsection unless they meet the minimum depth requirements as listed above.
- B. All customer entrances shall have awnings, covered porches or arcades to protect customers entering and exiting from inclement weather. Multi-tenant buildings or buildings with more than one entrance shall have a continuous arcade or colonnade connecting each entrance. The arcade shall be functional, without interruptions, and shall have a minimum depth of 10 feet. Canopies and awnings shall be rectangular in shape and attain a slope consistent with the roof structure. Barrel or rounded canopies or awnings shall not be permitted. Awnings and canopies shall be a minimum of 10 feet above the sidewalk.
- C. Exterior features shall be used which create the impression of a pedestrian friendly streetscape. Such features shall serve to keep the focus of the pedestrian more or less at eye level by creating a human-scale visual frame. This shall be accomplished by visually separating the ground floor/story from the upper portions of the building, regardless of the actual number of stories. Such features may include a combination of awnings, colonnades or arcades, and a change in material, color, and/or window placement between the ground floor and upper floors, separated by an expression line or string course. The building wall shall be completed with a cornice of significant three-dimensional relief.
- D. Developments of this size shall have Liner Buildings or out parcel development along the frontage along US 301, CR 218 and CR 217 at the front setback line. These smaller buildings are intended to obscure the parking requirements and size of the dominant use. Such liner buildings or out parcels shall be developed as part of the 40,000 square ft. development, but maintain the massing dimensions in paragraphs A. through C. of this section, as well as the other requirements of this overlay district, so that the street frontage is consistent with the smaller development pattern of the neighborhood.
- (d) Industrial Building Structures over 5,000 square feet:
- i. Metal building design for industrial buildings can be attractive and fit in within the context of its surroundings if building form is well articulated and surfaces are judiciously mixed in with other materials, or textures, and colors.
 - A. For buildings that are visible from ROWs, building features such as columns, intentional deep reveals at construction joints or other details shall be incorporated into building design to add interest into the architectural design.
 - B. Windows shall particularly be incorporated along the street front elevation(s), which is visible from, to help metal buildings incorporate human scale design elements that address the building to the street. Windows shall incorporate changes in building plane by either recessing or projecting them as integral parts of the overall design. Details required around windows including change in relief, color, pattern, and/or materials.
 - C. Unless downspouts are a legitimate part of the architectural design and details, they shall be concealed, or if they are part of the design, they shall

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

- 2678 be coated to be compatible with the wall color. Freestanding outbuildings
2679 shall use forms, shapes and materials that are consistent with the main
2680 structure.
- 2681 D. Entries shall incorporate overhangs, recessed openings, canopies or other
2682 features to emphasize the entrance area. Utility doors, fire system
2683 standpipes and valves, loading docks, etc. shall be concealed or blended
2684 in with the architectural design. Canopies and awnings shall be
2685 rectangular in shape and attain a slope consistent with the roof structure.
2686 Barrel or rounded canopies or awnings shall not be permitted. Awnings
2687 and canopies shall be a minimum of 10 feet above the sidewalk.
- 2688 E. Overall the design shall appreciate Florida Vernacular Style.
- 2689 ii. Exterior Siding Materials:
- 2690 A. In industrial zoning districts, however, structures may have exposed metal
2691 for 100 percent of side and rear elevations and 25 percent of the front
2692 elevation.
- 2693 1. Long, stark, and uninterrupted panels used for metal buildings or
2694 use of panels with continuous vertical seams shall be avoided.
- 2695 2. Other building materials or metals that simulate other materials
2696 shall be incorporated into structural design to add contrast,
2697 variety, and visual interest in building form.
- 2698 3. Wall systems shall use techniques that hide or disguise wall
2699 fastening systems and seams.
- 2700 (2) General Requirements:
- 2701 (a) All storage shall be located within fully enclosed structures. In those zoning districts that
2702 allow outdoor storage or display, such outdoor storage and display shall be screened. (See
2703 Landscape Requirements in the LDR)
- 2704 (b) The following shall be located in rear or side yards, not facing streets, and shall be
2705 screened by landscaping from view from any street:
- 2706 i. Window and wall air conditioners
2707 ii. Electric Utility Meters
2708 iii. Air Conditioning Compressors, and
2709 iv. Irrigation pumps, pool pumps, back-flow preventers
- 2710 (c) The following shall be located in rear yards only:
- 2711 i. Antennas
2712 ii. Permanent Barbeques
- 2713 (d) The following shall not be permitted:
- 2714 i. Vending machine visible from any property line;
2715 ii. Reflective or bronze tinted glass;
2716 iii. Backlit or glossy finished awnings.
- 2717 (e) Where handicapped ramps are necessary they should be of the same materials and colors
2718 of other porch features, and placed on the site in a manner to compliment porches and
2719 principal entrance stairways.
- 2720 (f) Dumpsters and recycling bins shall be screened by a 6 foot opaque fence or wall, and
2721 landscaped with shrubbery, having a minimum height of 25 inches at installation.
2722 Dumpster enclosures and any other accessory buildings shall be painted to match the
2723 principal structure. Dumpster enclosures shall be oriented on the site so that the open side
2724 does not face CR 218 or CR 217 or any pedestrian traffic. If gates are provided, they shall
2725 be kept closed. Dumpsters shall be screened from any adjacent residential use.
- 2726 (3) Additional Requirements:
- 2727 Motor Fuel and Service Station Canopies
- 2728 (a) This paragraph is intended to ensure that canopies associated with convenience stores
2729 and motor fuel service stations are designed in a manner that does not visually dominate

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

- 2730 the site as compared to the principal structure. Such canopies shall meet the following
2731 design criteria:
- 2732 i. Architectural design shall be consistent with the principal structure in terms of style,
2733 roofline, colors, materials and finishes.
 - 2734 ii. The columns must be of sufficient width so as to appear structural in proportion to
2735 the canopy, as consistent with the design of the principal structure.
 - 2736 iii. Bollards must be painted to match or be compatible with the color of the canopy
2737 and the principal structure.
 - 2738 iv. Signage on the pump island canopy shall be prohibited, including striping with
2739 corporate brand colors. In addition, panels removed from signs on existing
2740 canopies cannot be replaced.
 - 2741 v. The maximum clearance between the pavement and the canopy ceiling shall be
2742 14.5 feet.
 - 2743 vi. The maximum height of the canopy shall be no greater than that of the principal
2744 structure.
 - 2745 vii. The maximum total canopy area shall not be more than 25% greater than that of
2746 the principal structure.
- 2747 (b) Open Bays or Outside Service Area: Structures that feature open bays or service areas,
2748 such as car washes, motor vehicle service stations, and office/warehouses, shall be
2749 oriented on a site in such a fashion that the open bays do not face US 301, CR 218 or CR
2750 217. Facility site design shall utilize landscaping to help screen open bays from local public
2751 rights-of-way. Service areas that are not inside an enclosed building shall be screened
2752 through similar means.
- 2753 (c) Drive-through facilities:
- 2754 i. Drive-through facilities shall be defined to include banking facilities, payment
2755 windows, car-service restaurants, food pick up windows, dry cleaning, express
2756 mail services and other services that are extended mechanically or personally to
2757 customers who do not exit their vehicles. The following uses are not considered
2758 drive-throughs: auto fuel pumps and depositories which involve no immediate
2759 exchange or dispersal to the customer, such as mail boxes, library book
2760 depositories, and recycling facilities.
 - 2761 ii. The following review standards shall apply to drive-throughs:
 - 2762 A. Maximization of pedestrian and bicycle safety and convenience;
 - 2763 B. Adequate queuing space for vehicles such that there is no back-up of
2764 traffic onto adjacent roadways;
 - 2765 C. Provision of by-pass lane or sufficient driveway area around the drive-
2766 thought lanes to assist internal vehicular circulation;
 - 2767 D. Minimization of the visibility of the drive-through lanes on street frontage
2768 areas.
 - 2769 E. Design of access points and ingress/egress directional flows to minimize
2770 impacts on the roadway and non-motorized traffic.

2771 3-D-10.5.i. Illumination

- 2772 (1) All exterior lights and illuminated signs shall be designed, located, installed and directed in such a
2773 manner as to prevent objectionable light trespass and glare across the property lines and/or
2774 disability glare at any location on or off the property. The “maintained horizontal luminance
2775 recommendation” set by the Illuminating Engineers Society of North America (IESNA) shall be
2776 observed. See “Lighting Table” below:

General Parking Lot and Pedestrian Lighting

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

Levels of Activity	Average Light Level--not to exceed Foot-candles)	Minimum Light Level (foot-candles)	Uniformity Ratio
High	3.6	0.9	4:1
Medium	2.4	0.6	4:1
Low	0.8	0.2	4:1
Legend:			
Low	Industrial Employee Parking, Storage Parking		
Medium	Shopping Centers, Office Parks, Hospital Parking, Transportation Parking, Residential Complex Parking		
High	Civic/Recreational Fields, Fast Food, Gas/Convenience Stores		

- 2777 (2) Foot-candle Intensities: Foot-candle (f.c.) intensities specified in this article shall be maintained
 2778 values calculated using a maintenance factor (m.f.) not lower than 72% of the original intensity.
- 2779 (3) Light Fixture Types: All light fixtures, including security lighting, shall be full cut-off fixtures, and
 2780 shall be incorporated as an integral design element that complements the design of the building or
 2781 project through style, material or color.
- 2782 (4) Building Lighting: Lighting of or on buildings shall be limited to wall-washer type fixtures, which do
 2783 not produce spill light or glare. A cut-off fixture shall not have more than one percent (1%) of lamp
 2784 lumens above horizontal. Sag lenses, convex lenses, drop lenses shall be prohibited. Lighting at a
 2785 building or project shall not be comprised in whole or part by of any floodlights, except floodlights
 2786 may be permitted with a non-commercial industrial use, provided the floodlights are shielded to
 2787 meet cut-off standards.
- 2788 (5) Illumination Levels: Illumination levels at the property line of the building or project is located next
 2789 to any residential use, and shall not be more than 0.5 f.c. at any point on the lot line when the
 2790 building or project is located next to any residential use, and shall not be more than 1.0 f.c. when
 2791 located next to any other use. To avoid glare or spill light from encroaching onto adjacent properties,
 2792 illumination shall be installed with house side shields and reflectors, and shall be maintained in
 2793 such a manner as to confine light rays to the premises of the building or project.
- 2794 (6) Time Controls: Non-residential lighting shall be installed with time controls so that light levels are
 2795 reduced not later than one hour after the close of operations to the minimum levels needed under
 2796 the IESNA to ensure safety and security (approximately a 50% reduction).
- 2797 (7) Upgrade or Replacement: When fifty percent (50%) or more of any component (e.g.) luminaries,
 2798 poles) of the exterior lighting system at a building or project is upgraded or changed or replaced
 2799 (not including regular maintenance), such component for the remainder of the exterior lighting shall
 2800 be brought into substantial compliance with the requirements of this article.
- 2801 (8) Height: Light fixtures shall not exceed 30 feet in height in parking areas and other parts of the site.
 2802 Along sidewalks and parking lot pedestrian corridors light fixtures may not exceed 12 feet in height,
 2803 unless otherwise required by FDOT.
- 2804 (9) Lighting of Gas Station/Convenience Store Aprons and Canopies: All of the above standards shall
 2805 apply for gas stations/convenience stores, as well as the following standards:
- 2806 (a) Lighting levels on gas station/convenience store aprons and under canopies shall be
 2807 adequate to facilitate the activities taking place in such locations. Lighting of such areas
 2808 shall not be used to attract attention to the businesses;
- 2809 (b) Areas on the apron away from the gasoline pump islands used for parking or vehicle
 2810 storage shall be illuminated in accordance with the requirements for parking areas set forth

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

- 2811 elsewhere in this section. If no gasoline pumps are provided, the entire apron shall be
2812 treated as a parking area;
- 2813 (c) Areas around the pump islands and under canopies shall be illuminated in accordance with
2814 the lighting table; and
- 2815 (d) Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or
2816 flush with the bottom surface (ceiling) of the canopy and/or shielded by the fixture or the
2817 edge of the canopy so that light is restrained to no more than 85 degrees from vertical.
- 2818 (10) Temporary Lighting. Temporary (3 months) Holiday lighting during the months of November,
2819 December and January shall be exempt from the provisions of this section, provided that such
2820 lighting does not create dangerous glare on adjacent streets or properties.

2821 3-D-10.5.j. Signs

- 2822 (1) Shopping Center Signs: Monument signs shall be allowed at each entrance to shopping centers.
2823 Allowable sign size shall be 50 square feet, exceeding this figure when a calculation of one square
2824 feet per 1,000 square feet of building area allows. Sign size shall not exceed 150 square feet, and
2825 sign height shall not exceed 8 feet, with architectural features of the sign not to exceed 12 feet in
2826 height. Pole and pylon signs are prohibited. Monument signs may be externally illuminated and
2827 shall be designed such that all means of support are concealed. Street numbers shall be placed
2828 on signs at a minimum letter height of 3 ½ inches or 10% of sign face height.
- 2829 (2) Awning Signs: One awning sign per occupancy may be permitted subject to the following:
- 2830 (a) The area of copy shall not exceed one square foot per linear foot of, awning front and sides
2831 or a maximum of 75 square feet, front and sides.
- 2832 (b) No awning sign shall be less than nine feet above the ground immediately below it.
- 2833 (c) Copy may be installed above or on the face of the awning, provided that the copy area of
2834 a sign installed above or on the awning be computed on the total of the sign face and
2835 awning apron.
- 2836 (d) Signs attached to the underside of an awning shall have a copy area no greater than six
2837 square feet.
- 2838 (3) Projecting signs: Retail uses may also have projecting signs on buildings. Such signs shall not
2839 project more than four feet from the wall and shall not be more than three feet high. Such signs
2840 shall be mounted on second floor facades, or if there is no second floor, at least 10 feet above the
2841 sidewalk, located above awnings.
- 2842 (4) Freestanding Retail, Office and Industrial Signs: Monument signs are allowed. Allowable sign size
2843 is fifty (50) square feet, exceeding this figure when a calculation of one square foot per five linear
2844 feet of lot frontage allows. Such signs shall be a maximum of seventy-five (75) square feet and a
2845 maximum height of ten (10) feet. Signs shall be located in an area that is between five (5) and
2846 twenty (20) feet from the right-of-way. One freestanding sign per parcel is allowed for the primary
2847 street frontage, as indicated by the orientation of the main entrance of the building.
- 2848 (5) Office/Industrial Park/Complex Uses: Freestanding monument signs are allowed. Size of signs is
2849 calculated at a rate of one square foot per 1,000 square feet of building area, beyond a base of 50
2850 square feet. Maximum sign size is 150 feet and maximum sign size is 150 feet and maximum height
2851 is 15 feet.
- 2852 (6) Sign Illumination: Any external above-ground light source shall be located and hidden within a
2853 planter bed. Light sources located outside the planter bed shall be in a burial fixture. Sign lights
2854 shall focused, directed and so arranged as to prevent glare or direct illumination or traffic hazard
2855 from said lights onto residential districts or onto the abutting roadways. No flashing or pulsating or
2856 electronic message lights shall be permitted on any sign.
- 2857 (7) Wall Signs: Wall signs are allowed for commercial, office and industrial buildings. Maximum sign
2858 area shall be determined by multiplying the occupancy front foot (linear footage) by 1.5 feet. The
2859 maximum sign vertical dimension shall not exceed twenty (20) percent of the building height. In the
2860 case of multi-use buildings with individual frontages, these standards shall apply to each portion of
2861 the building occupied by a use. Total wall sign size may not exceed 325 square feet.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

- 2862 (8) Prohibited Signs:
- 2863 (a) Pole or Pylon signs
- 2864 (b) Billboards and off-premises signs.
- 2865 (c) Flashing or revolving signs, except for barber poles;
- 2866 (d) Roof signs;
- 2867 (e) Snipe signs (bandit signs);
- 2868 (f) Any sign suspended between poles and illuminated by a series of lights. Any sign erected
- 2869 on a tree or utility pole, or painted or drawn on a rock or other natural feature,
- 2870 (g) Any sign suspended between poles which is either a pennant or a spinner;
- 2871 (h) Signs which contain, include, or are illuminated by any flashing, intermittent, or moving light
- 2872 or lights except for those giving public service information such as time, date, temperature,
- 2873 weather or similar information.
- 2874 (9) Sign landscaping: All monument signs shall include a minimum 36 inch wide landscape strip around
- 2875 the base (foundation) of the sign. The landscape strip shall be planted with materials that attain a
- 2876 minimum height of 15 inches and maximum height of 30 inches above the finished grade.

