

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT STANDARDS

## Part A General Provisions

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Part A Summary of Amendments	
Section	Description
Purpose and Intent	Relocated and reorganized the zoning districts into a tabular format.
Establishment of Official Zoning Map	Simplified and consolidated existing code language.
Amendment to the Zoning Map	Simplified code language and provided a link to the Zoning Map.
Applicability of District Boundaries	New section. Provided introduction and new graphics to illustrate how to measure.
Centerline	Shortened current title and provided new graphic to illustrate how to measure.
Bisect or Parallel	Shortened current title and provided new graphic to illustrate how to measure.
Division	Shortened current title and provided new graphic to illustrate how to measure.
Street and Rights-of-Way Abandonment	No substantial changes.
Measurement of Setback	Clarified how to measure setback.
Measurement of Separation	Clarified how to measure separation distance.
Measurement of Height	Clarified how building and structure height shall be measured.
Interpretation	Simplified and consolidated existing code language.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT STANDARDS

## Part A General Provisions

Lot with Split FLU Categories or Zoning Districts	<ol style="list-style-type: none"><li>1. Clarified that if a lot has 2 or more Future Land Use categories, the applicant may not have to apply for a FLU amendment to the property but can develop under a mixed use project.</li><li>2. Clarified how development standards and intensity can be assigned on split FLU lots.</li><li>3. Explained that if a lot has 2 zoning districts, then the lot owner has to apply for a rezoning.</li></ol>
Property Access	Carried forward current code from Sec. 3-7.
Reduction of Lot Area	Carried forward current code from Sec. 3-7.
Moving of Buildings	Carried forward current code from Sec. 3-7.

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# ARTICLE 3 ZONING DISTRICTS 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; to regulate the intensity of land use, the unincorporated area of Clay County, Florida, is divided  
 6 into zoning districts with a Tier classification, as follows:

7 **Table 3-A.1.a. Zoning Districts**

<b>Tier 1 Agricultural Zoning Districts:</b>		<b>Division B:</b>
Agricultural	AG	3-D-B.2.
Agricultural Residential	AR	3-D-B.3.
Single-Family Residential	RA	3-D-B.4.
<b>Tier 2 Residential Zoning Districts:</b>		<b>Division C:</b>
Single-Family Residential	UC(10)/RA	3-D-C.2.
Two- or Three-Unit Residential	RC	3-D-C.3.
<b>Tier 3 Residential Zoning Districts:</b>		<b>Division D:</b>
Multi-Family Residential	RD	3-D-D.2.
Single-Family Residential	RE	3-D-D.3.
Residential Mobile Home Park	RMHP	3-D-D.4.
Planned Unit Development	PUD	3-D-D.5.
<b>Tier 1 Commercial Zoning Districts:</b>		<b>Division F:</b>
Neighborhood Business	BA	3-D-F.1.
Light Neighborhood Business	BA-1	3-D-F.2.
Commercial and professional	BA-2	3-D-F.3.
Intermediate Business	BB	3-D-F.4.
<b>Tier 2 Commercial Zoning Districts:</b>		<b>Division G:</b>
Light Intermediate	BB-1	3-D-G.1.
Community Business	BB-2	3-D-G.2.
<b>Tier 3 Commercial Zoning Districts:</b>		<b>Division H:</b>
Specialty Business	BB-3	3-D-H.1.
Heavy Business	BB-4	3-D-H.2.

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Commercial Recreation	BB-5	3-D-H.3.
Shopping Center	BSC	3-D-H.4.
Planned Commercial Development	PCD	3-D-H.5.
<b>Tier 1 Industrial Zoning Districts:</b>		<b>Division J:</b>
Industrial Select	IS	3-D-J.1.
Light Industrial	IA	3-D-J.2.
<b>Tier 2 Industrial Zoning Districts:</b>		<b>Division K:</b>
Heavy Industrial	IB	3-D-K.1.
Business Park	BP	3-D-K.2.
<b>Tier 3 Planned Industrial Development:</b>		<b>Division L:</b>
Planned Industrial Development	PID	3-D-L.1.
<b>Public Ownership Zoning Districts:</b>		<b>Division M:</b>
Public Ownership	PO-1	3-D-M.2.
	PO-2	3-D-M.3.
	PO-3	3-D-M.4.
	PO-4	3-D-M.5.
Private Services	PS-1	3-D-N.2.
	PS-2	3-D-N.3.
	PS-3	3-D-N.4.
	PS-4	3-D-N.5.
	PS-5	3-D-N.6.
<b>Excavation Zoning District:</b>		<b>Division O:</b>
Excavation	EX	3-D-O.2.
<b>Incinerators Zoning District:</b>		<b>Division Q:</b>
Incinerators	IN	3-D-P.2.
<b>Overlays and Special Standards:</b>		<b>Division Q:</b>
Independent Community Overlay	ICO	3-D-Q.2.
Conservation Overlay	CO	3-D-Q.3.
Wells Road Special Standards	-	3-D-Q.4.

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## Part A General Provisions

<b>Branan Field Master Plan Community:</b>		<b>Division R:</b>
BF Rural Suburbs	BF RS	3-D-S.5.
BF Master Planned Community	BF MPC	3-D-S.6.
BF Primary Conservation Network	BF PCN	3-D-S.7.
BF Rural Activity Center	RAC	3-D-S.8.
BF Rural Neighborhood Center	BR RNC	3-D-S.9.
BF Community Center	BF CC	3-D-S.10.
BF Activity Center	BF AC	3-D-S.11.
BF Mixed Use	BF MU	3-D-S.12.
BF Institutional	BF INST	3-D-S.?
<b>Lake Asbury Master Plan Area:</b>		<b>Division T:</b>
LA Master Planned Community	LA MPC	3-D-T.5.
LA Rural Reserve	LA RRSV	3-D-T.6.
LA Rural Community	LA RC	3-D-T.7.
LA Rural Fringe	LA RF	3-D-T.8.
LA Activity Center	LA AC	3-D-T.9.
LA Village Center	LA VC	3-D-T.10.
LA Interchange Village Center	LA IVC	3-D-T.11.
LA Solite	LA SOL	3-D-T.12.
LA Greenway	LA GW	3-D-T.13.
LA Wetland Buffers	-	3-D-T.14.

### 8 Sec. 3-A.2. Establishment of Official Zoning Map.

#### 9 **3-A.2.a. District Boundary Identification**

10 The boundaries of the zoning districts established in [Sec.3-A.1. Purpose and Intent](#) shall be depicted in the  
 11 Official Zoning Map, which consists of a map series embracing all the unincorporated area of Clay County,  
 12 Florida, and which is hereby established as a part of this Article.

#### 13 **3-A.2.b. Amendments**

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

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT STANDARDS

## Part A General Provisions

### 19 **3-A.2.c. Applicability**

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

### 22 **3-A.2.d. Authorization by Ordinance**

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

### 26 **3-A.2.e. Rezoning Identification System**

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

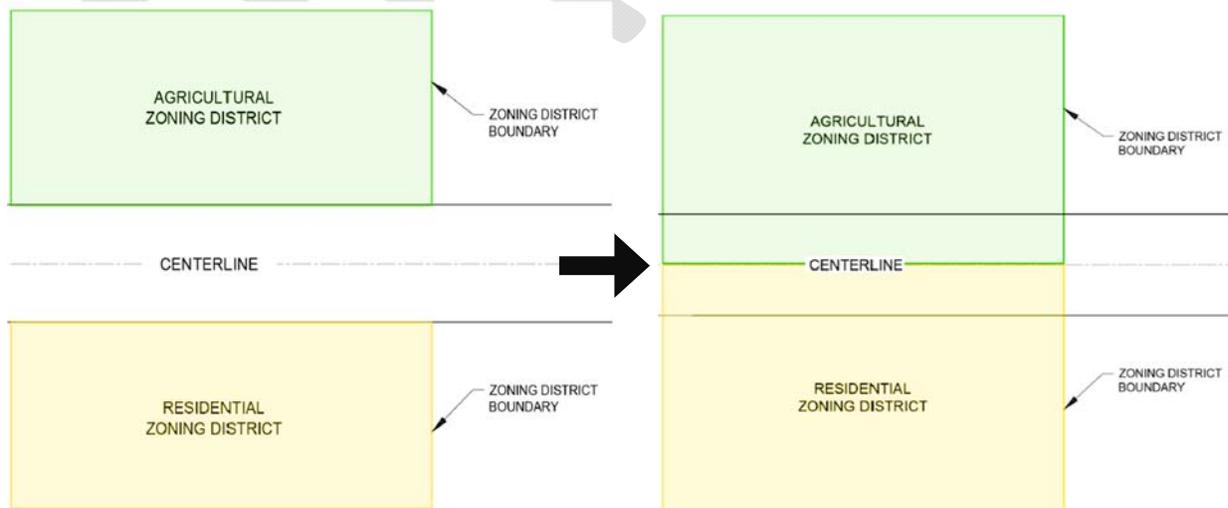
### 31 **Sec. 3-A.3. Amendment to the Zoning Map**

32 In the event an initial zoning or rezoning of a particular parcel of land or lot has been adopted by ordinance  
33 under the authority of this Article at any time prior to the adoption and certification of the particular  
34 amendment of the Official Zoning Map upon which the parcel would be depicted, the Official Zoning Map  
35 shall thenceforth govern with respect thereto.

### 36 **Sec. 3-A.4. Applicability of District Boundaries**

#### 37 **3-A.4.a. Centerline**

38 When parcels of land have different zoning districts and are separated by a road or public waterway right-  
39 of-way, the boundary of the different zoning districts shall be measured from the centerline of the right-of-  
40 way.

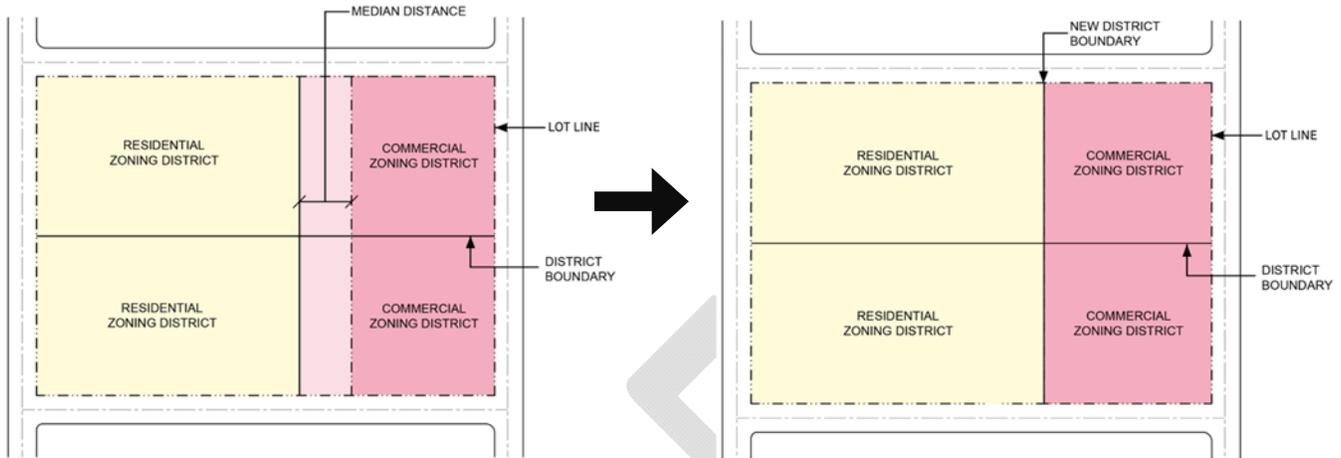


# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT STANDARDS

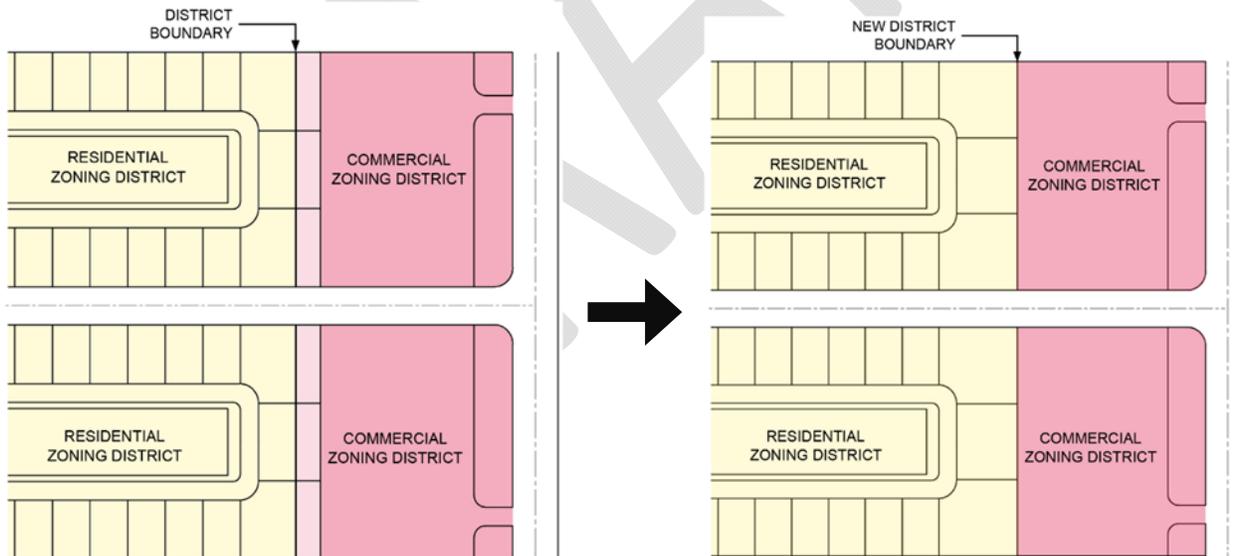
## Part A General Provisions

### 41 3-A.4.b. Bisect or Parallel

42 (1) *District Boundaries which Bisect Blocks.* Where district boundary lines approximately bisect blocks,  
43 the boundaries are the median lines of such blocks between the center line of boundary streets.



44 (2) *District Boundaries Parallel to Rights-of-Way or Bodies of Water.* Where district boundaries are  
45 approximately parallel to a street, highway, road, alley, railroad right-of-way or public water, or  
46 where a district boundary divides a subdivided lot, the location of such boundary, unless indicated  
47 by dimensions, shall be determined by using the map scale.