2877 **3-D-10.5.k. Screening and Fencing**

- 2878 (1) If chain-link fencing or stockade fencing or concrete block wall is used along a street edge, a
- 2879 continuous hedge, attaining the same height and minimum 75% opacity, shall also be planted on
- 2880 the outside of the fence.
- 2881 (2) When a screening is required, a hedge or landscaped berm shall be a minimum 3 ft. in height at
- 2882 the time of planting and shall attain a height of 6 feet within 3 years. Hedge and berm plant material
- 2883 shall have opacity of minimum 85%.

2884 **3-D-10.5.l. Outdoor Storage, Display and Activity**

- 2885 Large objects such as utility sheds, boats, large equipment, building and construction materials, rock, sand,
- 2886 stone and mulch shall be screened from adjacent rights-of-way and properties using the following
- 2887 standards:
- 2888 (1) The landscaped buffer area shall be at least 15 feet wide.
- 2889 (2) Three (3) canopy trees and three (3) understory trees shall be planted to achieve tree canopy along
- 2890 streets for each 100 linear feet of fraction thereof, and arranged so that the trees are distributed
- 2891 along the distance. Tree size and species shall be consistent with the Landscape and Tree
- 2892 Protection Ordinance, Article VI. Where canopy trees would conflict with overhead utilities, two
- 2893 understory trees shall be required in lieu of each required canopy tree, and shall be distributed
- 2894 along the distance.
- 2895 (3) A 6 foot hedge that is maintained between 30-48 inches in height above grade shall be planted.
- 2896 Hedge material shall be a minimum of 24 inches in height at the time of planting, and spaced no
- 2897 more than 36 inches on center and maintained so as to form a continuous visual screen.

2898 **3-D-10.5.m. Utilities**

- 2899 New development shall place utilities underground.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

2900

DIVISION 11 MASTER PLANNED COMMUNITIES

2901

Sec. 3-D-11.1. General Provisions of the Master Planned Communities

2902

3-D-11.1.a. Purpose and Intent

2903

The Clay County Comprehensive Plan establishes goals, objectives, and policies to guide implementation of the Branan Field (BF) and the Lake Asbury Master Planned Areas (LAMPAs) (hereby known as the Master Planned Communities), with the intent to:

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(1) protect natural resources, which include environmental sensitive and significant lands;

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(2) achieve desirable development patterns with variety of housing types;

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(3) encourage the utilization of green site development and building techniques;

2909

(4) establish good transportation planning principles with an efficient and safe roadway network; and

2910

(5) provide adequate public facilities to meet the needs of the communities.

2911

3-D-11.1.b. Implementation of the Plan

2912

In order to implement the Master Planned Communities consistent with the Plan, Division 11 provides general development guidelines and standards which apply to these communities. Those specific district or zone standards, design features, and other development standards pertinent to each Master Planned Community can be found in Divisions 12 and 13.

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2914

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2916

Sec. 3-D-11.2. Applicability

2917

The provisions of this Division shall apply to all existing, new development, and/or redevelopment of existing uses within the boundaries of the Master Planned Communities.

2918

2919

Sec. 3-D-11.3. Conflict

2920

3-D-11.3.a. Conflicting Standards

2921

Where there is a conflict between the text and graphics in this Division; the text is in conflict with other Divisions of the Land Development Code; or any State provisions, the standards in the applicable Master Planned Community Division shall govern and control.

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2923

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3-D-11.3.b. Silent Standards

2925

When the standards in Divisions 11, 12 and 13 are silent on an issue that would otherwise be governed by other codes of the County, those codes shall prevail. To the extent that there is internal conflict, the stricter provision shall prevail.

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Sec. 3-D-11.4. Application Requirements

2929

3-D-11.4.a. Application

2930

In addition to the application submittal requirements in Article II Procedures for Development Review of this Code, applications specific to the Planned Communities shall include, but are not limited to the following:

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(1) jurisdictional wetland delineation (a minimum of 200 feet in width or a minimum of 25 feet from the jurisdictional wetland line, whichever is greater); and

2933

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

2934 (2) building elevations when applicable that specifically demonstrate how the project meets the
2935 Architectural Design Guidelines in Part F Division 6. A design book may replace individual sheets
2936 of building elevations.

2937 **3-D-11.4.b. Procedures**

2938 Project review and approval shall be in compliance with Article II Procedures for Development Review of
2939 this Code. Refer to Part F, Sec. 3-F-11. Application Submission Standards.

2940 **Sec. 3-D-11.5. Modifications**

2941 **3-D-11.5.a. Determination of Modifications**

2942 Any proposed major or substantial change in the approved project which affects the intent of the
2943 development, the density or land use pattern, the internal circulation, or similar substantial changes shall
2944 be reviewed by the Planning and Zoning Director or his/her designee. Any modifications to an approved
2945 development order and any addition to or expansion of an existing use shall require the same review and
2946 approval process as the original approval of the use.

2947 (1) Major Change. A major change is defined as an increase in dwelling units which equates to a
2948 change of 5 percent or 50 units, whichever is greater. For Non-Residential projects, a change
2949 which results in an increase of 5 percent or 60,000 square feet, whichever is greater, is determined
2950 to be substantial.

2951 (2) Minor Change. Changes in areas of a previously approved site plan that are not major or substantial
2952 may be approved by the Director of Planning and Zoning or his/her designee, subject to the
2953 following:

2954 (a) Proposed changes shall be consistent with the standards and/or any conditions of
2955 approval, and which do not result in additional external impacts,

2956 (b) Minor changes may include, but are not limited to: a minor shift in the location of a building
2957 or structure, the realignment of parking spaces and aisles, and the relocation of a driveway,

2958 **3-D-11.5.b. Pre-application Meeting**

2959 A pre-application meeting with the Planning and Zoning Director or his/her designee is required to
2960 determine the proposed changes are considered as major or minor.

2961 **Sec. 3-D-11.6. Variance**

2962 A landowner may apply to the Board of Adjustment for a variance in accordance with the procedures and
2963 standards provided generally for variances as set forth in Sec. 12-10 of Article XII, Administrative,
2964 Amendment and Enforcement. This procedure shall be allowed only for specific and measurable standards
2965 that the applicant contends to cause a hardship due to unique site characteristics.

2966 **Sec. 3-D-11.7. Appeal**

2967 **3-D-11.7.a. Appeal**

2968 Questions of interpretation which do not involve specific and measurable standards may be appealed to
2969 the Planning Commission and Board of County Commissioners subject to applicable requirements as set
2970 forth in Sec. 12-12 of Article XII Administration, Amendment and Enforcement.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

2971 **3-D-11.7.b. Appeal procedures**

2972 Such an appeal may be filed within 45 days of the written issuance of interpretation by the Planning and
2973 Zoning Director or his/her designee. The Director shall schedule a public hearing within 21 days from receipt
2974 of the appeal. The appeal hearing shall follow the procedures and public notification of a quasi-judicial
2975 hearing pursuant to Sec. 12-14 of Article XII Administration, Amendment and Enforcement.

2976 **Sec. 3-D-11.8. Homeowners' or Property Owners' Association**

2977 **3-D-11.8.a. Homeowners' or Property Owners' Association**

2978 Homeowners' Associations (HOAs) or Property Owners' Associations (POAs) are required for all
2979 Residential or Non-Residential developments.

2980 **3-D-11.8.b. Formation**

- 2981 (1) Residential. HOAs shall be established prior to the construction of 50 percent of the lots within a
2982 development.
2983 (2) Non-Residential. A POA shall be established prior to the construction of 50 percent of the
2984 development.

2985 **3-D-11.8.c. Covenants and Restrictions**

2986 All properties within a development shall be subject to a declaration of covenants and restrictions, which
2987 provide the formation of a single master association. The covenants and other relevant documents shall be
2988 submitted to the Clay County Attorney's Office for review and approval prior to the recordation of the first
2989 plat or pursuant to a condition or approval of a development order.

2990 **3-D-11.8.d. Responsibility of a Homeowners' or Property Owners' Association**

- 2991 (1) Maintenance responsibilities shall be that of the developer until such time that such responsibilities
2992 are turned over to a functional HOA or POA.
2993 (2) The HOA or POA shall formally assume maintenance responsibility, submitted to the County a fully
2994 executed indemnification and maintenance guarantee regarding common areas and facilities, and
2995 shall be invested with the power to levy recurring assessments on property within the development
2996 sufficient to fund the cost of such maintenance, and to compel the payment of such assessments
2997 through lien and foreclosure, whereupon such association shall bear such responsibility.
2998 (3) The HOA or POA shall be responsible for the maintenance in perpetuity of commonly owned
2999 facilities including but not limited to those applicable site improvements such as: retention,
3000 neighborhood parks, private alleys and streets, and buffers.
3001 (4) The HOA or POA shall levy assessments on property owners that are adequate to maintain
3002 commonly owned facilities. The HOA or POA shall carry insurance covering common areas and
3003 facilities.

3004 **Sec. 3-D-11.9. Interpretation Flexibility**

3005 **3-D-11.9.a. Interpretation of Code**

3006 The Planning and Zoning Director or his/her designee, in conference with other Department heads, may
3007 consider and approve minor deviations from specific including use, building arrangement, street layout,
3008 parking location, pedestrian corridor location, landscape buffer width, and tree type.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3009 **3-D-11.9.b. Criteria**

3010 In considering whether an administrative approval of a request for deviations of the Code, the Director shall
3011 utilize the following criteria to make a decision for an approval or a denial of the applicant's request(s):

- 3012 (1) The request(s) will not create additional conflicts with other standards of this Article, and will be
3013 consistent with the purpose and intent of the Master Planned community;
3014 (2) The request(s) will not create a detrimental effect on the overall design and will be consistent with
3015 the general layout, development pattern, vehicular and/or pedestrian circulation; and
3016 (3) If the request(s) is/are granted, the improved outcome is apparent.

3017 **3-D-11.9.c. Through Street Criteria**

3018 In addition to Subsection b. above, the following criteria shall apply to a request for deviation of a through
3019 street:

- 3020 (1) The through street spacing requirement may be relaxed when the presence of an existing wetland
3021 or an existing development (prior to plan adoption) would prevent the placement of the connection
3022 at that location. In that event, the connection shall be placed outside the wetland boundary, or if
3023 the configuration of the wetland area or existing development practically prohibits through streets,
3024 then that connection may be eliminated.

3025 **Sec. 3-D-11.10. Adequate Public Facilities**

3026
3027 All developments within the Master Planned Communities shall be subject to the standards as set forth in
3028 Part F, Division 2, Adequate Public Facilities.

3029 **Sec. 3-D-11.11. Master Planned Community Design Standards**

3030 **3-D-11.11.a. Description**

3031 These design standards emphasize the importance of the pedestrian, while allowing for conveniences
3032 associated with the vehicular traffic circulation. Layout of buildings shall promote walkability and provide
3033 amenities to create a human-scale, attractive built environment. Streets within the boundary of the Master
3034 Planned Communities (MPC) serve a mix of Residential and Commercial uses, and should be designed
3035 for slower speeds to encourage pedestrian safety.

3036 **3-D-11.11.b. Applicability**

3037 The design standards shall apply to the following FLU or Zoning categories: BF CC, BF AC, LA AC, LA VC,
3038 LA IVC, and any FLU category that the Planning and Zoning or his/her designee may deem necessary to
3039 improve the aesthetic appearance of the proposed development or redevelopment.

3040 **3-D-11.11.c. Site Design Layout**

3041 Generally, there are 3 types of Commercial/Retail and Office development that may comprise of the
3042 following site design layout:

- 3043 (1) Shopping Street. This type of layout focuses on the clustering of buildings in blocks with the front
3044 side of the buildings oriented towards the internal shopping streets. The accumulated square
3045 footage of multiple tenants is generally under 100,000 square feet. The majority of the required
3046 parking is located at the rear of the buildings, with access to the buildings through pedestrian
3047 walkways or a vehicular pass-through. A smaller percentage of parking can be located on the side
3048 of the building, and/or in the front of the building internal to the shopping streets.
3049 (2) Conventional Shopping Center (aka Parks Center). This type of layout provides a strong pedestrian
3050 emphasis, including pedestrian corridors within parking lots with a significant amount of landscaped
3051 area. Parking is mainly provided at the rear of the Center. Pedestrian Corridors, which are wide

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3052 shaded walkways, are the main design feature of the Center connecting the parking lot to the main
 3053 entrance of the principal buildings. The accumulated square footage of a Park Center is usually
 3054 under 100,000 square feet.
 3055 (3) Large-Scale Single Tenant (aka Big Box). This type of layout usually consists of an individual
 3056 building that is over 100,000 square feet with parking located at the front of the building. The
 3057 building is provided with wide landscaped sidewalks in the front connecting to pedestrian corridors
 3058 along with a significant landscaped area that link the parking lots to buildings and adjacent
 3059 shopping areas. Loading activities are located at the rear of the building.

3-D-11.11.d. Alternative Option

3061 A development may have the option of combining a Shopping Street with a Single Tenant building that is
 3062 less than 75,000 square feet, and shall comply with the following standards and applicable requirements
 3063 of Sec. 3-D-11.11.e. Design Standards.
 3064 (1) Location. One Single Tenant building may be located at any of the following:
 3065 (a) Terminal of Shopping Street. Building shall have its main entrance fronting at the terminal
 3066 of a Shopping Street; or
 3067 (b) Separate Lot. If such a building is located on a separate lot contiguous to the Shopping
 3068 Street, then the lot shall be connected to a Pedestrian Corridor from the Shopping Street.
 3069 (2) Access. In both options, the Single Tenant building may have a separate access from an arterial or
 3070 collector street.
 3071 (3) Limited Percentage. The Single Tenant building shall not exceed 40 percent of the total floor area
 3072 of the development.