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

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

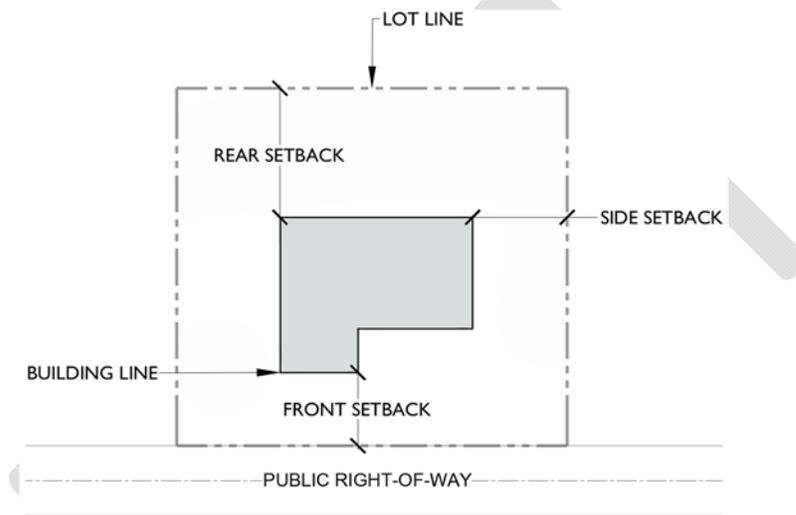
# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT STANDARDS

## Part A General Provisions

### 51 Sec. 3-A.6. Measurement of Setback

52 *Setback.* A setback as defined in [Sec. 1-15.S.\(6\)](#) shall be measured from the proposed or existing building  
53 or structure to each side of a lot, as follows:

Front:	Building Line, refer to <a href="#">Sec. 1-15.B.(19)</a>
Side, Side Street, and Rear:	Lot Line, refer to <a href="#">Sec. 1-15.L.(18)</a>
Corner Lot where access points are on both front and side street:	Building Line, refer to <a href="#">Sec. 1-15.B.(19)</a>



### 54 Sec. 3-A.7. Measurement of Separation

#### 55 3-A.7.a. Separation

56 Separation distance is required for the following reasons:

- 57 (1) to address potential negative impact between 2 uses that are not compatible;
- 58 (2) to reduce the proliferation of certain uses; or
- 59 (3) to minimize walking distance between 2 venues.

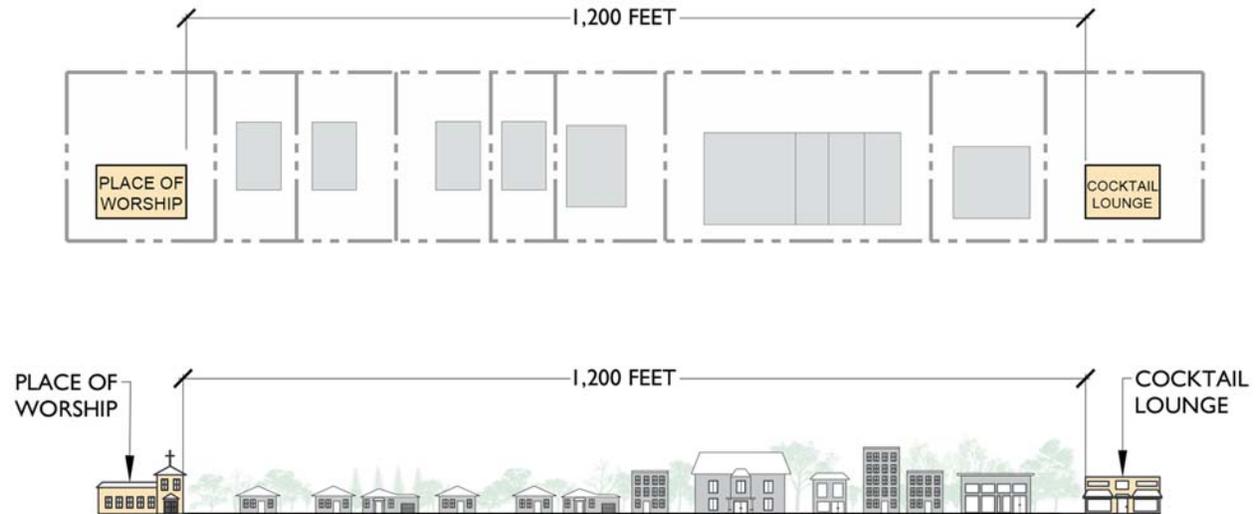
#### 60 3-A.7.b. Measurement of Distance

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

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT STANDARDS

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- 66 (1) *Example.* An establishment that sells alcohol shall be separated from a Place of Worship or a  
67 School a minimum of 1,200 linear feet. See graphic below:



### 68 Sec. 3-A.8. Measurement of Height

#### 69 3-A.8.a. Height

70 All building or structure height shall be measured from the finished grade along the perimeter of the building  
71 or structure to the highest point of the building or structure.

#### 72 3-A.8.b. Height Increase

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

- 75 (1) One additional horizontal foot of setback for each additional foot of height for a maximum of 100  
76 feet.

#### 77 3-A.8.c. Exemptions

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

- 80 (1) Religious ornaments attached to a Place of Worship;  
81 (2) Public utilities such as cooling, water or fire towers;  
82 (3) Telecommunication Tower Facilities;  
83 (4) Flagpoles;  
84 (5) Structures related to Federal Aviation Association (FAA); or  
85 (6) Parapet wall screening rooftop mechanical equipment.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT STANDARDS

## Part A General Provisions

### 86 Sec. 3-A.9. Interpretation

#### 87 **3-A.9.a. Mapping, Draft, or Clerical Errors**

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

#### 93 **3-A.9.b. Board of Adjustment Review**

94 In case any uncertainty exists, the Board of Adjustment shall interpret the intent of the Official Zoning Map  
95 as to location of such boundaries.

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

#### 97 **3-A.10.a. Lots Split by 2 or more FLU Categories**

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

- 100 (1) Limited to a type of planned development with Mixed-uses.
- 101 (2) If the request is to utilize the lot's 2 or more FLU categories, a Master Plan shall be submitted as  
102 part of the application depicting the locations of each FLU as a pod.
- 103 (3) The types of uses, development standards, intensity shall be determined by the FLU category  
104 designated on an individual pod.
- 105 (4) The Master Plan shall be approved by the Board of County Commissioners. All subsequent  
106 developments of this lot may be processed through a Conditional use approval process.

#### 107 **3-A.10.b. Lots Split by 2 or more Zoning Districts**

108 A lot that has 1 or more zoning districts shall be rezoned to a zoning district that is consistent with the lot's  
109 FLU category, refer to [Article 12, Administration, Amendment and Enforcement](#) for the application process  
110 and procedures.

### 111 Sec. 3-A.11. Property Access

112 Residential easements which are not paved shall be limited to access by a maximum of 10 lots.

- 113 (a) For the purpose of counting lots, intersecting easements shall be considered a single easement.
- 114 (b) All easements shall be limited in use to access and utilities and shall be a minimum of 30 feet in  
115 width.
- 116 (c) Lots transferred under the Heirs Exemption, Homestead Exemption or created prior to September  
117 1, 1993 and fronting on an easement at least 30 feet may be developed without regard to the limits  
118 identified herein.