3-D-11.11.e. Design Standards

3073 The following standards shall apply to all site design layouts, except stated otherwise herein.
 3074

Design Components	Shopping Street Layout	Park Center Layout	Large-Scale Single Tenant Layout
Block Length	✓	-	-
Internal Shopping Street	✓	✓	-
Connectivity	✓	✓	✓
Building Arrangement	✓	✓	✓
Building Frontage and Entrance	✓	✓	✓
Height Limitation	✓	✓	✓
Building Design	✓	✓	✓
Parking	✓	✓	✓
Sidewalk	✓	✓	✓

3075 (1) Block Lengths:
 (a) Maximum Length:
 i. BF CC and BF AC: 500 feet with a pedestrian walkway or vehicular cut-through¹

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

-
- ii. LAMPA Non-Residential districts: 800 feet with a pedestrian walkway or vehicular cut-through
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Footnote:

-
- 1 Not applicable to freestanding buildings.
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- 3076 (b) Cut-Through Establishment. Shall be achieved by placing a Civic Space, walkway, or
- 3077 driveway linking rear parking areas to internal streets.
- 3078 (c) Cut-Through Exemption.
- 3079 i. A parcel that is less than 500 feet may be exempt from a cut-through, however,
- 3080 sidewalks shall be provided between the ends of buildings and the side lot lines.
- 3081 ii. Where an internal street is existing prior to the time of original Master Plan
- 3082 adoption, and where the lot dimensions do not allow room for such an internal
- 3083 street. In this case, development may be accessed by adjacent streets, with
- 3084 shared and limited access points required whenever possible.
- 3085 iii. When freestanding buildings on separate lots linked by internal streets do not have
- 3086 access to such internal streets from adjacent properties, temporary access may
- 3087 be allowed from adjacent non-internal streets.
- 3088 (2) Internal Shopping Street.
- 3089 (a) Travel Lanes. There shall be 2 travel lanes with on-street parking at least on 1 side of the
- 3090 street;
- 3091 (b) On-street Parking. Shall be allowed in front of buildings in the form of a single row of parallel
- 3092 or diagonal parking spaces; and
- 3093 (c) Median. A landscape median may be included in the middle of the street.
- 3094 (3) Connectivity.
- 3095 (a) Access. Each street or building shall connect to adjacent parcels, where applicable. Any
- 3096 necessary stub street shall be shown on the approved Site Plan for future connection.
- 3097 i. To implement the future connection between the subject lot and the adjacent lot,
- 3098 an access easement for the portion of the stub street where it terminates at the lot
- 3099 line, shall be recorded prior to the issuance of a Certificate of Occupancy of the
- 3100 first building of the subject lot.
- 3101 (b) Large-Scale Single Tenant. An individual building, if located in a Shopping Street or Park
- 3102 Center layout, shall be located pursuant to Sec. 3-D-11.11.d. Alternate Option.
- 3103 (4) Building Arrangement.
- 3104 (a) Clustering.
- 3105 i. Buildings shall be clustered on both sides of a shopping street with entrances
- 3106 oriented to that street; or
- 3107 ii. clustered the buildings on 1 side of a street that face a Park or Civic Space on the
- 3108 other side of the street.
- 3109 iii. There shall be a minimum of 75 percent of building frontage within a block.
- 3110 (5) Building Frontage and Entrance.
- 3111 (a) Shopping Street Layout. Front entrances of each building shall be oriented towards the
- 3112 internal street. There shall be a minimum of 75 percent of building frontage within a block.
- 3113 (b) Large-Scale Single Tenant. Shall front on a public street right-of-way. If located as part of
- 3114 a Shopping Street or Park Center Layout, refer to Sec. 3-D-11.11.d. Alternate Option.
- 3115 (c) All building entrances shall be designed according to Part F, Division 6 Architectural Design
- 3116 Guidelines.
- 3117

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3118 (6) Height Limitation. The following height standards shall apply:

Residential FLU Category or Sub Zone	Maximum Height
BF Neighborhood Center, BF RAC, BF CC, BF AC and LAMPA VC and AC	3 stories or 45 feet, whichever is less
Non-Residential FLU Category (if adjacent to off-site Residential Uses)	Maximum Height
150 feet	35 feet
>150 feet to 300 feet	52 feet
> 300 feet	Increase of 1 foot setback for every 1-foot vertical height, not exceeding 75 feet

3119 (7) Building Design. Refer to Part F, Division 6 Architectural Design Guidelines.

3120 (8) Parking. In addition to the standards of Sec. 8-12. Parking Standards of this Code, the following standards shall apply to all site design layouts, unless noted otherwise.

3121 (a) Shopping Street and Park Center. Parking shall comply with the following:

i. Front.	A single row of parallel or diagonal on-street parking along internal streets.
ii. Side: ¹	A maximum of 25 percent of the required parking shall be located on 1 side of a building.
iii. Rear:	A minimum of 60 percent of the required parking shall be located at the rear of a building.

Footnote:

1	Side parking areas shall have a street wall or a hedge, 42 inches in height, and installed adjacent to the internal street that will screen the parking area and continue the line of front building facades.
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3123 (b) Large-Scale Single Tenant. Parking shall comply with Sec. 8-12. Parking Requirements of this Code.

3124 (9) Sidewalk.

3125 (a) Location. Shall be provided on both sides of internal streets. Sidewalks may be placed either against the building side with the Foundation Planting abutting the internal street, or on the other side of the Foundation Planting.

3126 (b) Minimum Width:

i. Infront of Building:	All areas unless stated otherwise:	10 feet
	Large-Scale Single Tenant:	15 feet
ii. In Civic Space or Park:		8 feet
iii. All Other Areas:		6 feet

3130 (10) Pedestrian Corridor.

3131 (a) Shopping Street and Park Center. A Pedestrian Corridor shall be provided for all site design layouts and subject to the following:

i. Location and Dimensional Standards:
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ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

A.	Where the distance between parking spaces and storefront sidewalks exceeds 200 feet:		Every other double parking row or every 120 feet, whichever is less.
B.	Minimum sidewalk within a Pedestrian Corridor:	Shopping Street:	5 feet
		Park Center:	6 feet
		LAMPA:	5 feet
C.	Minimum landscape strip:	Shopping Street:	On either side of the sidewalk: 8 feet
		Park Center:	On both sides of the sidewalk: 17 feet
		LAMPA:	12½ feet
		Shopping Street:	On either side of the sidewalk: 8 feet
ii.	Planting in Landscape Strip:		
	Shopping Street:	Palms at a maximum of 20 feet apart; or Shade Trees at a maximum of 35 feet apart ¹	
	Park Center:	Shade Trees at a maximum of 30 feet apart ¹	
	Footnote:		
1	The spacing of Shade Trees may exceed the 30-foot standard no more than 150 percent, if the Landscape Reviewer finds that wider spacing is needed due to tree species.		

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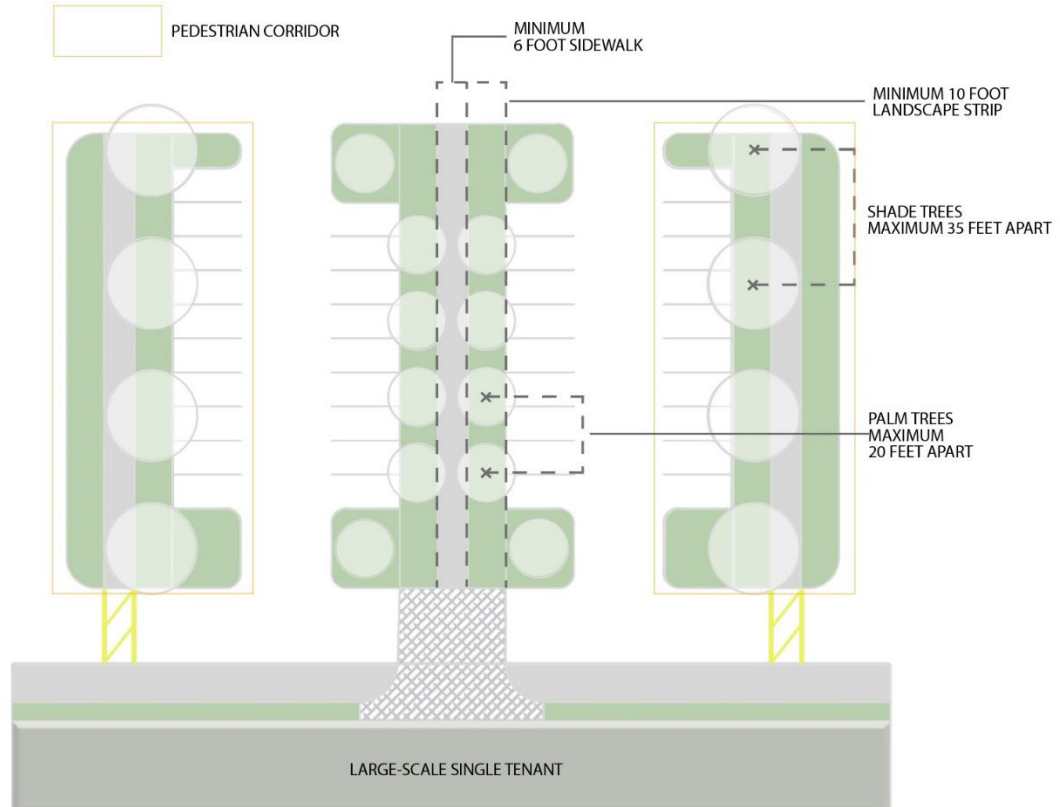
(b) Large-Scale Single Tenant Parking Area. A minimum of 3 landscape Pedestrian Corridors shall be required in the principal parking areas to link peripheral parking areas with the building entrances. One of these corridors shall be a central Pedestrian Corridor. The others shall be distributed to provide walking routes from all parking areas.

i.	Dimensional Standards:		
A.	Sidewalk within Pedestrian Corridor:	Minimum of 6 feet	
B.	Landscape Strip:	Both sides of the sidewalk a minimum of 10 feet	
C.	Planting in Landscape Strip:	Palm Trees at a maximum of 20 feet apart; or Shade Trees at a maximum of 35 feet apart	

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

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3138 (c) Identification. All parking areas, where pedestrian crossings are provided, shall be clearly
 3139 identified through the use of raised speed humps, crosswalk striping, different pavement
 3140 patterns, or similar techniques.

3141 (d) Deviation. The Planning and Zoning Director or his/her designee may increase or decrease
 3142 the spacing of the trees based on the selection of tree species or preservation of existing
 3143 trees or palms.

3144 (11) Landscaping. In addition to the standards of Article 6 Tree Ordinance, landscaping for these FLU
 3145 categories of the Master Planned Communities shall consist of Buffer, Foundation Planting, Street
 3146 Trees, and Parking Area.

3147 (a) Buffer.

i.	Right-of-Way Buffer:	Shopping Street:	Not Applicable
		Park Center and Large-Scale Single Tenant:	A minimum of 75 feet in width; Shade Tree ¹ at a ratio of 1 tree per 1,000 square feet
ii.	Perimeter Buffer:	Shopping Street:	Not Applicable
		Park Center and Large-Scale Single Tenant:	A minimum of 30 feet in width; Shade Tree spacing at 30 feet apart

Footnote:

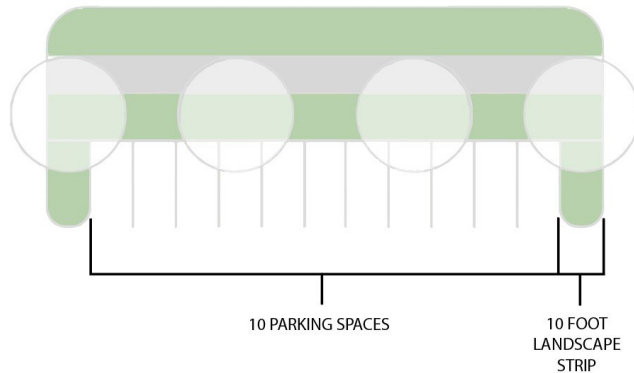
ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

1 The spacing of Shade Trees may exceed the 30-foot standard no more than 150 percent, if the County Landscape Reviewer finds that wider spacing is needed due to tree species.

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- iii. At least 50 percent of the planted or preserved trees within the perimeter and right-of-way buffers shall be a minimum 4-inch caliper, with trees under 5 inches in caliper being counted as small for Tree Protection and Landscaping Standards calculation purposes.
 - (b) Building Facade Landscaping. Buildings shall be designed to incorporate landscaping by varying building setbacks to accommodate raised planters, sidewalk cutouts, or portable planters.
 - (c) Foundation Planting. A planting area with a minimum width of 10 feet may be provided as an alternative for planters and sidewalk cutouts.
 - i. Foundation Planting may be placed on the front and sides of the building.
 - ii. The minimum length of Foundation Planting shall be 20 percent of the front of a building, and the side of a building, where applicable. One flowering tree or palm shall be planted for each 15 lineal feet of the length of the planting area.
 - iii. Foundation planting may be located between the building and the sidewalk, or adjacent to the street when the sidewalk abuts the building.
 - (d) Street Trees. Street trees shall be placed in sidewalk cutouts along internal streets at a spacing that is at least an average of 40 feet on center.
 - (e) Parking Area Landscape.

i.	Minimum Percentage	15 percent of the parking lot shall be landscaped area
ii.	Landscape Island	1 landscape island at each end of a row of parking spaces, and at every 10 spaces.
iii.	Landscape Median	Shall be provided along driveways and also in Parking Area pursuant to Sec. 3-D-11.10. Pedestrian Corridor.



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- iv. Deviation of Spacing Interval. The required distance may be increased to 1 island per a maximum of 12 spaces if:
 - A. the width of each terminal island that is adjacent to the row of parking spaces is increased from the required minimum width to 1 additional foot; and/or
 - B. it is to allow a preserved tree to remain in its original location.
 - v. Landscape Island and Median Dimensional Standards.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

Minimum Dimensions	Island	Median	Median with Pedestrian Corridor
Width	10 feet	15 feet	17 feet
Length	15 feet	Not Applicable	Not Applicable
Landscaping -Tree	1 per island	1 at 30 feet on center	1at 30 feet on center
Landscaping – Shrubs and groundcover	1 at 30 inches on center	1 at 30 inches on center	1 at 30 inches on center

- 3173 (12) Park or Civic Space. Park or Civic Spaces, which are utilized to replace the requirement of having
 3174 buildings on 1 side of a Shopping Street, shall have an average width of at least 75 feet and a
 3175 minimum width of 40 feet.
- 3176 (a) Shade Tree Planting. Shall include Shade Trees at the ratio of 1 per 1,500 feet and include
 3177 a sidewalk traversing the area.
- 3178 (b) Exemption. For freestanding buildings that are less than 7,500 square feet in size, the
 3179 minimum 40-foot width is required but the average 75-foot width is not required.
- 3180 (13) Retention Area.
- 3181 (a) Location. Retention areas, which may be a water body or detention area, when adjacent
 3182 to a street frontage, shall only occupy a maximum of 50 percent of the street.
- 3183 (b) Calculation. At least 50 percent of retention areas shall be utilized for the calculation of
 3184 required trees within buffers. Such facilities shall visually and functionally complement the
 3185 Park/Civic Space through the use of pedestrian bridges, boardwalks, and docks; fountains
 3186 for aeration and improved appearance, and shall include Shade Trees and other planted
 3187 or preserved vegetation around the retention areas.
- 3188 (c) Encroachment. Retention areas may encroach into a landscape buffer a maximum of 10
 3189 feet, and if planting is allowed to be placed in the slope of the retention areas, those plants
 3190 may be allowed to be counted towards the buffer planting requirement.
- 3191 (14) Lighting. Refer to Part F, Division 7 Exterior Lighting of this Code.

Sec. 3-D-11.12. Green Building and Site Design

3-D-11.12.a. Purpose and Intent

3194 In order to promote sustainable building(s) and site components in Clay County, the LDC allows deviations
 3195 of required development standards and provides alternative design solutions to a proposed green
 3196 development.

3197 Reserved for Pending amendments on Green Building and Site Design.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3198 **DIVISION 12 BRANAN FIELD MASTER PLAN COMMUNITY**

3199 **Sec. 3-D-12.1. Applicability**

3200 The boundary of the Branan Field Master Plan with allocation of the FLU categories is identified on the
3201 FLUM Current_2040_BF_FLUM_Map-1.pdf (claycountygov.com). All the standards of this Division shall
3202 apply to the lands located within this geographical boundary.

3203 **Sec. 3-D-12.2. Future Land Use**

3204 **3-D-12.2.a. FLU Categories and Zoning Districts**

3205 Within the Branan Field (BF) Master Plan, there are 8 FLU categories, as follows:

Residential FLU and/or Zoning Categories

BF Rural Suburbs (BF RS)

BF Master Planned Community (BF MPC)
(FLU/Zoning)

Neighborhood Center Zone

Village Zone

Suburban Zone

Non-Residential FLU Categories

BF Primary Conservation Network (BF PCN)

BF Rural Activity (BF RAC)

BF Community Center (BF CC)

BF Activity Center (BF AC)

BF Mixed Use (BF MU)

BF Rural Neighborhood Center (BF RNC)

3206 **3-D-12.2.b. Development Standards**

3207 The development standards of the Branan Field Master Plan are based on the FLU category of the parcel
3208 of land, unless stated otherwise herein. For each FLU density, refer to Sec. 3-C-2.2 Density and Intensity.

3209 **Sec. 3-D-12.3. General Design Standards**

3210 **3-D-12.3.a. General Design Objectives and Standards**

3211 Each FLU category may differ but generally share common design themes and objectives to achieve a
3212 unified community with a variety of uses that are located in close proximity and complement each other;
3213 each FLU and affiliated zones are created with its individual identity with a Residential, Non-Residential, or
3214 Mixed-Use component emulating a traditional town development.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3215 **3-D-12.3.b. Specific Development Standards**

3216 Development and design standards that are specific to a FLU/zoning district or its affiliated zones are
3217 located in each Section of Division S, Branam Field Master Planned Communities.

3218 **3-D-12.3.c. Other Development Standards**

3219 In addition to the general and specific development standards of these Divisions, other applicable technical
3220 standards shall be pursuant to:

- 3221 (1) Sec. 3-F-6. Architectural Design Guidelines;
- 3222 (2) Sec. 3-F-7. Exterior Lighting;
- 3223 (3) Sec. 3-F-8. Accessory Structures;
- 3224 (4) Sec. 3-F-9. Landscaping;
- 3225 (5) Sec. 3-F-10. Parking; Sec. 8-12. Parking Requirements and Appendix A Parking Space
3226 Requirements;
- 3227 (6) Sec. 3-F-11. Application Submission Standards;
- 3228 (7) Article 6 Tree Ordinance and Sec. 3-D-13.14. Wetland-Upland Buffers and Density Transfer; and
3229 (8) Article 7 Signs.

3230 **Sec. 3-D-12.4. Existing Developments**

3231 **3-D-12.4.a. Residential and Non-Residential Lots of Records**

3232 Lots of records or developments created prior to plan adoption and located within the boundary of the
3233 Branam Field Master Plan shall be exempt from standards of Divisions 11 and 12 of this Article, where
3234 applicable. These properties shall be subject to provisions of the 2015 Comprehensive Plan, Zoning Code,
3235 and other applicable standards in effect at the time of adoption of the Master Plan.

3236 **3-D-12.4.b. Residential**

3237 This shall include properties with Rural Residential, Urban Core, and Urban Fringe Zoning Districts and that
3238 are located within the BF Master Plan boundary.

3239 **3-D-12.4.c. Non-Residential**

3240 Expansion of such uses that exceed 1,000 square feet in size, and new building and parking areas shall
3241 be subject to the Code.

- 3242 (1) Properties with Zoning Designations of AG, AR, BB, BB-1, BB-2, BB-3, BB-4, BB-5 PS-1, PS-2,
3243 PS-3, PS-4, PO-1, PO-2, PO-3, and PO-4 prior to adoption of the Master Plan may develop
3244 consistent with permitted and conditional uses identified in each of these zoning categories at the
3245 time of Master Plan adoption. However, such uses shall meet parking, landscaping, architectural,
3246 and other applicable standards of Divisions 11 and 12.
- 3247 (2) For areas that were under the PS-1, PS-2, PS-3, and PS-4 zoning districts prior to plan adoption
3248 and upon plan adoption were put into Residential land use and zoning where it is not feasible to
3249 designate such areas as Neighborhood Centers, applicants may obtain approval to expand from
3250 the Board of County Commissioners, providing that such use expansions will not result in a
3251 negative impact on adjacent Residential uses due to reasons of traffic, noise, and other measures
3252 of intensity. Such expansions may not exceed the property and building area by more than 2 times.

3253 **3-D-12.4.d. Branam Field Land Uses**

3254 Land uses within Branam Field are limited to those designations on the Branam Field FLUM but may also
3255 include the Planned Community designation which shall be subject to the development standards set forth
3256 in any such Planned Community DRI Development Order and Planned Unit Development zoning which
3257 shall take precedence over these land development standards.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3258 **Sec. 3-D-12.5. BF Rural Suburbs (BF RS)**

3259 **3-D-12.5.a. BF RS Description**

3260 The BF RS FLU category applies to much of the area west of the First Coast Expressway and is intended
3261 to maintain the rural character of the area. Development within the BF RS is characterized predominately
3262 by large lots served by wells and septic tanks.

3263 **3-D-12.5.b. BF RS Density**

3264 The maximum density for Residential uses shall be as follows.

(1)	Density:	
(a)	Maximum:	1 unit per 5 gross acres
(b)	Density Bonus:	Higher densities and smaller lot sizes may be obtained through the Density Bonus Program. Refer to Part C, Division 3.

3265 **3-D-12.5.c. BF RS Development Standards**

3266 The principal building(s), accessory building(s), and other lot uses shall be located so as to comply with the
3267 following standards, except for Density Bonus Point development, which shall conform with standards of
3268 the BF Master Planned Community FLU category:

(1)	Minimum Lot Dimensions	
(a)	Lot Size:	4 acres
(b)	Lot Width:	100 feet
(c)	Lot Depth:	100 feet
(d)	Lot Coverage:	30 percent
(2)	Minimum Setbacks (Principal Structure)	
(a)	Front:	20 feet
(b)	Side:	10 feet
(c)	Rear:	30 feet
(3)	Minimum Setbacks (Accessory Structure)	
(a)	Front:	30 feet
(b)	Side:	7.5 feet
(c)	Rear:	7.5 feet
(4)	Maximum Height:	45 feet
(5)	Minimum Living Area:	1,200 square feet

3269 **3-D-12.5.d. BF RS Density Bonus Programs**

3270 Properties eligible for the Density Bonus Program in the BF RS FLU category may opt for 1 or a combination
3271 of the applicable programs pursuant to:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

Sec. 3-C-3.2.	Clustering
Sec. 3-C-3.3.	Points System
Sec. 3-C-3.4.	Infill Traditional Neighborhood Development (TND)
Sec. 3-C-3.5.	Transfer of Development of Rights (TDR)
Sec. 3-C-3.6.d.	Additional Density that exceeds 1.5 Unit per 2 Net Acres
Sec. 3-C-3.6.e.	Density Increase from Transfer of Wetlands
Sec. 3-C-3.6.f.	Complementary Use Bonus Intensity
Sec. 3-C-3.6.g.	BF PCN and Open Space Set-Aside Bonus Intensity
Sec. 3-C-3.6.h.	Additional 25 Percent or 100 Units
Sec. 3-C-3.6.i.	Central Water and Sewer
Sec. 3-C-3.7.a.	Wetland-Upland Buffers
Sec. 3-C-3.7.b.	Upland Preservation

- 3272 (1) Density Bonus Programs shall apply to those properties that were in the RR FLU on the 2015
 3273 Comprehensive Plan at the time of adoption of this Article and shall also include those properties
 3274 that were greater than 200 acres and under common ownership as shown by the Property
 3275 Appraiser tax rolls at the time of adoption of this Article. An increase of density up to 1 unit per
 3276 gross acre may be permitted pursuant to Sec. 3-C-3.6.c. Additional Density.
 3277 (2) Any BF RS Zoning District that utilizes Density Bonus Programs may allow to have limited
 3278 commercial uses as set forth in Part E, Use Matrices.

3279 **3-D-12.5.e. BF RS Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

3280 **Sec. 3-D-12.6. BF Master Planned Community (BF MPC)**

3281 **3-D-12.6.a. BF MPC Description**

3282 The BF MPC FLU and Zoning category is the principal suburban Residential category for the Master Plan
 3283 Area. This community is characterized by a mix of Residential, Recreation, and Neighborhood Commercial
 3284 uses within vegetative buffer, wetlands, and/or lakes, rather than physical barriers such as walls or fences.
 3285 Civic buildings for education, community meetings, religion and culture serve as landmarks by being
 3286 centrally located. This balanced mix of land uses allows for increased efficiency and economy by providing
 3287 home, work, and service places in close proximity to each other. The development pattern is arranged in
 3288 the form of villages, with 3 zones within each village, starting with the business and civic core known as the
 3289 Neighborhood Center, which is surrounded by the denser Village Zone, and finally with the periphery of the
 3290 Village being the Single-Family Suburban Zone.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3-D-12.6.b. BF MPC Land Use Mix

- 3291
- 3292 (1) Neighborhood Center Zone. A small-scaled Business area with the following components:
- 3293 (a) Size. Range from 2 to 10 acres;
- 3294 (b) Civic Park. A central Civic park, a minimum of 2,500 square feet in size.
- 3295 (c) Retail and Commercial Uses. A maximum of 8 acres of the total acreage of the Zone.
- 3296 (d) Location. Intersection of 2 collector roads or a collector and a local road, and shall be
- 3297 located within 1 mile walking distance of the nearest residential community.
- 3298 (e) Substitution. A BF Activity or BF Community Center may substitute for a Neighborhood
- 3299 Center, unless the Neighborhood Center is utilized as a transition element for an existing
- 3300 BF Activity or BF Community Center.
- 3301 (f) Separation. A Neighborhood Center shall be separated by another center or a BF Activity
- 3302 or BF Community Center a minimum of 1 mile to ensure adequate services are provided
- 3303 for each community.
- 3304 (g) Exemption. Neighborhood Centers shall not be required when the surrounding
- 3305 development is less than 3 units per acre.
- 3306 (2) Village Zone. A Residential area around the Neighborhood Center with the following components
- 3307 and development standards:
- 3308 (a) Housing Type. Multi-Family units, Single-Family Attached units, and smaller-lot Single-
- 3309 Family Detached units.
- 3310 (b) Location. The Village Zone is also appropriate for areas close to designated BF Activity
- 3311 Centers and BF Community Centers.
- 3312 (c) Open Space. A minimum of 5 percent of the total land area of each development shall be
- 3313 dedicated as upland Open Space.
- 3314 (3) Suburban Zone. This Zone is intended to be an “outer ring” around the Village Zone and shall be
- 3315 designated primarily for Single-Family Detached units
- 3316 (a) Housing Type. Multi-Family units, Single-Family Attached units, and Single-Family
- 3317 Detached units.
- 3318 (b) Location. A Suburban Zone may be located adjacent to a Neighborhood Center.
- 3319 (c) Open Space. A minimum of 10 percent of the total land area of each development shall be
- 3320 dedicated as upland open space.

3-D-12.6.c. Density

3322 The density range in the BF MPC is between 1 dwelling unit per 3 gross acres to 12 dwelling units per

3323 gross acre, with an average density of 3 units per gross acre. To ensure that the density will not deviate

3324 substantially from the planned average, this average may not depart from the range of 2 to 5 units per gross

3325 acre at any time.

3326 Higher density and senior housing are encouraged to be located close to Neighborhood Centers, BF

3327 Community Centers, and BF Activity Centers, which shall provide travel opportunities for the least mobile

3328 residents. Density may be reduced based on distance from the Neighborhood Centers, BF Community

3329 Centers, and BF Activity Centers, placing housing with lower densities near conservation areas, and higher

3330 densities in close proximity to the centers.

Density:	Village Zone:	Suburban Zone:
Minimum Density:	6 units per gross acres	1 unit per 3 gross acres
		6 units per gross acres
Maximum Density:	12 units per gross acres	7 units per gross acres with rear alleys

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3331 3-D-12.6.d. Development Standards – Neighborhood Center

3332 The principal building(s), accessory building(s), and other lot uses shall be located so as to comply with the
 3333 following standards for a Neighborhood Center.

(1)	Building Size:		
(a)	Maximum Building Footprint:		10,000 square feet
(b)	Maximum Individual Uses:		5,000 square feet
(2)	Minimum Lot Dimensions:		
(a)	Lot Size:		1 acre ²
(b)	Lot Width:	At building line	25 feet
(c)	Lot Depth:		Not Applicable
(d)	Maximum Lot Coverage:		80 percent
(3)	Minimum Setbacks:		
(a)	Front:		0 feet
			Maximum 15 feet
(b)	Side:	From property line when adjacent to a Residential zoning district or zone:	0 feet
(c)	Rear:	From property line when adjacent to Residential zoning district or zone:	8 feet

Footnote:

1 Not including Private or Public Schools.

3334 3-D-12.6.e. Additional Standards – Neighborhood Center

- 3335 (a) Small Parcel Availability. To ensure opportunities for small businesses as well as a walkable
 3336 design, at least 25 percent of each parcel within the Neighborhood Center shall be less than 12,500
 3337 square feet in size, and additional 25 percent shall be less than 20,000 square feet.
 3338 (b) Walkability. To create a walkable environment, buildings shall be grouped close together. Within
 3339 each block buildings shall occupy at least 65 percent of street frontage.

3340 3-D-12.6.f. Development Standards – Village Zone

3341 The principal buildings, accessory buildings, and other lot uses shall be located so as to comply with the
 3342 following standards for a Village Zone.

(1)	Minimum Lot Dimensions:		
(a)	Detached Single-Family:		
	i.	Lot Size: ²	2,700 square feet
	ii.	Lot Width:	32 square feet
	iii.	Lot Depth:	Not Applicable

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(b)	Attached Single-Family:		
	i.	Lot Size: ¹	1,350 square feet
	ii.	Lot Width:	15 feet
	iii.	Lot Depth:	Not Applicable
(c)	Multi-Family:		
	i.	Lot Size:	Not Applicable
	ii.	Lot Width:	80 feet
	iii.	Lot Depth:	Not Applicable
(d)	Maximum Lot Coverage:	For all types of Residential units	80 percent
(2)	Minimum Setbacks:		
(a)	Detached Single-Family, Attached Single-Family and Multi-Family Units:		
	i.	Front:	15 feet ²
			25 feet Maximum
	ii.	Side:	From lot line when adjacent to a Non-Residential zoning district or zone: 5 feet
	iii.	Rear:	From lot line when adjacent to a Non- Residential zoning district or zone: 8 feet
Footnotes:			
1	Not including Private and Public Schools, Places of Worship, and Multi-Family development parcels.		
2	May be reduced by 5 feet if the unit has a front porch.		

3343 **3-D-12.6.g. Additional Standards – Village Zone**

- 3344 (1) Lot Size Variety. A minimum of 2 different lot widths within a Detached Single-Family subdivision.
- 3345 The 2 lot widths shall vary by at least 25 percent. A minimum of 30 percent of the lots shall have a
- 3346 different lot width as listed in Subsection 3-D-12.6.e.(1) Minimum Lot Dimensions.
- 3347 (2) Walkability. To ensure walkability, at least 75 percent of Single-Family lot sizes within a
- 3348 development shall be less than 6,000 square feet.
- 3349 (3) Accessory Apartments. To promote housing diversity and affordable housing, no more than 1
- 3350 accessory structure and 1 garage apartment shall be allowed in conjunction with a Single-Family
- 3351 home.
- 3352 (a) For the purposes of calculating density only, accessory units shall not be recognized as a
- 3353 separate unit, and for concurrency purposes, shall be counted as ½ of a unit. Accessory
- 3354 apartments shall conform to the following standards:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

i.	Ownership:	The primary unit and the accessory unit shall remain under single ownership.
ii.	Form:	Accessory apartments in conjunction with Single-Family homes shall be in the form of a garage apartment (an apartment over a freestanding garage).
iii.	Size:	Accessory apartments may not exceed 600 square feet.
iv.	Entrances:	Entrances to garage apartments shall face the principal residence to which they are associated with.

- 3355 (4) Civic and Open Space.
 3356 Civic Space. Developments with more than 200 units shall be required to have a central Civic
 3357 Space within a Neighborhood Park as set forth in Part F, Division 4 Parks and Recreation.
 3358 (a) The park shall include a clubhouse or open-air pavilion. This structure shall be constructed
 3359 prior to the issuance of a building permit for more than 50 percent of the lots and/or units
 3360 of the development.
 3361 (b) Size of this structure shall comply with the following:

Recreational Facilities	Within Each Development
Enclosed pavilion	5 square feet per unit ¹
Open-air pavilion	10 square feet per unit ¹
Footnote:	
¹	Minimum size of 750 square feet and maximum size of 2,000 square feet for an enclosed pavilion and 1,500 square feet for open-air pavilion.