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
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**Part A General Provisions**

119 **Sec. 3-A.12. Reduction in Lot Area**

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

123 **Sec. 3-A.13. Moving of Buildings**

124 No building or structure shall be moved from one lot or premises to another unless such building or structure  
125 shall thereupon be made to conform with all the standards of this Article as such standards relate to  
126 buildings or structures erected upon the lot or premises to which such building or structure shall have been  
127 moved.

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# ARTICLE ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part B Non-Conformities

<b>Part B Table of Contents</b>	
<b>Section #</b>	<b>Section Title</b>
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3-B.2.	Applicability
3-B.3.	Vested Rights
3-B.4.	Non-Conformities created by Takings
3-B.5.	Non-Conforming Residential Lot of Record
3-B.6.	Non-Conforming Uses
3-B.7.	Non-Conforming Structures
3-B.8.	Non-Conforming Site Improvements
3-B.9.	Repairs and Maintenance
3-B.10.	Determining Replacement/Improvement Value

<b>Part B Summary of Amendments</b>	
<b>Section</b>	<b>Description</b>
Purpose and Intent	Clarified the four types of Non-Conformities: Lots, Uses, Structures, and Site Improvements.
Applicability	Simplified and consolidated existing code language. Added Vested Rights and Casual, Temporary, or Illegal Use.
Vested Rights	Added a new section to clarify how to vest a non-conformity.
Non-Conformities created by Takings	Simplified and consolidated existing code language.
Non-Conforming Residential Lot of Record	Simplified and consolidated existing code language.
Non-Conforming Uses	Simplified and consolidated existing code language.
Non-Conforming Structures	Simplified and consolidated existing code language. Added the Home/Structure Replacement Policy into the proposed code.
Non-Conforming Site Improvements	Simplified and consolidated existing code language.
Repairs and Maintenance	Simplified and consolidated existing code language.
Determining Replacement/Improvement Value	Added a new Section to clarify how to calculate the allowable amount for improvements (repair, maintenance, replacement) to a non-conformity. Establish a standard methodology for estimating average construction costs.

# ARTICLE ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part B Non-Conformities

### 128 Sec. 3-B.1. Purpose and Intent

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

### 136 Sec. 3-B.2. Applicability

#### 137 **3-B.2.a. Applicability for Non-Conformities**

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

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

### 150 Sec. 3-B.3. Vested Rights

#### 151 **3-B.3.a. Undue Hardship**

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

#### 155 **3-B.3.b. Vested Rights**

156 To determine whether a lot, use, structure, or site improvements, or combination thereof, the applicant shall  
157 provide proof to the County, as follows:

- 158 (1) *Affidavit.* Building permits issued prior to July 1, 1991, for a Non-Conforming use, structure, or lot  
159 may be eligible for vested rights pursuant to the [Clay County Vested Rights Review Ordinance](#).
- 160 (2) *Site Plan.* Any zoning approvals such as Site Plans that demonstrate the lot, use, structures, and/or  
161 site layouts were approved under a prior Code and application process.
- 162 (4) *Other Documents.* Demonstrate that the use was in continuous operation and not an occasional  
163 use of the lot and structure. Documents such as tax returns, occupational licenses, payroll records,  
164 photographs with dates may be provided to the County.

# ARTICLE ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part B Non-Conformities

### 165 **3-B.3.c. Improvement Limitations**

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

### 171 **Sec. 3-B.4. Non-Conformities Created by Takings**

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

#### 179 **3-B.4.a. Site Improvements**

180 Existing site improvements may include minimum lot area and setback requirements; maximum coverage  
181 by all buildings and structures; minimum number of required off-street parking and loading spaces; and  
182 landscaping, shall not be required to be brought into conformity with the provisions of this Code and with  
183 respect to pre-taking conforming uses, shall be deemed thereafter to be conforming and with respect to  
184 pre-takings Non-Conformities, shall be deemed to be subject only to such pre-takings Non-Conformities.  
185 Any expansion or enlargement shall be in accordance with all applicable provisions of this Code.

#### 186 **3-B.4.b. Major Structures**

187 Existing major structures which became Non-Conforming or increased in Non-Conformity may be vested  
188 in accordance with [Sec. 3-B.2.c. Applicability](#), and which are thereafter damaged to an extent of not more  
189 than 65 percent of the Just Market Value at the time of damage, may be rebuilt without the necessity to  
190 conform to the characteristics of use as approved under the prior permits. Any expansion or enlargement  
191 shall be in accordance with all applicable provisions of this Code.

192 (1) Just Market Value. For the purpose of this Part B, Just Market Value, as determined by the [Clay](#)  
193 [County Property Appraiser](#) shall be utilized for the calculation of the allowable improvements of  
194 Non-Conforming structure(s).

#### 195 **3-B.4.c. Temporary Governmental Taking**

196 A Non-Conformity that would otherwise be created by a temporary governmental taking, whereby the Non-  
197 Conformity would exist only for the duration of the temporary taking or upon expiration of the temporary  
198 taking the circumstances that would have created the Non-Conformity have abated, shall not be deemed  
199 to be a Non-Conformity. For purposes of this Subsection, abatement shall not have been deemed to have  
200 occurred until the condition of the premises within the area affected by the temporary takings use has been  
201 restored to that which was in existence immediately prior to the commencement of the temporary takings  
202 use; provided, a regulatory Non-Conformity shall be deemed to have arisen in the event that a restoration  
203 has not been completed within 30 days, or such other period as may be authorized by the Planning and  
204 Zoning Director or his/her designee for cause, not to exceed 180 days. Such a regulatory taking shall be  
205 governed under the provisions of [Sec. 3-B.2. Applicability](#).

# ARTICLE ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part B Non-Conformities

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

207 Non-Conforming lots are those parcels of land that do not meet the required minimum lot acreage of a  
208 zoning district and/or dimensional standards such as lot width and depth of this Code, and subject to the  
209 following standards, where applicable.

#### 210 **3-B.5.a. Minimum Size**

211 In no case shall a permit be issued for Residential units on a lot of less than 5,000 square feet in area,  
212 and/or less than 50 feet wide. A lot not meeting these minimum standards shall be deemed a substandard  
213 lot of record. This provision shall not be applicable to Non-Residential lots.

#### 214 **3-B.5.b. Inconsistent Residential Lot of Record**

215 For unimproved lot of record otherwise inconsistent with the intensity standards in this Article and in the  
216 Clay County Comprehensive Plan, a maximum of 1 dwelling unit shall be allowed provided the following  
217 criteria are met:

- 218 (1) For lot of record created prior to October 23, 1973, lot size shall be no less than 5,000 square feet,  
219 lot width shall be no less than 50 feet, and lot depth shall be no less than 75 feet. All setbacks shall  
220 conform to the standards of [Part D Zoning Districts and Development Standards](#) and other  
221 applicable Sections of this Article.
- 222 (2) For lot of record created after October 23, 1973 and recorded by deed as of 12:01 a.m. or July 1,  
223 1991, the lot shall conform to the minimum dimensions (lot area, width, and depth) in the applicable  
224 zoning district as stipulated in this Code. These minimum lot dimensions, by the zoning districts  
225 shall be in accordance with development standards of each zoning district located in [Part D Zoning  
226 Districts and Development Standards](#).

#### 227 **3-B.5.c. Reduction of Lot Sizes**

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

- 232 (1) Lots or yards created after the effective date of this Article shall meet the minimum lot standards  
233 established herein, except where the lot is located adjacent to a conservation easement and were  
234 it not for dedication of the conservation easement, the lot could have been described so as to meet  
235 the minimum lot standards.

#### 236 **3-A.5.d. Improvement Limitations**

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

### 242 Sec. 3-B.6. Non-Conforming Uses

#### 243 **3-B.6.a. Legally Established Non-Conforming Use**

244 A use was legally established in a zoning district under a prior Code, but due to changes in the Code, has  
245 created Non-Conformities for such use, as described below:

# ARTICLE ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part B Non-Conformities

- 246 (1) The use is allowed in that zoning district under a more restrictive approval process, and by applying  
247 for the process may allow the use to continue subject to compliance under the current Code.  
248 (2) The use is prohibited in that zoning district, and by allowing the use to continue will create  
249 incompatibilities and detriments to the public safety, health, and welfare.

### 250 3-B.6.b. Limited Improvements for a Non-Conforming Use

- 251 (1) *Replacement Value.* A Non-Conforming use may be continued, so long as it remains lawful,  
252 provided no individual permanently fixed structure with a replacement value exceeding \$2,500 and  
253 no combination of permanently fixed structures with a combined replacement value exceeding  
254 \$7,500.  
255 (2) *Enlargement, Increases, Intensification, Alteration.* No such Non-Conforming use shall be  
256 enlarged, intensified, increased, or extended to occupy a greater area of land or water than was  
257 occupied at the effective date of this Code.  
258 (3) *Extension.* Any Non-Conforming use may be extended throughout any parts of a building which  
259 was manifestly arranged or designed for such use at the effective date of this Code. Any Non-  
260 Conforming use which occupied a portion of the building not originally designed or intended for  
261 such use shall not be extended to any other part of the building.  
262 (4) *Movement.* No such Non-Conforming use shall be moved in whole or in part to any portion of the  
263 lot or parcel of land than that occupied by such use at the effective date of this Code.

### 264 3-B.6.c. Discontinuance

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

### 269 3-B.6.d. Subdivision or Structural Additions

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

## 273 Sec. 3-B.7. Non-Conforming Structures

### 274 3-B.7.a. Non-Conforming Structure

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

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

# ARTICLE ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part B Non-Conformities

### 287 **3-B.7.b. Enlargement, Alteration, or Extension of Structure**

288 Where, at the effective date of this Code, as amended, lawful use of structure(s), or of structure(s) and  
289 premise(s) in combination exists involving an individual, permanently fixed structure(s) with a replacement  
290 value at or exceeding \$2,500 or a combination of permanently fixed structure(s) with a replacement value  
291 at or exceeding \$7,500, such use may be continued so long as it remains otherwise lawful, provided:

- 292 (1) No existing structure devoted to a use not permitted by this Code in the zoning district in which  
293 such use is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally  
294 altered except in changing the use of the structure to a use permitted in the zoning district in which  
295 it is located.

### 296 **3-B.7.c. Residential Structure Replacement**

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

- 303 (1) The footprint of a Single-Family home or Mobile Home shall be determined by the Finished Square  
304 Feet reported on the Clay County Property Appraiser's website for the subject property and shall  
305 not include any decks, porches, screened rooms, or other structures as may be attached to the  
306 principal home.  
307 (2) Likewise, the footprint of an accessory structure shall be determined by the square footage reported  
308 for such yard item structures on the Clay County Property Appraiser's website for the subject  
309 property.

### 310 **3-B.7.d. Change in Tenancy, Ownership, or Use**

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

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

### 320 **3-A.7.e. Discontinuance**

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

### 325 **3-A.7.f. Subdivision or Structural Additions**

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

# ARTICLE ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part B Non-Conformities

### 330 **3-A.7.g. Destruction of Principal Structure or Structures**

331 Where Non-Conforming use status applies to a major structure or structures, or to a major structure or  
332 structures and premises in combination, removal or destruction of the structure or structures shall eliminate  
333 the Non-Conforming status of the land. "Destruction" of the structure for purposes of this subsection is  
334 hereby defined as damage to an extent of more than 60 percent of the replacement value at the time of  
335 destruction. Upon removal or destruction as set forth in this paragraph, the use of land and structures shall  
336 thereafter conform to the Code standards for the district in which such land is located.

### 337 **Sec. 3-B.8. Non-Conforming Site Improvements**

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

### 341 **Sec. 3-B.9. Repairs and Maintenance**

#### 342 **3-B.9.a. Improvement Limitations**

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

#### 348 **3-B.9.b. Repairs and Maintenance**

349 On any Non-Conforming structure or portion of a structure and on any structure containing a Non-  
350 Conforming use, work may be done in any period of 12 consecutive months on ordinary repairs, or on repair  
351 or replacement of non-bearing walls, fixtures, wiring, or plumbing to an extent not exceeding 40 percent of  
352 the current assessed valuation of the structure (or of the Non-Conforming portion of the structure if a Non-  
353 Conforming portion of a structure is involved), provided that the cubic content of the structure existing at  
354 the date it becomes Non-Conforming shall not be increased.

#### 355 **3-B.9.c. Unsafe Non-conforming Structure due to Lack of Maintenance**

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

#### 361 **3-B.9.d. Unsafe Non-Conforming Structure due to Other Reasons**

362 If a Non-Conforming structure or portion of a structure or any structure containing a Non-Conforming use  
363 becomes physically unsafe or unlawful for reasons other than lack of repairs or maintenance, nothing  
364 contained herein shall be deemed to prevent the strengthening or restoring to a safe condition of such  
365 building or part hereof declared to be unsafe by the Chief Building Official of Clay County; provided that  
366 where such unsafeness or unlawfulness is the result of damage from destruction, the 60 percent of damage  
367 limitations set forth in [Sec. 3-B.7.g Non-Conforming Structures](#) shall apply.

ARTICLE ZONING DISTRICTS, LAND USES, AND  
DEVELOPMENT STANDARDS

**Part B Non-Conformities**

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

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

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

373 The maximum allowable improvement is 40 percent of the Clay County Property Appraiser's most recent  
374 Just Market Value, cumulative within 1 year.

375 **Sec. 3-B.10.b. Code Conformity**

376 When the value of the proposed improvement exceeds 40 percent of the value of the existing  
377 improvements, all existing structures and improvements on the site shall be brought into conformity with  
378 the current Code.