- 3362 (c) Open Space. A minimum of 5 percent upland open space is required for each development.
 3363 Open space may include parks, buffers, and other common areas.

3364 **3-D-12.6.h. Development Standards – Suburban Zone**

3365 The principal buildings, accessory buildings, and other lot uses shall be located so as to comply with the
 3366 following standards for a Suburban Zone.

(1)	Detached Single-Family:	5,500 square feet
(a)	Minimum Lot Dimensions:	
i.	Detached Single-Family:	5,500 square feet
	Units with Rear Alley:	3,500 square feet
ii.	Lot Width:	At building line: 50 feet
	Units with Rear Alley:	40 feet
iii.	Maximum Lot Coverage:	50 percent
(b)	Minimum Setbacks:	15 feet ¹
i.	Front:	With attached or detached front facing garage: 20 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

ii.	Side:	From lot line when adjacent to a Non-Residential zoning district or zone:	5 feet
iii.	Rear:	From lot line when adjacent to a Non-Residential zoning district or zone:	10 feet
	Units with Alley:	From lot line when adjacent to a Non-Residential zoning district or zone:	8 feet

Footnote:

- 1 May be reduced by 5 feet if the unit has a front porch.

3367 3-D-12.6.i. Additional Standards – Suburban Zone

- 3368 (a) Lot Size Variety. To promote a diversity of housing types and to encourage affordable housing, a
 3369 minimum of 2 different lot widths within a Detached Single-Family subdivision shall be provided.
 3370 The 2 lot widths shall vary by at least 15 percent. A minimum of 25 percent of the lots shall have a
 3371 different lot width as listed in Subsection 3-D-12.6.f.(1)(a) Minimum Lot Dimensions.
 3372 (b) Civic and Open Space.
 3373 Civic Space. Developments with more than 200 units shall be required to have a central Civic
 3374 Space within a Neighborhood Park as set forth in Part F, Division 4 Parks and Recreation.
 3375 i. Refer to Subsection 3-D-12.6.g.(b) Civic and Open Space for development standards.
 3376 ii. Open Space. A minimum of 10 percent upland open space is required for each
 3377 development. Open space may include parks, buffers, and other common areas.

3378 3-D-12.6.j. Design Standards

- 3379 (1) To create a walkable environment, buildings shall be grouped close together. The following
 3380 minimum design standards, unless stated otherwise, shall apply to each Center or Zone within the
 3381 BF MPC:

Design Standards	Neighborhood Center	Village Zone	Suburban Zone
			600 feet
Maximum Block Lengths	500 feet	600 feet	May expand length that is 10 times the average lot width of the development up to 1,000 feet ²
Block percentage on street frontage	Minimum 65 percent	Not Applicable	Not Applicable
Alleys or rear courtyard	Refer to Sec. 3-F-3.3.c. Alleys and Interior Courtyards	Refer to Sec. 3-F-3.3.c. Alleys	Refer to Sec. 3-F-3.3.c. Alleys and Interior Courtyards

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

		and Interior Courtyards	
Sidewalks ¹	Minimum 15 feet with a 7.5- foot clear zone	Not Applicable	Not Applicable

Footnote:

1 Neighborhood Center. A street furniture zone of 7.5 feet shall be located adjacent to the curb, and shall accommodate trash cans, utility poles, hydrants, benches, bus shelters, street trees, and the like. A supplemental sidewalk zone of up to 15 additional feet may be located between the sidewalk and the building façade. The supplemental sidewalk may be used for outdoor cafes and sidewalk sales and when such activities occur, the outer edge of the supplemental sidewalk must be defined by movable planters or fences with a maximum height of 36 inches.

2 Suburban Zone. The maximum block length in the Suburban Zone may be exceeded by no more than ½ if one of the following conditions are met: if a park or civic space is at the end of a block, or if a mid-block pedestrian and bicycle connection is provided. In the event that topographical or parcel shape (at the time of adoption) prevent conformity with this standard, pedestrian connections and emergency accessways in keeping with the intent of this provision shall substitute for strict adherence.

3382 (2) All Non-Residential buildings or structures shall comply with Part F, Division 6 Architectural Design
3383 Guidelines.

3384 **3-D-12.6.k. Parking and Loading**

3385 Parking and loading in the BF MPC shall be in accordance with Sec. 8-12 Parking Requirements and
3386 Appendix A Parking Space Requirements, in additional to the following:

3387 (1) Where parking is accessed by alleys, parallel on-street parking is allowed in the front of the
3388 buildings, but no driveways or curb cuts shall be located on the streets, except determined by the
3389 Director of Planning and Zoning or his/her designee that it complies with the development
3390 standards for the BF MPC.

3391 (2) In addition, parking for individual uses in the different Zones of the BF MPC shall comply with the
3392 following, where applicable:

	Types of Use/ Parking Locations	Neighborhood Center	Village Zone	Suburban Zone
	Single-Family Detached unit:	Not Applicable	✓	✓
(a)	Accessed by rear alley or front-loaded garage ¹ :	Not Applicable	Not Applicable	Not Applicable
(b)	Multi-Family ² , townhome, Non- Residential buildings: Courtyards:	✓	✓	✓

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

	Commonly-owned courtyards at the rear or on the side of building ³ :	Not Applicable	Not Applicable	Not Applicable
	Rear access shall be by alleys:	Not Applicable	Minimum of 80 percent at the rear	Not Applicable
(c)	On-street parking in parallel or diagonal layout ² :	✓	✓	✓
Footnote:				
1	Front-loaded garages shall be allowed for Single-Family Detached units if located at the perimeter boundary of the development. All front-loaded Single-Family Detached units may be served by curb cuts with a maximum of 12 foot-wide driveways and garages setback at least 8 feet behind the front facade of the unit.			
2	For Multi-Family development, parking between buildings may not exceed 2 rows of parking spaces as arranged perpendicular to the street.			
3	If located on the side of the building, the parking shall be screened using an opaque street wall or a hedge not exceeding 4 feet in height. Frontage along the street shall be limited to 100 feet			

3393 **3-D-12.6.I. BF MPC Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

3394 **Sec. 3-D-12.7. BF Primary Conservation Network (BF PCN)**

3395 **3-D-12.7.a. BF PCN Description**

3396 The BF PCN depicted on the FLUM will interconnect natural resources throughout the Master Plan area
 3397 protecting drainage systems and headwaters of the regional tributaries. This network will serve to separate
 3398 and buffer adjacent land uses while providing for wildlife habitat and opportunities for passive recreation.

3399 **3-D-12.7.b. BF PCN Allowable Activities and Impacts**

3400 Pedestrian walkways, bicycle paths, boardwalks, docks built for water access, fences necessary to protect
 3401 habitat areas, and similar uses as articulated in the conservation easement.
 3402 (1) Impacts. Any impacts to the network shall be limited to the possible extent. All roadway and utility
 3403 encroachments not shown on the adopted plan shall be avoided and/or minimized when practical.
 3404 Impacts may include:
 3405 (a) filling for roadway and utility construction for crossings shown on the adopted plan;
 3406 (b) road crossings not shown on the adopted plan where no other practical alternatives exist;

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

- 3407 (c) excavation of stormwater management systems when accompanied by the dedication of
3408 additional land that is generally equivalent in quality and quantity for conservation; and
3409 (d) construction of the passive recreational facilities identified above.
3410 (2) BF PCN impacts to accommodate vertical development are allowed only in cases where there is
3411 no net loss of wetlands and where additional uplands are added. The quantity of upland additions
3412 to the BF PCN shall exceed 50 percent of impacted wetlands.

3-D-12.7.c. BF PCN Boundary Determination

- 3414 The boundary of the BF PCN shall be a minimum of 200 feet in width or 25 feet from the jurisdictional
3415 wetland line, whichever is greater.
3416 (1) Changes to the BF PCN boundary must be approved by the Board of County Commissioners.
3417 (2) Wetland systems not identified on the FLUM as BF PCN lands are eligible for inclusion within the
3418 BF PCN boundary only if these lands contain a viable creek system providing a functioning,
3419 reasonable connection to Black Creek. In the event that the width of the wetland identified as part
3420 of the BF PCN is less than 150 feet, then each owner of the property on each side of the wetland
3421 shall provide 50 percent of the additional width required so that the BF PCN attains the minimum
3422 required 200-foot width.

3-D-12.7.d. BF PCN Ownership and Control

- 3424 Except for that portion of the BF PCN that lies within the BF Community Park Overlay, all natural vegetation
3425 and wetlands within the PCN shall be protected by a Conservation easement that is dedicated to the St.
3426 Johns River Water Management District, the Florida Fish and Wildlife Conservation Commission, an
3427 established private non-profit land trust, or the County. These lands shall be deeded to 1 of these agencies,
3428 the Homeowners' or Property Owners' Association, or retained by the landowner or developer, but shall
3429 not be deeded to individual Association.
3430 (1) Specific restrictions shall be placed on these lands prohibiting development or disturbance except
3431 for environmental management or the creation of hiking trails and other passive recreational uses
3432 described above.

Sec. 3-D-12.8. BF Rural Activity Center (RAC)

3-D-12.8.a. BF RAC Description

- 3434 The intent of this FLU category is to serve the daily Commercial needs of the BF Rural Suburban
3435 community.
3436

3-D-12.8.b. BF RAC Intensity

- 3438 The maximum intensity of development for land in the BF RAC shall correspond to a Floor Area Ratio (FAR)
3439 of 30 percent.

3-D-12.8.c. BF RAC Development Standards

- 3441 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
3442 following minimum standards:

(1) Minimum Lot Dimensions:		
(a) Lot Size:		3 acres
(b) Lot Width:		200 feet
(c) Lot Depth:		200 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(d)	Maximum Building Size:	3,500 square feet
(2)	Minimum Setbacks:	
(a)	Front:	25 feet
(b)	Side:	From property line when adjacent to a Non-Residential zoning district: 15 feet
		From property line when adjacent to a Non-Residential zoning district: 30 feet
(c)	Rear:	From property line when adjacent to a Non-Residential zoning district: 25 feet
		From property line when adjacent to a Residential zoning district: 50 feet

3443 3-D-12.8.d. BF RAC Design Standards

- 3444 (1) Building Arrangement. Buildings may front on a collector or an internal street of the development. If fronting on internal streets, the rear of buildings shall be visually screened through landscape buffers from adjacent streets.
- 3445
- 3446
- 3447 (1) Blocks. Each development shall occupy at least 75 percent of frontage within a block. Block length shall not exceed 500 feet. Block limits shall be defined as through side streets and pedestrian walkways or Civic Spaces.
- 3448
- 3449
- 3450 (3) Building Design. Refer to Part F, Division 6 Architectural Design Guidelines.
- 3451 (4) Sidewalk. Shall be provided in front of buildings with connection to the parking lot or other amenities within the development.
- 3452

(a)	Infront of Buildings:	≤ 10 feet in width
(b)	For outdoor restaurant and outdoor retail display:	Additional 15 feet in width, and defined with movable planters, with a maximum of 36 inches in height.

- 3453 (5) Parking and loading in the BF RAC shall be in accordance with Sec. 8-12 Parking Requirements and Appendix A Parking Space Requirements. Location of parking shall be limited to the following:
- 3454
- 3455 (a) Front: A maximum of 10 percent of the total required parking may be located at the front of the building(s), and in the form of a single row of parallel or diagonal on-street parking along internal shopping streets.
- 3456
- 3457
- 3458 (b) Side: For shopping centers, side parking areas may not exceed 75 percent of a block. Side parking shall have a street wall or a hedge a minimum of 42 inches in height;
- 3459
- 3460 (c) Rear. A minimum of 50 percent of the total required parking shall be located at the rear of the building(s).
- 3461

3462 3-D-12.8.e. BF RAC Uses

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(3) Temporary: Refer to Sec. 3-E-10. Temporary Use and Structure

3463 **Sec. 3-D-12.9. BF Rural Neighborhood Center (BF RNC)**

3464 **3-D-12.9.a. BF RNC Description**

3465 The intent of the BF RNC FLU category is to serve daily retail needs of the rural Residential suburbs and
 3466 is characterized by a variety of neighborhood scaled Retail and Office establishments. The proposed
 3467 Commercial developments shall not be expanded along roadways or created at multiple Commercial
 3468 corners at road intersections.

3469 **3-D-12.9.b. BF RNC Intensity**

3470 The maximum intensity of development for land in the BF RNC FLU category shall correspond to a Floor
 3471 Area Ratio (FAR) of 30 percent.

3472 **3-D-12.9.c. BF RNC Development Standards**

3473 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 3474 following minimum standards:

(1)	Minimum Lot Dimensions:		
	(a)	Lot Size:	2 acres
	(b)	Lot Width:	200 feet
	(c)	Lot Depth:	250 feet
	(d)	Maximum Building Footprint:	10,000 square feet ¹
(2)	Minimum Setbacks:		
	(a)	Front:	25 feet
	(b)	Side:	From property line when adjacent to a Non-Residential zoning district: 15 feet
			From property line when adjacent to a Non- Residential zoning district: 30 feet
	(c)	Rear:	From property line when adjacent to a Non- Residential zoning district: 25 feet
			From property line when adjacent to a Residential zoning district: 50 feet

Footnotes:

1 Shall not apply to a Community Residential Home, Places of Worship, or Private and Public Schools, grocery store, including integrated pharmacy with drive-thru. Such building size shall not exceed 52,000 square feet, all other individual uses shall not exceed 5,000 square feet.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3475 3-D-12.9.d. BF RNC Design Standards

- 3476 (1) Block. Buildings in each block shall occupy at least 65 percent of the street frontage. The
 3477 percentage shall not apply to a grocery store.
 3478 (a) Block length shall not exceed 500 feet. Block limits shall be defined as through side streets
 3479 and pedestrian walkways or Civic spaces.
 3480 (2) Sidewalks. Shall be provided in front of buildings with a connection to the parking lot or other
 3481 amenities within the development or any existing or planned multi-use pathways, and subject to
 3482 the following widths:

(b)	Infront of Buildings:	≤ 10 feet in width
(c)	For outdoor restaurant and outdoor retail display:	Sidewalks shall have an additional width of 15 feet and shall be defined with movable planters, at 36 inches in height.

- 3483 (3) Parking and Loading. Parking and loading in the BF RNC shall be located to the rear or side of
 3484 buildings, except where stated otherwise. Parking and Loading shall also comply with Sec. 8-12
 3485 Parking Requirements and Appendix A Parking Space Requirements. Location of parking shall be
 3486 limited to the following:
 3487 (a) Front. A maximum of 10 percent of the total required parking may be located at the front
 3488 of the building(s), and in the form of a single row of parallel or diagonal on-street parking
 3489 along internal shopping streets.
 3490 (b) Side. For shopping centers, side parking areas may not exceed 75 percent of a block. Side
 3491 parking shall have a street wall or a hedge a minimum of 42 inches in height. Parking
 3492 frontage along the street shall be limited to 100 feet.
 3493 (c) Rear. A minimum of 50 percent of the total required parking shall be located at the rear of
 3494 the building(s).
 3495 (d) Grocery Store. Parking spaces may be located at the front of the building if the side of the
 3496 building faces a street.

3497 3-D-12.9.e. BF RNC Uses

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

3498 Sec. 3-D-12.10. BF Community Center (BF CC)

3499

3500 3-D-12.10.a. BF CC Description

3501 The BF Community Center FLU category is characterized by a variety of community-scaled Residential,
 3502 Restaurant, Office, and Commercial facilities (including grocery store, but excluding “big box” uses)
 3503 intended to generally serve a population of 25,000. It is the County’s intent to encourage a mix of uses
 3504 within the BF Community Center to serve the surrounding Residential communities.