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# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

Part C Table of Contents	
Section #	Section Title
<b>DIVISION A</b>	<b>GENERAL</b>
3-C-A.1.	Purpose and Intent
3-C-A.2.	Future Land Use Categories
3-C-A.2.a.	Residential Future Land Use Categories
3-C-A.2.b.	Non-Residential Future Land Use Categories
<b>DIVISION B</b>	<b>FUTURE LAND USE AND ZONING DISTRICT CONSISTENCY</b>
3-C-B.1.	Future Land Use and Zoning District Consistency Table
3-C-B.2.	Intensity
3-C-B.2.a.	Residential Future Land Use and Zoning District Intensity Consistency Table
3-C-B.2.b.	Non-Residential Future Land Use and Zoning District Intensity Consistency Table
<b>DIVISION C</b>	<b>INTENSITY BONUS PROGRAMS</b>
3-C-C.1.	Purpose and Intent
3-C-C.2.	Clustering Development
3-C-C.3.	Points System
3-C-C.4.	Infill Traditional Neighborhood Development
3-C-C.5.	Transfer of Development Rights
3-C-C.6.	Branan Field Intensity Bonus
3-C-C.7.	Lake Asbury Intensity Bonus
<b>DIVISION D</b>	<b>HEIRS EXEMPTION AND HOMESTEAD SUBDIVISION</b>
3-C-D.7.	Heirs Exemptions
3-C-D.8.	Subdivision of Homestead Property

Part C Summary of Amendments	
Section	Description
<b>DIVISION A GENERAL</b>	
Purpose and Intent	Removed current text from Sec. 3-8 Comprehensive Plan Land Use Categories, and modified the purpose and intent to reflect the new structure and contents of this Part C.
Future Land Use Categories	Drafted a new general paragraph to establish the FLU tier organization ranging from low to high intensity. Proposed to consolidate the term “density” with intensity since most of the residential intensity is allowed in Non-Residential districts. Created a new definition for intensity for the purpose of Article 3. For intensity purpose, the term “acre” means gross acre, and only the term “net acre” is identified.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

Residential Future Land Use Categories	Added a table to organize the Residential FLU, each tier in order from low and high intensity, and acronyms consistent with the comprehensive plan.
Non-Residential Future Land Use Categories	Referenced the Comprehensive Plan for detailed FLU descriptions and standards, listed all Non-Residential FLU categories.
<b>DIVISION B FUTURE LAND USE AND ZONING DISTRICT CONSISTENCY</b>	
Future Land Use and Zoning District Consistency Table	Tabularize Sec. 3-9 Zoning District and Land Use Categories Consistency to provide a more comprehensive overview of the FLU and zoning districts correlation.
Intensity	Added new references to Part D Zoning Districts and Development Standards and Part E Use Types and Supplementary Standards, added an example of how to calculate intensity.
Residential Future Land Use and Zoning District Intensity Consistency Table	Relocated all Residential FLU intensity requirements from existing Sec. 3-8 and 3-10 and provided a comprehensive table to show the intensity consistency.
Non-Residential Future Land Use and Zoning District Intensity Consistency Table	Relocated all Non-Residential FLU intensity requirements from existing Sec. 3-8 and 3-10 and provided a comprehensive table to show the intensity consistency.
<b>DIVISION C INTENSITY BONUS PROGRAMS</b>	
Purpose and Intent	Establish a purpose and intent for the various programs permitted in the County to increase the intensity above the allowable maximums.
Clustering Development	Tabularized existing lot requirements for clustering development. Change the current Code text to clarify that under the clustering development pattern, the intensity calculation should be based on the gross acreage of the subject property. The idea of clustering is to preserve existing upland and environmental sensitive areas within the subject property and allow the increase of intensity concentrated in the development area resulting an incentive of an increase in the number of dwelling units.
Points System	Tabularized existing points criteria and requirements.
Infill TND Development	Established a purpose and intent for the infill TND zoning district with a focus on efficient pedestrian circulation, a mixture of Residential and Non-Residential uses permitted in the Urban Core and Urban Fringe FLU categories. Proposed a required mix of land uses within the TND zoning district and minimum lot size.
Transfer of Development Rights (TDR)	Minor formatting changes.
Heirs Exemptions	Minor formatting changes, Updated references per the proposed Code. Introduced subsection headings to allow easier reading of the requirements.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND  
DEVELOPMENT STANDARDS

**Part C Future Land Use and Intensity Bonus Programs**

Subdivision of Homestead Property	Updated references per the proposed Code. Clarify that the current Code text is about process of subdividing those properties that are subject to Homestead Exemption.
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ARTICLE 3 ZONING DISTRICTS, LAND USES, AND  
 DEVELOPMENT STANDARDS  
**Part C Future Land Use and Intensity Bonus Programs**

379

DIVISION A GENERAL

380

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

381

**3-C-A.1.a. Future Land Use Category**

382

Future Land Use categories are adopted and developed as part of the County 2040 Comprehensive Plan based on location, timing, and intensity of land development and to help in the determination of where development shall occur over a period of time.

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**3-C-A.1.b. Purpose**

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The purpose of this Article is to:

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(1) acknowledge that within unincorporated Clay County, there are 16 FLU categories identified in [Sec.3-C-A.2 Future Land Use Categories](#) and 57 zoning districts identified in [Sec. 3-A.1 Purpose and Intent](#) as established to implement the goals, objectives, and policies of the 2040 Comprehensive Plan;

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- (2) establish intensity and intensity standards to regulate developments within each applicable FLU category;
- (3) classify zoning districts to ensure consistency with the affiliated FLU categories as shown in the FLU/Zoning District Consistency Matrix in [Sec. 3-C-B.1 Zoning District and Land Use Consistency Table](#);
- (5) encourage the increase of housing opportunities by utilizing the intensity bonus programs in the Rural and Semi-Rural Tiers; and
- (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.

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Sec. 3-C-A.2. Future Land Use Categories

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All Residential FLU categories are organized into Tiers established by intensity as follows: Rural, Semi-Rural, Exurban, Transitioning Suburban, Suburban, and Urban. See below for the established Residential FLU categories as listed from low to high intensity.

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**Sec. 3-C-A.2.a. Residential Future Land Use Categories**

<b>Tiers:</b>	<b>Future Land Use:</b>
Rural	Agricultural (AG)
Semi-Rural	Agricultural Residential (AR)
Exurban	Rural Residential (RR)
Transitioning Suburban	Rural Reserve (RREV)
Suburban	Rural Fringe Residential (RF)
Urban	Urban Fringe Residential (UFR)
	Urban Core (10) Residential (UC10)

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

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Urban Core (16) Residential (UC16)

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405 **Sec. 3-C-A.2.b. Non-Residential FLU Categories**

406 All Non-Residential FLU categories are not classified by tiers. See below for the established Non-  
407 Residential FLU categories in the County.

- 408 (1) Commercial (COM)
- 409 (2) Mixed Use (MIX)
- 410 (3) Industrial (IND)
- 411 (4) Industrial Park (IP)
- 412 (5) Mining (MIN)
- 413 (6) Recreation/Preservation (RP)
- 414 (7) Conservation (CON)
- 415 (8) Business Park (BUS)

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# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

### 416 DIVISION B FUTURE LAND USE AND ZONING DISTRICT 417 CONSISTENCY

#### 418 Sec. 3-C-B.1. Zoning District and Land Use Consistency Table

	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)					✓	✓	✓										
Two- or Three- Unit Residential (RC)					✓	✓	✓										
Multi-Family Residential (RD)						✓ 1	✓ 2	✓ 3									
Single-Family Residential (RE)			✓		✓	✓	✓										
Residential Mobile Home Park (RMHP)						✓	✓										
Neighborhood Business (BA)									✓								
Light Neighborhood Business (BA-1)									✓								
Commercial and Professional Office (BA-2)									✓								
Intermediate Business (BB)									✓								
Light Intermediate Business (BB-1)									✓								