3505 3-D-12.10.b. BF CC Land Use Mix

3506 BF Community Centers are 30 to 50 acres in size and shall be located at the intersections of major collector
 3507 and/or arterial roads. The mixture of uses indicated in the table below shall be applied to the entire BF
 3508 Community Center, not individual parcels, as follows:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

FLU Sub-Category:	Minimum	Maximum
Commercial Office, Business or Professional	10 percent	35 percent
Commercial: Retail Sales, General:	20 percent	60 percent
Residential:	10 percent	25 percent ¹
Civic Space/Parks:	2 percent	No Maximum
Footnote:		
1	Out of the maximum 25 percent for Residential uses, a maximum of 20 percent of each BF Community Center may be developed to support Multi-Family use at a density listed in Sec. 3-D-12.10.c. BF Density and Intensity below.	

3509 **3-D-12.10.c. BF CC Density and Intensity**

3510 The maximum density for Residential units and Floor Area Ratio (FAR) for each Non-Residential
3511 development within the BF CC FLU category shall comply with the following:

(1)	Density:	
	(a) Minimum:	8 units per acre
	(b) Maximum:	16 units per acre
(2)	Intensity:	
	(a) Average:	40 percent
	(b) Maximum:	80 percent

3512 **3-D-12.10.d. BF CC Development Standards**

3513 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
3514 following minimum standards:

(1)	Minimum Lot Dimensions:	
	(a) Lot Size:	30 acres
	(b) Lot Width:	500 feet
	(c) Lot Depth:	800 feet
(2)	Minimum Setbacks:	
	(a) Front:	25 feet
	(b) Side:	From property line when adjacent to a Non-Residential zoning district: 15 feet
		From property line when adjacent to a Non-Residential zoning district: 30 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(c) Rear:	From property line when adjacent to a Non-Residential zoning district:	25 feet
	From property line when adjacent to a Residential zoning district:	50 feet

3515 **3-D-12.10.e. BF CC Uses**

(1) Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2) Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3) Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

3516 **Sec. 3-D-12.11. BF Activity Center (BF AC)**

3517 **3-D-12.11.a. BF AC Description**

3518 BF Activity Centers are planned to accommodate a range of activities from employment-based Office and
 3519 Light Industrial activities to Commercial services, Recreational facilities, and housing. Design shall
 3520 emphasize walkability and strategic landscaping to create a human-scale, attractive built environment.
 3521 These areas shall be high-intensity, design-unified areas containing a concentration of different urban
 3522 functions and housing. The concentration of uses will provide the opportunity for the efficient provision of
 3523 Public Facilities and will minimize the need to provide buffers for incompatible uses. BF Activity Centers
 3524 are generally designed to serve a regional population of at least 75,000.

3525 **3-D-12.11.b. BF AC Land Use Mix**

3526 The quantification of land use mix shall comply with the following, not to exceed 100 percent of the total
 3527 land area of a BF AC:

FLU Sub-Category:	Minimum	Maximum
Commercial Office, Business or Professional:	10 percent	80 percent
Light Industrial:	10 percent	80 percent
Commercial Retail Sales, General:	2 percent	65 percent
Residential:	10 percent	15 percent ¹
Public and Civic:	5 percent	20 percent
Civic Space/Public Parks/Open Space:	5 percent	10 percent

Footnote:

¹ Residential development may utilize the TND standards as set forth in Sec. 3-C-3.4.

3528 **3-D-12.11.c. BF AC Density and Intensity**

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3529 The maximum density for Residential units and Floor Area Ratio (FAR) for each Non-Residential
 3530 development within the BF AC FLU category shall comply with the following:

(1)	Density:	
	(a) Minimum:	8 units per acre
	(b) Maximum:	20 units per acre
(2)	Intensity:	
	(a) Average:	60 percent
	(b) Maximum:	80 percent

3531 **3-D-12.11.d. BF AC Development Standards**

3532 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 3533 following minimum standards:

(1)	Minimum Lot Dimensions (Single-Family Detached):	
	(a) Lot Size:	2,700 square feet
	(b) Lot Width:	32 feet
	(c) Lot Depth:	Not Applicable
	(d) Maximum Lot Coverage:	50 percent
(3)	Minimum Lot Dimensions (Single-Family Attached):	
	(a) Lot Size:	1,350 square feet
	(b) Lot Width:	15 feet
	(c) Lot Depth:	Not Applicable
	(d) Maximum Lot Coverage:	80 percent
(4)	Minimum Setbacks (Single-Family Detached):	
	(a) Front:	25 feet ¹
	(b) Side:	From property line when adjacent to a Residential zoning district with Single-Family Detached units: 5 feet
		From property line when adjacent to a Residential zoning district with Single-Family Attached or Multi-Family units: 10 feet
		From property line when adjacent to a Non- Residential zoning district: 15 feet
	(c) Rear:	From property line when adjacent to a Residential zoning district: 10 feet
		From property line when adjacent to a Non- Residential zoning district: 15 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

Footnote:

- 1 Front Setback from Right-of-Way shall be 15 feet from front facade; 10 feet for units with a front porch or a stoop; and 20 feet for front facing garages.

3534 3-D-12.11.e. BF AC Design Standards

- 3535 (1) Variation in Lot Size. To promote a diversity of housing types, there shall be at least 2 different lot
 3536 widths. The two lot widths shall vary by at least 15 percent. At least 30 percent of the lots shall
 3537 have a different lot width as described in Section 3-D-12.11.c. Development Standards.
 3538 (2) Lot Size Standards. To ensure walkability and affordability, at least 75 percent of Single-Family
 3539 lot sizes within a development shall be less than 6,000 square feet.
 3540 (3) Housing Diversity. No more than 1 accessory structure and 1 garage apartment shall be allowed
 3541 in conjunction with a Single-Family Detached home.
 3542 (a) For the purposes of calculating density only, accessory units shall not be recognized as a
 3543 separate unit, and for concurrency purposes, shall be counted as ½ of a unit. Accessory
 3544 apartments shall conform to the following standards:

Ownership:	The primary unit and the accessory unit shall remain under single ownership.
Form:	Accessory apartments in conjunction with Single-Family homes shall be in the form of a garage apartment (an apartment over a freestanding garage).
Size:	Accessory apartments may not exceed 600 square feet.
Entrances:	Entrances to garage apartments shall face the principal residence to which they are associated.

- 3545 (4) Design Standards. Refer to Sec. 3-D-11.11. Master Planned Community Design Standards.
 3546 (5) Open Space. A minimum of 5 percent upland open space is required for each development. Open
 3547 Space may include parks, buffers, and other common areas. Refer to Part F, Division 4 Parks and
 3548 Recreation.

3549 3-D-12.11.f. BF AC Uses

- | | |
|-------------------------------------|---|
| (1) Permitted and Conditional uses: | Refer to Part E Use Types and Standards |
| (2) Accessory: | Refer to Sec. 3-E-9. Accessory Use and Structure
Refer to Sec. 3-F-8. Accessory Structures |
| (3) Temporary: | Refer to Sec. 3-E-10. Temporary Use and Structure |

3550 Sec. 3-D-12.12. BF Mixed Use (BF MU)

3551 3-D-12.12.a. BF MU Description

3552 The BF MU District is intended to be a focal point for economic activity characterized by a mix of Office,
 3553 Commercial, Light Industrial, high density Residential, Recreation, and neighborhood Commercial uses
 3554 providing a range of employment opportunities and integrated Residential development. This balanced mix
 3555 of land uses allows for increased efficiency and economy and the efficient provision of Public Facilities. BF
 3556 MU Districts are generally designed to serve a regional population of at least 75,000. The BF MU District
 3557 may be applied to parcels or a contiguous combination of parcels which total a minimum of 500 acres
 3558 adjacent to or located near major arterial roads.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3559 **3-D-12.12.b. BF MU Land Use Mix**

3560 The BF MU is organized to provide a functionally integrated development pattern consisting of three Sub-
 3561 categories: Gateway; Multi-field Recreational Complex; and Office/Industrial Districts, with its individual
 3562 components as follows:

Sub-categories	Land Use Mix
(1) Gateway	Commercial and Residential uses Allow more Commercial intensity along or closest to Challenger Drive
(2) Multi-field Recreational Complex	Recreational and Commercial uses, Refer to Part E, Divisions 4 and 5.
(3) Office/Industrial	Office, Business or Professional and Light Industrial uses (located off from Challenger Drive)

3563 **3-D-12.12.c. BF MU Density and Intensity**

3564 The maximum density for Residential units and Floor Area Ratio (FAR) for each Non-Residential
 3565 development within the BF MU FLU category shall comply with the following:

(1) Density:	
(a) Minimum:	8 units per gross acre
(b) Maximum:	16 units per gross acre
(2) Intensity:	
(a) Average:	Per Approved BF MU
(b) Maximum:	Per Approved BF MU

3566 **3-D-12.12.d. BF MU Development Standards**

3567 The principal and accessory buildings, and other lot uses shall be located so as to comply with the following
 3568 minimum standards:

(1) Minimum Lot Dimensions (Non-Residential):	
(a) Lot Size:	Per Approved BF MU
(b) Lot Width:	25 feet
(c) Lot Depth:	Per Approved BF MU
(d) Maximum Building Footprint:	20,000 square feet ¹
(e) Maximum Lot Coverage:	80 percent ²
(2) Minimum Lot Dimensions (Residential):	
(a) Lot Size:	
(b) Lot Width:	At building line 25 feet
(c) Lot Depth:	Per Approved BF MU ³

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(3)	Minimum Setbacks (Residential):		
(a)	Front:	From property line when adjacent to any zoning districts	Per Approved BF MU ³
(b)	Side:	From property line when adjacent to any zoning districts	0 ⁴
(c)	Rear:	From property line when adjacent to any zoning districts	Per Approved BF MU ³
(d)	Maximum Lot Coverage:		50 percent
(4)	Maximum Height (Non-Residential and Residential Buildings)		
(a)	≤150 feet from Lot Line:	To adjacent Residential zoning district	35 feet
(b)	>150 to 300 feet from Lot Line:	To adjacent Residential zoning district	52 feet
(c)	> 300 feet from Lot Line ⁵	To adjacent Residential zoning district	Not Applicable

Footnote:

- 1 Individual uses shall not exceed 5,000 square feet.
- 2 An average not to exceed 50 percent of Lot Coverage.
- 3 The minimum necessary to meet required utility standards and to protect street trees.
- 4 Provide a minimum of 2-foot wide easement where necessary to accommodate access for maintenance purpose, if applicable.
- 5 Beyond 300 feet from a Residential lot line, no structure shall protrude through a transitional height plane beginning 35 feet above the buildable area boundary nearest to a boundary of a Residential use and extending inward over the Non-Residential area at an angle of 45 degrees. This standard protects areas within Residential use from the visual intrusion of tall buildings.

3569 **3-D-12.12.e. BF MU Design Standards**

- 3570 (1) Roadways. The proposed roadways with a BF MU development shall be designed as a grid system,
 3571 as property configuration limitations and topography allow, and the additional standards as follows:
 3572 (a) Access to properties along Challenger Drive shall be limited to rear service driveways from
 3573 the interior roadway network. No more than 2 access points to Challenger Drive shall be
 3574 permitted, as depicted on the Concept Plan.
 3575 (b) Roundabouts shall not be required.
 3576 (c) When any planned 4-lane road is constructed initially with only 2 lanes, sidewalks shall
 3577 only be required to be constructed on 1 side of the lanes and the sidewalks for the other
 3578 side shall be constructed when the remaining lanes are constructed.
- 3579 (2) Curbs. Miami curbs shall be permitted in the BF MU district on all streets classified as local and
 3580 private streets. Both entrance roads from Challenger Drive shall have a minimum 6 inch-high curb,
 3581 meeting FDOT Type F.
- 3582 (3) Building Design. Residential and Non-Residential building design shall comply with applicable
 3583 sections of Part F, Division 6 Architectural Design Guidelines.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

- 3584 (a) To retain the pedestrian-scale of the BF MU Residential areas, no building footprint shall
 3585 exceed 20,000 square feet. Individual uses shall not exceed 5,000 square feet.
- 3586 (4) Parking and Loading. Parking and loading in the BF MU shall be in accordance with Sec. 8-12
 3587 Parking Requirements and Appendix A Parking Space Requirements. Location of parking shall be
 3588 limited to the following:
- 3589 (a) Non-Residential.
- 3590 i. Front. A maximum of 10 percent of the total required parking, and in the form of a
 3591 single row of parallel or diagonal on-street parking along internal shopping streets
 3592 shall be permitted in the front of the building(s).
- 3593 ii. Side. For shopping centers, side parking areas may not exceed 75 percent of a
 3594 block. Side parking shall have a street wall or a hedge a minimum of 42 inches in
 3595 height.
- 3596 iii. Rear. A minimum of 50 percent of the total required parking shall be permitted at
 3597 the rear of the building(s).
- 3598 iv. All off-street loading facilities shall be located at the rear or side of the building and
 3599 visually screened from any abutting public or approved private street or Residential
 3600 property.
- 3601 (b) Residential.
- 3602 Parking spaces are allowed either in garages, driveways, or carports on single lots, and
 3603 for Multi-Family, townhome, and other high density Residential uses the parking may be in
 3604 commonly owned courtyards, or may be located to the rear or side of buildings. If located
 3605 on the side of the structure the parking shall be screened using solid street walls not
 3606 exceeding 4 feet in height or landscaping.
- 3607 (5) Buffers. Buffers shall be installed between properties with different BF FLU categories and right-
 3608 of-way along a street, as follows:

Type of Buffer	Standards
Perimeter Buffer	Width: 30 feet 1 shade tree per 30 feet of the length of buffer ¹
Right-of-Way Buffer	Width: 25 feet Buffer shall be placed between sidewalk and street, 1 shade tree at 30 feet on center ¹

Footnotes:

- 1 Trees within buffers shall not be spaced exceeding 45 feet if the Planning and Zoning Director or his/her designee finds that wider spacing is needed due to tree species.

- 3609 (a) Landscaping in Parking Area. Any landscape in a parking area shall meet the requirements
 3610 of Article 6 Tree Ordinance, where applicable. For standards calculation purposes, at least
 3611 10 percent of the parking lot shall be landscaped area (not including the Perimeter and
 3612 Right-of-Way Buffers).
- 3613 (b) Interior Landscaping. In addition to the standards as set forth in Table 4. Minimum Shade
 3614 Coverage Standards of Article 6 Tree Ordinance, Non-Residential developments shall
 3615 comply as follows:
- | | |
|-------------------------------------|---|
| i. Commercial >100,000 square feet: | Raised planters, sidewalk cutouts for tree wells, or portable planters. |
|-------------------------------------|---|

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

		May vary building setbacks to accommodate planters.
		Street trees to be planted in sidewalk cutouts at 40 feet on center ¹ .
ii.	Commercial and Industrial < 100,000 square feet:	<p>10-foot-wide landscape strip at front and side facades of the building.</p> <p>A 5-foot-wide sidewalk may be placed on either side of this landscape strip.</p> <p>Trees to be planted at 30 feet on center¹.</p> <p>Alternative: No landscape strip is required, if the contiguous parking lot serving the building is either landscaped with a 10-foot wide sidewalk, with 1 tree in each landscape median spaced at 30 feet apart., or 1 tree per each landscape island.</p>
iii.	Commercial and Industrial Planned Developments:	<p>Landscape strip to be installed between sidewalk and the street.</p> <p>Trees to be planted at 30 feet on center¹.</p> <p>Parking shall be located only on the side or rear of the building. Side parking areas shall have a 42-inch high street wall or a hedge continuing from the front facade of the buildings to screen parking area.</p>
Footnote:		
1		Trees within landscape strip shall not be spaced exceeding 45 feet if the Planning and Zoning Director or his/her designee finds that wider spacing is needed due to tree species.
3616 3617 3618 3619	(c)	Outdoor Storage. All outdoor storage areas for vehicles shall comply with the following standards. The remainder of the required landscaped areas shall be covered with turf grass, ground cover, or other landscape materials that are acceptable to the Planning and Zoning Director or his/her designee.
	i.	Landscape Buffer: Width of 25 feet
	ii.	Tree Planting: 12 tree points per 100 lineal feet or fraction thereof, evenly spaced.
	iii.	Visual Screening: Option of wall, opaque fence, or hedge at 42 inches in height.
	iv.	Height of Wall or Fence and planting: 2 shrubs or vines at every 10 feet of the wall or fence, planted on the exterior side, not necessarily evenly spaced at 10 feet apart.
		Shrubs or vines shall be planted at 24 inches in height above grade at time of planting.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

Shrubs or vines shall reach 30 inches in height within one year after planting, and shrubs shall be maintained at 36 inches in height thereafter to form a visual screen.

Hedge: 30 inches above grade at the time of planting, spaced at 36 inches apart and maintained to form a continuous visual screen of 36 inches one year after planting.

- 3620 (d) Civic and Open Space. Developments with more than 200 Residential units shall be
 3621 required to have a central Civic Space within a Neighborhood Park as set forth in Part F,
 3622 Division 5 Parks and Recreation.
 3623 i. The park shall include a clubhouse or open-air pavilion. This structure shall be
 3624 constructed prior to the issuance of a building permit for more than 50 percent of
 3625 the lots and/or units of the development.
 3626 ii. Size of this structure shall comply with the following:

Recreational Facilities	Within Each Development
Enclosed pavilion	5 square feet per unit ¹
Open-air pavilion	10 square feet per unit ¹

Footnote:

¹ Minimum size of 750 square feet and maximum size of 2,000 square feet for an enclosed pavilion and 1,500 square feet for open-air pavilion.

- 3627 (e) Retention Facilities. Retention facilities such as a lake including lake easements, may
 3628 occupy up to 30 percent of Park/Civic Space in Non-Residential areas. At least 50 percent
 3629 of retention lands shall be utilized for required landscaping.
 3630 i. Amenities. Such facilities shall visually and functionally complement the Park/Civic
 3631 Space through the use of pedestrian bridges, boardwalks, and docks; provide
 3632 fountains for aeration and improved appearance, and shall include shade trees
 3633 and other landscaping planted or preserved around the retention facility.
 3634 (f) Signs. Signs in the BF MU FLU category shall be pursuant to Article 7 Signs, and apply
 3635 the following specific standards:
 3636 i. All freestanding signs shall be Monument signs. All Non-Residential signs shall be
 3637 channel letter style.
 3638 ii. Residential signs shall be limited to Monument signs and allowed a sign area of
 3639 30 square feet.

3640 **3-D-12.12.f. BF MU Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3641 **Sec. 3-D-12.13. BF Institutional (BF INST)**

3642 [Reserved]

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3643 **DIVISION 13 LAKE ASBURY MASTER PLAN AREA**

3644 **Sec. 3-D-13.1. Applicability**

3645 The boundary of the Lake Asbury Master Plan Area (LAMP A) with allocation of the FLU categories is
3646 identified on the FLUM Current_2040_LA_FLUM_Map.pdf (claycountygov.com). All the standards of this
3647 Division shall apply to the lands located within this geographical boundary.

3648 **Sec. 3-D-13.2. Future Land Use and Zoning District**

3649 **3-D-13.2.a. Overlay Design Standards**

3650 Each land use category within the LAMP A has zoning districts and has standards in the form of an overlay.
3651 The standards in Sec. 3-D-11.11. Master Planned Community Design Standards shall apply to all
3652 development within the LAMP A boundary.

3653 **3-D-13.2.b. Base Zoning Standards**

3654 The base zoning reflects uses and intensity within the LAMP A boundary. Certain zoning districts other than
3655 the base zoning are identified as consistent with each FLU category, subject to approval under the rezoning
3656 standards in Article II Procedures for Development Review of this Code.

3657 **3-D-13.2.c. FLU Categories and Zoning Districts**

3658 Within the Lake Asbury Master Planned Area (LAMP A), there are 9 FLU categories and base zoning
3659 Districts in LAMP A, as follows:

FLU Categories and Base Zoning Districts

LA Master Planned Community (LA MPC)

LA Rural Reserve (LA RRSV)

LA Rural Community (LA RC)

LA Rural Fringe (LA RF)

LA Activity Center (LA AC)

LA Village Center (LA VC)

LA Interchange Village Center (LA IVC)

LA Solite (LA SOL)

LA Greenway (LA GW)

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3660 3-D-13.2.d. FLU Intensity

3661 For the allowable intensity of each FLU and Zoning District, refer to Sec. 3-C-2.2. Density and Intensity.

3662 3-D-13.2.e. Intensity Transfer

3663 For transfer of intensity from the wetland-upland buffer areas, refer to Sec. 3-D-13.14. LA Wetland-Upland
3664 Buffers.

3665 3-D-13.2.f. FLU Consistency

3666 Other zoning districts permitted in the LAMPA FLU category are PO-1, PO-2, PO-3, PO-4, PS-1, PS-2, PS-
3667 3, PS-4, and PS-5.

3668 Sec. 3-D-13.3. General Design Standards

3669 3-D-13.3.a. General Design Objectives and Standards

3670 Each FLU category may differ but generally share common design themes and objectives to achieve a
3671 unified community with a variety of uses that are located in close proximity and complement each other;
3672 each FLU and affiliated zones are created with its individual identity with a Residential, Non-Residential, or
3673 Mixed-Use component emulating a traditional town development.

3674 3-D-13.3.b. Other Development Standards

3675 In addition to Design Standards in Sec. 3-D-11.11. Master Planned Communities and specific development
3676 standards of this Division, other applicable technical standards shall be complied with:

- 3677 (1) Sec. 3-F-6. Architectural Design Guidelines;
- 3678 (2) Sec. 3-F-7. Exterior Lighting;
- 3679 (3) Sec. 3-F-8. Accessory Structures;
- 3680 (4) Sec. 3-F-9. Landscaping;
- 3681 (5) Sec. 3-F-10.. Parking; Sec. 8-12. Parking; and Appendix A Parking Space Requirements;
- 3682 (6) Sec. 3-F-11. Application Submission Standards;
- 3683 (7) Article 6 Tree Ordinance and Sec. 3-D-12.14. Wetland-Upland Buffers and Intensity Transfer; and
- 3684 (8) Article 7 Signs.

3685 Sec. 3-D-13.4. Existing Developments

3686 3-D-13.4.a. Vested Rights

3687 A Residential or Non-Residential property shall be vested and may not be subject to any standards of
3688 Division R Master Planned Communities and this Division, if the property meets the description under
3689 Subsections (b) and (c).

3690 3-D-13.4.b. Residential

- 3691 (1) Subdivisions. Those with a preliminary plat approval as of October 24, 2006 are vested from the
3692 standards of this Master Development Plan.
- 3693 (2) Existing Lots of Record (LOR). Those that are recorded in the public records of Clay County as of
3694 October 24, 2006 are vested from the standards of the Master Development Plan for up to 3
3695 Residential units.
- 3696 (3) Development of up to 3 Residential Units per LOR. Shall be subject to the zoning district applicable
3697 to the LOR on October 23, 2006 and the non-LAMPA land development standards applicable at
3698 the time of development.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

- 3699 (4) Zoning District and FLU Category. If the zoning district applicable on October 23, 2006 provides a
 3700 range of lot sizes based on FLU category, the lot size standards for the LOR shall be the size
 3701 associated with the FLU category for the LOR on October 23, 2006.
 3702 (5) Wells and Septic. Residential homes on lots of record may be served by individual wells and septic
 3703 systems.

3-D-13.4.c. Non-Residential

- 3704
 3705 (1) Existing Non-Residential Uses. Those uses located within the LAMPA at the time of Master Plan
 3706 adoption shall be exempt from the standards of the Master Plan and Divisions 11 and 13 of this
 3707 Article.
 3708 (2) Applicable Standards. These properties shall be subject to the provisions of the 2015
 3709 Comprehensive Plan, Zoning Code, and other applicable standards in effect at the time of adoption
 3710 of the Master Plan.
 3711 (3) Building Expansion. If expansion of existing building square footage is proposed, then new building
 3712 and parking areas shall be subject to the parking, landscaping, architectural, and other applicable
 3713 standards of the LAMPA in effect at the time of the expansion.
 3714 (4) Zoning. Properties with zoning districts of AG, AR, BA-2, BA-1, BA, BB, BB-1, BB-2, BB-3, BB-4,
 3715 BB-5 PS-1, PS-2, PS-3, PS-4, PO-1, PO-2, PO-3, PO-4, and PUD prior to adoption of the Master
 3716 Plan may develop consistent with permitted and conditional uses identified in each of these zoning
 3717 districts at the time of development. However, such uses shall meet parking, landscaping,
 3718 architectural, and other applicable standards of the LAMPA in effect at the time of development.

Sec. 3-D-13.5. LA Master Planned Community (LA MPC)

3-D-13.5.a. Description

3720
 3721 Development within the LA MPC will be in a form of walkable neighborhoods. Local and collector streets
 3722 and pedestrian/bicycle paths will contribute to a connected system of routes from individual neighborhoods
 3723 to Village Centers, the Activity Center, and other neighborhoods. Street design shall encourage pedestrian
 3724 and bicycle use. Neighborhoods shall contain a diversity of housing types through lot size varieties and are
 3725 encouraged to provide for affordable housing utilizing garage apartments; small lot subdivisions, and
 3726 townhomes as indicated in the development standards. To create a sense of neighborhood identity,
 3727 neighborhoods within this category shall have primary Neighborhood Parks as well as Pocket Parks where
 3728 neighbors can interact.

3-D-13.5.b. Development Standards

3729
 3730 The principal building(s), accessory structure(s), and other lot uses shall be located so as to comply with
 3731 the following standards, except for intensity bonus point development, which shall conform with standards
 3732 of the BF Master Planned Community FLU category:

(1)	Intensity:	
(a)	Minimum:	1 unit per net acre
(b)	Maximum:	2.5 units per net acre
(c)	Intensity Bonus:	Refer to Part C, Division 3 Density Bonus Programs: 3 units per net acre ¹
(2)	Minimum Lot Dimensions:	
(a)	Lot Size:	5,500 square feet ²

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

	With Rear Alley:	3,500 square feet
(b)	Lot Width:	40 feet ³
	With Rear Alley:	30 feet
(c)	Lot Depth:	100 feet
(d)	Lot Coverage:	50 percent Maximum
	With Rear Alley:	70 percent Maximum
(3)	Minimum Setbacks (Principal Structure):	
(a)	Front:	10 feet ^{4, 5}
(b)	Side:	From property line when adjacent to a Non- Residential zoning district: 5 feet
(d)	Rear:	From property line when adjacent to a Non- Residential zoning district: 10 feet
	With Rear Alley:	14 feet

Footnotes:

- 1 Single-Family Attached intensity may increase between 6 and 10 units per acre, and may go up to 12 units per acre through additional intensity associated with Wetland -Upland Buffers and/or Environmentally Significant Land dedication.
- 2 A maximum of 20 percent of the lots within a given development shall have a 4,000-square foot lot size.
- 3 Applied to a maximum of 20 percent of the lots within a given development.
- 4 May be reduced by 5 feet if the unit has a front porch.
- 5 Front setback shall be increased to 20 feet if the unit has an attached front- loaded garage.

3733 **3-D-13.5.c. Additional Standards**

- 3734 (1) Location. Single-Family Attached units shall be located adjacent to Village Centers.
- 3735 (2) Limitation in Single-Family Attached Unit Percentage. Single-Family Attached units may not
- 3736 exceed 10 percent of potential units in the LA MPC category within each village.

3737 **Sec. 3-D-13.6. LA Rural Reserve (LA RRSV)**

3738 **3-D-13.6.a. Description**

3739 Development within the LA RRSV FLU category shall focus on the provision of different housing types with
 3740 a high percentage of land being dedicated as preserved open space.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3741 **3-D-13.6.b. Development Standards**

3742 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 3743 following minimum standards:

(1)	Intensity:	1.5 units per acre
(a)	If the lot has on-site wetlands, only 25 percent of the total acreage of the wetlands can be utilized for intensity calculation.	
(b)	Open Space. Developments shall retain at least 35 percent of the site in Open Space, which may include the buffers, required parks, and conservation areas. A minimum of 60 percent of the Open Space preservation area shall be in uplands.	
(c)	Multi-Family Units. Shall be limited to a maximum of 25 percent of the total number of units in the proposed development.	
(2)	Minimum Lot Dimensions:	
(a)	Lot Size:	6,000 square feet
(b)	Lot Width:	50 feet
(c)	Lot Depth:	Not Applicable
(d)	Maximum Lot Coverage:	50 percent
(3)	Minimum Lot Dimensions (Lot with Rear Alley):	
(a)	Lot Size:	3,500 square feet
(b)	Lot Width:	40 feet
(c)	Lot Depth:	Not Applicable
(d)	Maximum Lot Coverage:	50 percent
(4)	Minimum Setbacks (Principal Structure):	
(a)	Front:	15 feet ^{1,2}
(b)	Side:	From property line when adjacent to a Non- Residential zoning district: 5 feet
(c)	Rear:	From property line when adjacent to a Non- Residential zoning district: 10 feet
(d)	Rear with Alleys:	14 feet
(5)	Minimum Setbacks (Accessory Structure):	
(a)	Front:	
(b)	Side:	
(c)	Rear:	

Footnotes:

1 May be reduced by 5 feet if the unit has a front porch.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

2 Front setback shall be increased to 20 feet if the unit has an attached front- loaded garage.

3744 **3-D-13.6.c. LA RRSV Uses**

- | | | |
|-----|---------------------------------|---|
| (1) | Permitted and Conditional uses: | Refer to Part E Use Types and Standards |
| (2) | Accessory: | Refer to Sec. 3-E-9. Accessory Use and Structure
Refer to Sec. 3-F-8. Accessory Structures |

3745 Sec. 3-D-13.7. LA Rural Community (LA RC)

3746 **3-D-13.7.a. Description**

3747 Development within this category will be characterized predominantly by Single-Family homes on large
3748 lots, served by well and septic tank or by clustered subdivisions which preserve large expanses of
3749 environmental Open Space.

3750 **3-D-13.7.b. Development Standards**

3751 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
3752 following minimum standards:

- | | | | |
|-----|---|---|----------------------|
| (1) | Maximum Intensity: | | |
| | (a) Base Intensity: | | 1 unit per 5 acres |
| | (b) Intensity Bonus: | Subject to dedication of wetland-upland buffers and/or environmentally significant lands: | 2 units per net acre |
| | | Shall preserve a minimum of 40 percent Open Space with a maximum of 30 percent wetlands. | |
| (2) | Minimum Lot Dimensions: | | |
| | (a) Lot Size: | | 2.5 acres |
| | (b) Lot Width: | With on-site well/septic: | 100 feet |
| | | With central services: | 80 feet |
| | (c) Lot Depth: | | 100 feet |
| | (d) Maximum Lot Coverage: | | 30 percent |
| (3) | Minimum Lot Dimensions (Intensity Bonus): | | |
| | (a) Lot Size: | | 6,000 square feet |
| | (b) Lot Width: | | 50 feet |
| | (c) Lot Depth: | | Not Applicable |
| | (d) Maximum Lot Coverage: | | 50 percent |
| (4) | Minimum Setbacks (Principal Structure): | | |
| | (a) Front: | | 25 feet ¹ |
| | (b) Side: | From property line when adjacent to a Residential zoning district or zone: | 20 feet |

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(c) Rear:	From property line when adjacent to a Residential zoning district or zone:	30 feet
(5) Minimum Setbacks (Intensity Bonus - Principal Structure):		
(a) Front:	From lot line when adjacent to a Residential zoning district or zone:	15 feet ¹
(b) Side:	From lot line when adjacent to a Residential zoning district or zone:	5 feet
(c) Rear:	From lot line when adjacent to a Residential zoning district or zone:	10 feet
(6) Minimum Setbacks (Accessory Structure):		
(a) Front:		30 feet ²
(b) Side:	From lot line when adjacent to a Residential zoning district or zone:	7.5 feet
(c) Rear:	From lot line when adjacent to a Residential zoning district or zone:	7.5 feet

Footnotes:

- 1 May be reduced by 5 feet if the unit has a front porch.
- 2 In no event an accessory structure shall be located nearer to the front lot line than the front of the principal building.