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

	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)
Community Business (BB-2)																	
Specialty Business (BB-3)																	
Heavy Business District (BB-4)																	
Commercial Recreation (BB-5)																	
Shopping Center (BSC)									✓								
Industrial Select (IS)										✓							✓
Light Industrial (IA)										✓							✓
Heavy Industrial (IB)										✓							✓
Business Park (BP)										✓						✓	✓
Planned Commercial Development (PCD)									✓								
Planned Industrial Development (PID)										✓						✓	✓
Planned Unit Development (PUD)		✓	✓	✓	✓	✓	✓	✓	✓	✓			✓		✓		✓
Conservation Overlay (CO)														✓			
Independent Community Overlay (ICO)																	
Public Ownership (PO-1)	✓	✓	✓		✓	✓	✓	✓	✓	✓							✓
Public Ownership (PO-2)	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓						✓
Public Ownership (PO-3)	✓	✓							✓	✓							✓
Public Ownership (PO-4)	✓	✓	✓						✓	✓							✓
Private Services (PS-1)	✓	✓	✓		✓	✓	✓	✓	✓	✓							✓
Private Services (PS-2)	✓	✓	✓		✓	✓	✓	✓	✓	✓							✓
Private Services (PS-3)	✓	✓	✓		✓	✓	✓	✓	✓	✓							✓
Private Services (PS-4)	✓	✓	✓		✓	✓	✓	✓	✓	✓							✓
Private Services (PS-5)					✓	✓	✓	✓	✓	✓							✓



ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS  
**Part C Future Land Use and Intensity Bonus Programs**

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**Sec. 3-C-B.2.e. Residential Future Land Use and Zoning District Intensity Table**

		<b>Residential FLU Categories:</b>							
		<u>Agriculture (AG) <sup>1</sup></u> (Gross Acre)	<u>Agricultural/Residential (AR) <sup>2</sup></u> (Gross Acre)	<u>Rural Residential (RR) <sup>3</sup></u> (Net Acre)	<u>Rural Reserve (RRSV) <sup>4</sup></u> (Gross Acre)	<u>Rural Fringe (RF) <sup>5</sup></u> (Net Acre)	<u>Urban Fringe (UF) <sup>6</sup></u> (Net Acre)	<u>Urban Core (10) (UC-10) <sup>7</sup></u> (Net Acre)	<u>Urban Core (16) (UC-16) <sup>8</sup></u> (Net Acre)
Agricultural (AG)		1 unit per 20 acres	1 unit per 20 acres	1 unit per 20 acres	1 unit per 20 acres	1 unit per 20 acres	1 unit per 20 acres	1 unit per 20 acres	1 unit per 20 acres
Agricultural/Residential (AR)	Development not classified as a subdivision w/o points	1 unit per 20 acres	1 unit per 10 acres	1 unit per 5 acres	1.5 units per acre	1 unit per acre	2 units per acre	2 units per acre	
	Subdivision w/ clustering and points.		1 unit per 5 acres	1 unit per acre	1.5 units per acre	1 unit per acre	2 units per acre	2 units per acre	
	Subdivision w/o clustering and points		1 unit per 10 acres	1 unit per 5 acres	1.5 units per acre	1 unit per acre	2 units per acre	2 units per acre	
Country Estates (AR-1)	Development not classified as a subdivision w/o points			1 unit per 5 acres	1.5 units per acre	1 unit per acre			
	Subdivision w/ clustering and points			1 unit per acre	1.5 units per acre	1 unit per acre			
	Subdivision w/o clustering and points			1 unit per 5 acres	1.5 units per acre	1 unit per acre			
Rural Estates (AR-2)	Development not classified as a subdivision w/o points	1 unit per 20 acres	1 unit per 10 acres	1 unit per 5 acres	1.5 units per acre	1 unit per acre			
	Development not classified as a subdivision w/ points and central water/sewer				1.5 units per acre	2 units per acre			
	Development not classified as a subdivision w/ points and no central water/sewer				1.5 units per acre	1.5 units per acre			
	Subdivision w/ clustering and points			1 unit per acre	1.5 units per acre				
	Subdivision w/o clustering and points			1 unit per 5 acres	1.5 units per acre				
Single-Family Residential (RA)	Development not classified as a subdivision w/o points				1.5 units per acre	1 unit per acre	2 units per acre	4 units per acre	

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# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

		<b>Residential FLU Categories:</b>							
		<u>Agriculture (AG)</u> <sup>1</sup> (Gross Acre)	<u>Agricultural/Residential (AR)</u> <sup>2</sup> (Gross Acre)	<u>Rural Residential (RR)</u> <sup>3</sup> (Net Acre)	<u>Rural Reserve (RRSV)</u> <sup>4</sup> (Gross Acre)	<u>Rural Fringe (RF)</u> <sup>5</sup> (Net Acre)	<u>Urban Fringe (UF)</u> <sup>6</sup> (Net Acre)	<u>Urban Core (10) (UC-10)</u> <sup>7</sup> (Net Acre)	<u>Urban Core (16) (UC-16)</u> <sup>8</sup> (Net Acre)
Single-Family Residential (RA)	Development not classified as a subdivision w/ points and central water/sewer				1.5 units per acre	2 units per acre			
	Development not classified as a subdivision w/ points and no central water/sewer				1.5 units per acre	1.5 units per acre			
	Subdivision w/o points				1.5 units per acre	1 unit per acre			
	Subdivision w/ points and central water/sewer				1.5 units per acre	2 units per acre			
	Subdivision w/ points and no central water/sewer				1.5 units per acre	1.5 units per acre			
Single-Family Residential (RB)	Development not classified as a subdivision w/o points				1.5 units per acre	1 unit per acre	4 units per acre		
	Development not classified as a subdivision w/ points and central water/sewer				1.5 units per acre	3 units per acre		6 units per acre	
	Development not classified as a subdivision w/ points and no central water/sewer				1.5 units per acre	2 units per acre		2 units per acre	
	Subdivision w/o points				1.5 units per acre	1 unit per acre	4 units per acre		
	Subdivision w/ points and central water/sewer				1.5 units per acre	3 units per acre		6 units per acre	
	Subdivision w/ points and no central water/sewer				1.5 units per acre	2 units per acre		2 units per acre	
Single-Family Residential (RE)	Development not classified as a subdivision w/o points			1 unit per 5 acres	1.5 units per acre	1 unit per acre	2 units per acre		
	Development not classified as a subdivision w/ points and central water/sewer				1.5 units per acre	3 units per acre			

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

		<b>Residential FLU Categories:</b>							
		<u>Agriculture (AG)</u> <sup>1</sup> (Gross Acre)	<u>Agricultural/Residential (AR)</u> <sup>2</sup> (Gross Acre)	<u>Rural Residential (RR)</u> <sup>3</sup> (Net Acre)	<u>Rural Reserve (RRSV)</u> <sup>4</sup> (Gross Acre)	<u>Rural Fringe (RF)</u> <sup>5</sup> (Net Acre)	<u>Urban Fringe (UF)</u> <sup>6</sup> (Net Acre)	<u>Urban Core (10) (UC-10)</u> <sup>7</sup> (Net Acre)	<u>Urban Core (16) (UC-16)</u> <sup>8</sup> (Net Acre)
Single-Family Residential (RE)	Development not classified as a subdivision w/ points and no central water/sewer				1.5 units per acre	1.5 units per acre			
	Mobile home development not classified as a subdivision w/ central water/sewer				1.5 units per acre		6 units per acre		
	Mobile home development not classified as a subdivision w/o central water/sewer				1.5 units per acre		2 units per acre		
	Subdivision w/o points				1.5 units per acre	4 units per acre	-		
	Subdivision w/ central water/sewer				1.5 units per acre		6 units per acre		
Single-Family Residential (RE)	Subdivision w/o central water/sewer				1.5 units per acre		2 units per acre		
	Subdivision w/ clustering and points			1 unit per acre	1.5 units per acre				
	Subdivision w/o clustering and points			1 unit per 5 acres	1.5 units per acre				
Two-Unit or Three-Unit Residential (RC)	Two-family development not classified as a subdivision w/o points				1.5 units per acre	1 unit per acre			
	Two-family development not classified as a subdivision w/ central water/sewer				1.5 units per acre		4 units per acre	6 units per acre	
	Two-family development not classified as a subdivision w/o central water/sewer				1.5 units per acre		2 units per acre	2 units per acre	
	Two-family subdivision w/ points and central water/sewer				1.5 units per acre		4 units per acre		
	Two-family subdivision w/ central water/sewer				1.5 units per acre			6 units per acre	