3753 **3-D-13.7.c. LA RC Uses**

(1) Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2) Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3) Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

3754 **Sec. 3-D-13.8. LA Rural Fringe (LA RF)**

3755 **3-D-13.8.a. Description**

3756 Development within this category shall be characterized predominantly by Single-Family homes on large
 3757 lots, served by well and septic tank, but where lands within the LA RF FLU category are accessible to urban
 3758 services, then central water and sewer services are required, and that will justify for allowing smaller homes
 3759 and increased intensity.

3760 **3-D-13.8.b. Development Standards**

3761 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 3762 following minimum standards:

(1) Maximum Intensity:	
(a) Base Intensity	1 unit per net acre

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(b)	Intensity Bonus	Subject to dedication of wetland-upland buffers and/or environmentally significant lands:	3 units per net acre
		Shall preserve a minimum of 40 percent Open Space with a maximum of 30 percent wetlands.	
(2)	Minimum Lot Dimensions:		
(a)	Lot Size:		6,000 square feet
(b)	Lot Width:		50 feet
(c)	Lot Depth:		Not Applicable
(d)	Maximum Lot Coverage:		50 percent
(3)	Minimum Lot Dimensions (Lot with Rear Alley):		
(a)	Lot Size:		3,500 square feet
(b)	Lot Width:		40 feet
(c)	Lot Depth:		Not Applicable
(d)	Maximum Lot Coverage:		50 percent
(4)	Minimum Setbacks (Principal Structure):		
(a)	Front:		15 feet ¹
(b)	Side:	From property line when adjacent to a Residential zoning district or zone:	5 feet
(c)	Rear:	From property line when adjacent to a Residential zoning district or zone:	10 feet
(d)	Rear with Alleys:		14 feet
(5)	Minimum Setbacks (Accessory Structure):		
(a)	Front:		30 feet ²
(b)	Side:		7.5 feet
(c)	Rear:		7.5 feet

Footnotes:

¹ May be reduced by 5 feet if the unit has a front porch.

² In no event an accessory structure shall be located nearer to the front lot line than the front of the principal building.

3763

3-D-13.8.c. LA RF Uses

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3764 **Sec. 3-D-13.9. LA Activity Center (LA AC)**

3765 **3-D-13.9.a. Description**

3766 This FLU category shall accommodate a range of activities from employment-based Office, large-scale
 3767 Retail, Light Industrial, Civic, and Recreational uses, as well as Multi-Family housing. A higher standard of
 3768 design, aesthetics, and environmental protection and enhancement will be emphasized in this category.
 3769 The category is particularly intended to attract higher-intensity, design-unified corporate campuses that
 3770 contain a concentration of different urban functions. The concentration of these multiple uses provides the
 3771 opportunity for the efficient provision of public facilities.

3772 **3-D-13.9.b. Land Use Mix**

3773 Land Use Mix. The quantification of uses shall comply with the following, not to exceed 100 percent of the
 3774 total land area of an Activity Center:

FLU Category:	Minimum	Maximum
Commercial Office, Business or Professional	20 percent	65 percent
Light Industrial	0	40 percent
Commercial: Retail Sales, General:	10 percent	40 percent
Residential:	10 percent	25 percent
Civic Space/Parks:	5 percent	20 percent

3775 **3-D-13.9.c. Development Standards**

3776 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
 3777 following minimum standards:

(1) Maximum Intensity:		
(a) Residential Intensity:	Shall not apply to upper floor units in Non-Residential developments:	8 to 10 units per acre
(b) Non-Residential Intensity:	Overall maximum average of 60 percent:	80 percent
(2) Minimum Lot Dimensions (Single-Family Attached):		
(a) Lot Size:		1,350 square feet
(b) Lot Width:		15 feet
(c) Lot Depth:		Not Applicable
(d) Maximum Lot Coverage:		80 percent
(3) Minimum Lot Dimensions (Multi-Family):		
(a) Lot Size:		Not Applicable
(b) Lot Width:		80 feet
(c) Lot Depth:		Not Applicable
(d) Maximum Lot Coverage:		80 percent

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(4)	Minimum Setbacks (Principal Structure):	
(a)	Front:	15 feet ^{1,2}
(b)	Side:	5 feet
(c)	Rear:	14 feet
(5)	Minimum Setbacks (Accessory Structure):	
(a)	Front:	30 feet ³
(b)	Side:	5 feet
(c)	Rear:	5 feet

Footnotes:

- 1 May be reduced by 5 feet if the unit has a front porch.
- 2 A maximum of lot area shall be 20,000 square feet with a maximum of 25 feet for Front Setback for all types of Residential units.
- 3 In no event an accessory structure shall be located nearer to the front lot line than the front of the principal building.
- 4 May be reduced by 5 feet if the unit has a front porch.

3778 **3-D-13.9.d. LA AC Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

3779 **Sec. 3-D-13.10. LA Village Center (LA VC)**

3780 **3-D-13.10.a. Description**

3781 Village Centers shall serve as the mixed-use focal point and central place of a village, and shall provide
 3782 community shopping and Parks arranged in a walkable and human-scale manner. New Private or Public
 3783 Schools are encouraged to locate close to or adjacent to Village Centers. The Retail and Office component
 3784 is limited to small-scale uses, except for stand-alone grocery stores and drug stores.

3785 **3-D-13.10.b. Land Use Mix**

3786 The quantification of land use mix shall comply with the following, not to exceed 100 percent of the total
 3787 land area of a VC. Residential uses are allowed in the form of small-lot Single-Family Detached
 3788 subdivisions, Single-Family Attached (townhouse), Multi-Family (apartment) and upper floor units above
 3789 Non-Residential uses.

FLU Sub-Category:	Minimum	Maximum
Village Center	0	75 acres ¹
Residential:	25 percent	65 percent
Commercial: Office, Business and Professional	0 percent	25 percent

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

Commercial: Retail Sales, General	25 percent	65 percent
Civic Space/Parks:	10 percent	No Maximum
Footnote:		
1	Total acreage shall not include schools and Community Parks.	

3790 **3-D-13.10.c. Development Standards**

3791 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the
3792 following minimum standards:

(1)	Maximum Intensity:		
(a)	Residential Intensity:	Shall not apply to upper floor units in Non-Residential developments:	5 to 10 units per acre
(b)	Intensity Bonus:	Subject to dedication of wetland-upland buffers and/or environmentally significant lands:	16 unit per 1 net acre
	Non-Residential:	Overall maximum average of 60 percent. Refer to Sec. 3-D-13.14 Wetland and Upland Buffers and Intensity Transfer:	70 percent
(2)	Minimum Lot Dimensions (Single-Family Detached):		
(a)	Lot Size:		2,925 square feet
(b)	Lot Width:		45 feet
(c)	Lot Depth:		Not Applicable
(d)	Maximum Lot Coverage:		50 percent
(3)	Minimum Lot Dimensions (Single-Family Attached):		
(a)	Lot Size:		960 square feet
(b)	Lot Width:		15 feet
(c)	Lot Depth:		Not Applicable
(d)	Maximum Lot Coverage:		80 percent
(4)	Minimum Setbacks (Principal Structure):		
(a)	Front (Single-Family Detached):		15 feet ^{1,2}
	Front (Single-Family Attached):		10 feet ²
(b)	Side:		5 feet
(c)	Rear:		8 feet
(5)	Minimum Setbacks (Accessory Structure):		
(a)	Front:		30 feet ³

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

(b)	Side:	5 feet
(c)	Rear:	5 feet

Footnotes:

1	May be reduced by 5 feet if the unit has a front porch.
2	A maximum of lot area shall be 20,000 square feet with a maximum of 25 feet for Front Setback for all types of Residential units.
3	In no event an accessory structure shall be located nearer to the front lot line than the front of the principal building.

3793 **3-D-13.10.d. Additional Standards**

- 3794 (1) Maximum Number and Size. A maximum of 10 Village Centers shall be allowed in the LAMPA.
- 3795 Village Center size may not be greater than 75 acres, with this figure not including Schools and
- 3796 Community Parks.
- 3797 (2) Location. Village Centers shall be located around the intersections of roads classified as minor
- 3798 collector and above.
- 3799 (3) Use Limitations. Village Centers adjacent to the Rural Community may only include Private or
- 3800 Public Schools, Parks, and rural Commercial development, with individual buildings (excluding
- 3801 Schools) less than 5,000 square feet in size and total building area less than 15,000 square feet.
- 3802 (4) Open Space requirements may provide Park Space in the form of Civic Spaces, plazas, and urban
- 3803 Parks, as well as Community Parks.

3804 **3-D-13.10.d. LA VC Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure
		Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

3805 **Sec. 3-D-13.11. LA Interchange Village Center (LA IVC)**

3806 **3-D-13.11.a. Description**

3807 LA IVC shall serve as an access point to the First Coast Expressway and, at the same time, serve as a -
 3808 Mixed-Use Center of a village. LA IVC shall provide regional and community needs. Light Industrial, Office,
 3809 and shopping uses in this district are vital. Local Parks and Private or Public Schools may be considered
 3810 in this District and shall be arranged in a walkable and human-scale manner.

3811 **3-D-13.11.b. Land Use Mix**

3812 The quantification of land use mix shall comply with the following, not to exceed 100 percent of the total
 3813 land area of an IVC.

FLU Sub-Category:	Minimum	Maximum
Residential:	10 percent	65 percent
Commercial:	10 percent	25 percent

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

Office, Business and Professional		
Commercial: Retail Sales, General	5 percent	65 percent
Light Industrial:	0 percent	No Maximum
Civic Space/Parks:	10 percent	No Maximum
Footnote:		
1	Total acreage shall not include schools and Community Parks.	

3814 **3-D-13.11.c. Development Standards**

3815 The principal structure(s) and/or accessory structure(s) shall comply with the standards as set forth in the
3816 LA VC Development Standards, refer to Sec. 3-D-13.10.c.

3817 **3-D-13.11.d. LA IVC Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

3818 **Sec. 3-D-13.12. LA Solite (LA SOL)**

3819 **3-D-13.12.a. Description**

3820 The Solite FLU category shall be that property known as the Solite site, located on the north side of CR
3821 209, east of CR 209B. This property is under Federal EPA Administrative Order on Consent US EPA Docket
3822 # 95-05-Rs. 3008(h) of RCRA as amended, 42 USC § 6928(h)., Effective Date September 13, 1996. The
3823 underlying FLU of LA SOL is Mining.

3824 **3-D-13.12.b. Density**

3825 The Board of County Commissioners may consider granting a density of a maximum of 3 units per net acre
3826 if a binding commitment to remediate this site is proffered by the owner and applicant.

3827 **3-D-13.12.c. LA SOL Uses**

(1)	Permitted and Conditional uses:	Refer to Part E Use Types and Standards
(2)	Accessory:	Refer to Sec. 3-E-9. Accessory Use and Structure Refer to Sec. 3-F-8. Accessory Structures
(3)	Temporary:	Refer to Sec. 3-E-10. Temporary Use and Structure

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

3828 **Sec. 3-D-13.13. LA Greenway (LA GW)**

3829 **3-D-13.13.a. Description**

3830 The Asbury Greenway FLU category includes most creeks, streams, or riverbanks, major drainageways,
 3831 major wetlands, floodways, and associated upland buffers within the LAMPA that, when combined with the
 3832 Greenbelt Zoning Overlay produces a wildlife corridor continuing throughout the LAMPA. The intent of the
 3833 Greenway is to protect drainage systems and headwaters of the regional tributaries.

3834 **3-D-13.13.b. Development Standards**

- 3835 Development within the Greenway shall be limited to the following:
- 3836 (1) passive Recreational facilities such as: pedestrian walkways, bicycle paths, boardwalks, and docks
 3837 built for water access;
 - 3838 (2) fences may be allowed to protect habitat areas and similar uses from which minimal adverse effects
 3839 to the network would result;
 - 3840 (3) road crossings not shown on the adopted plan where no other practical alternatives exist;
 - 3841 (4) excavation of stormwater management systems when accompanied by the dedication of additional
 3842 land that is generally equivalent in quality and quantity for Conservation;
 - 3843 (5) underground utilities and drainage conveyances excluding retention ponds; and
 - 3844 (6) vertical development may be allowed only in cases where there is no net loss of wetlands and
 3845 where additional uplands are added. The quantity of upland additions to the Greenway shall exceed
 3846 50 percent of impacted wetlands. Changes to the Greenway boundary shall be approved by the
 3847 Board of County Commissioners.

3848 **Sec. 3-D-13.14. LA Wetland-Upland Buffers**

3849 **3-D-13.14.a. Wetland - Upland Buffers**

- 3850 Buffers shall meet standards set forth in Article VI Tree Ordinance, with the following additional standards:
- 3851 (1) Wetland-Upland Buffers. Natural water bodies and major drainage features within the LAMPA shall
 3852 be protected through required wetland-upland buffers. These buffers shall be protected by
 3853 conservation easements that are dedicated to the St. Johns River Water Management District, the
 3854 Florida Fish and Wildlife Conservation Commission, an established private non-profit land trust or
 3855 the County.
 - 3856 (2) Deeds. These lands shall be deeded to one of these agencies, the homeowners' association, or
 3857 retained by the landowner or developer, but shall not be deeded to individual homeowners.
 - 3858 (3) Limited Crossings. Crossings of the wetland-upland buffers are permitted for roadways, utility
 3859 crossings, trails and pathways, and drainage outfalls, all subject to agency permitting. No wetland-
 3860 upland buffer is required between jurisdictional wetlands and road crossings, public infrastructure,
 3861 utility crossings, wetlands impacts permitted by State and Federal regulatory agencies nor berms
 3862 associated with stormwater ponds.
 - 3863 (4) LA Greenway. In addition to the wetland-upland buffers for jurisdictional wetlands as required by
 3864 other regulatory agencies, wetland-upland buffers shall be required for certain creeks within the
 3865 Asbury Greenway as follows, where the offset distance is defined as the perpendicular distance
 3866 from the established jurisdictional wetland line:

Creek	Average Buffer Width	Minimum Buffer Width
Black Creek (northern LAMPA boundary)	100 feet	50 feet
Peters Creek (eastern boundary)	100 feet	50 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part D Zoning Districts and Development Standards

Bradley Creek	100 feet	50 feet
Black Creek South Prong	50 feet	30 feet

3867 (a) Buffer Width Reduction. Creek tributary buffer width may be adjusted and transitioned
3868 between the average and minimum width as set forth in Subsection (4) above . The 30-
3869 foot standard at a decreasing buffer width rate not to exceed 15 linear feet for each foot of
3870 buffer width.

3871 Example: A 30-foot buffer at 75 feet in length can be reduced down to 25 feet.

3872 **3-D-13.14.b. Density Transfer**

3873 Refer to the following Density Bonus Programs:

- 3874 (1) Sec. 3-C-3.7.a. Wetland-Upland Buffers;
- 3875 (2) Sec. 3-C-3.7.b. Upland Preservation; and
- 3876 (3) Sec. 3-C-3.7.b.(4) Upland Preservation Area Identification.