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

		<b>Residential FLU Categories:</b>							
		<u>Agriculture (AG)</u> <sup>1</sup> (Gross Acre)	<u>Agricultural/Residential (AR)</u> <sup>2</sup> (Gross Acre)	<u>Rural Residential (RR)</u> <sup>3</sup> (Net Acre)	<u>Rural Reserve (RRSV)</u> <sup>4</sup> (Gross Acre)	<u>Rural Fringe (RF)</u> <sup>5</sup> (Net Acre)	<u>Urban Fringe (UF)</u> <sup>6</sup> (Net Acre)	<u>Urban Core (10) (UC-10)</u> <sup>7</sup> (Net Acre)	<u>Urban Core (16) (UC-16)</u> <sup>8</sup> (Net Acre)
Two-Unit or Three-Unit Residential (RC)	Three-family development not classified as a subdivision w/o points				1.5 units per acre	1 unit per acre		6 units per acre	
	Three-family development not classified as a subdivision w/ central water/sewer				1.5 units per acre		4 units per acre		
	Three-family development not classified as a subdivision w/o central water/sewer				1.5 units per acre		2 units per acre		
	Three-family subdivision w/ central water/sewer				1.5 units per acre		4 units per acre	6 units per acre	
	Two- or Three-family development not classified as a subdivision w/ points and central water/sewer				1.5 units per acre	3 units per acre			
	Two- or Three-family development not classified as a subdivision w/ points and no central water/sewer				1.5 units per acre	1.5 units per acre			
	Two- or Three family subdivision w/o central water/sewer				1.5 units per acre		2 units per acre	2 units per acre	
Multi-Family Residential (RD-1)	Development not classified as a subdivision w/ central water/sewer				1.5 units per acre		4 units per acre	4 units per acre	
	Development not classified as a subdivision w/o central water/sewer				1.5 units per acre		2 units per acre	2 units per acre	
Multi-Family Residential (RD-2)	Development not classified as a subdivision w/ central water/sewer				1.5 units per acre			6 units per acre	
Multi-Family Residential (RD-3)	Development not classified as subdivision w/ central water/sewer and required points pursuant to <a href="#">Sec. 3-D-D.2.</a>				1.5 units per acre			10 units per acre	
	Development not classified as a subdivision w/ central water/sewer and w/o points				1.5 units per acre			6 units per acre	

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

		<b>Residential FLU Categories:</b>							
		<u>Agriculture (AG)</u> <sup>1</sup> (Gross Acre)	<u>Agriculture/Residential (AR)</u> <sup>2</sup> (Gross Acre)	<u>Rural Residential (RR)</u> <sup>3</sup> (Net Acre)	<u>Rural Reserve (RRSV)</u> <sup>4</sup> (Gross Acre)	<u>Rural Fringe (RF)</u> <sup>5</sup> (Net Acre)	<u>Urban Fringe (UF)</u> <sup>6</sup> (Net Acre)	<u>Urban Core (10) (UC-10)</u> <sup>7</sup> (Net Acre)	<u>Urban Core (16) (UC-16)</u> <sup>8</sup> (Net Acre)
Multi-Family Residential (RD-4)	Development not classified as a subdivision w/ required points pursuant to <a href="#">Sec. 3-D-D.2.</a> and central water/sewer				1.5 units per acre			10 units per acre	
	Development not classified as a subdivision w/ central water/sewer and w/o points				1.5 units per acre			6 units per acre	
	Development not classified as a subdivision w/ required points pursuant to <a href="#">Sec. 3-D-D.2.</a> and central water/sewer				1.5 units per acre				16 units per acre
Multi-Family Residential (RD-1 through RD-4)	Development not classified as a subdivision w/ required points pursuant to <a href="#">Sec. 3-D-D.2.</a> , and the intensity bonus criteria for low- and moderate-income housing identified in Policy 1.4.1 of the Housing Element of the Comprehensive Plan.				1.5 units per acre			16 units per acre	20 units per acre
Residential Mobile Home Park (RMHP)	Development not classified as a subdivision w/ central water/sewer				1.5 units per acre		4 units per acre	6 units per acre	
	Development not classified as a subdivision w/o central water/sewer				1.5 units per acre		2 units per acre		
Independent Community Overlay (ICO)		1 unit per lot							
Footnotes:									
1	Agriculture	The total number of permits for Single-Family dwelling units shall not exceed a maximum of 50 per calendar year within the Agriculture FLU category.							
2	Agriculture/Residential	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.							
3	Rural Residential	<p>Developments meeting the following criteria are authorized to subdivide parcels into tracts of no less than 5 acres. Property owners are further authorized to construct one Single-Family dwelling unit on each 5-acre parcel and to receive a building permit upon proper application therefor, without regard to the intensity restrictions otherwise applicable to such properties as set forth herein and in the Comprehensive Plan, and without being required to record a plat or otherwise comply with the development standards set forth in the subdivision standards.</p> <p>(i) The parcels shall lie within a Residential Aviation Community.</p> <p>(ii) The geographical boundary of the community shall contain less than 100 parcels.</p>							

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

		<p>(iii) At least 75 percent of the parcels shall be 5 acres in size or less.</p> <p>(iv) All roads providing access to the newly created residential parcels shall be paved and privately owned and maintained.</p> <p>(v) The total potential number of newly created parcels shall not exceed 20 percent of the total number of parcels within the community.</p>
4	Rural Reserve	<p>Shall include up to 25 percent of the developed dwelling units as Multi-Family units.</p> <p>At least 35 percent of a parcel shall be preserved as permanent open space. This may include perimeter buffers, wetlands, wetland-upland buffers, parks, and other open space (not including retention ponds).</p> <p>At least 5 percent of a development parcel shall be used as active recreation open space.</p>
5	Rural Fringe	<p>Intensities up to 7 units per net acre shall be permitted subject to the criteria pertaining to low and moderate income or elderly or handicapped housing specified in <a href="#">Policy 1.4.1 subsection 5 of the Housing Element of the Clay County Comprehensive Plan</a>.</p>
6	Urban Fringe	<p>Intensities up to 10 units per net acre shall be permitted for infill development meeting TND Standards per <a href="#">Sec 3-C-C.4.g Design Standards</a>.</p> <p>Intensities up to 14 units per net acre shall be permitted subject to the criteria pertaining to low and moderate income or elderly or handicapped housing specified in <a href="#">Policy 1.4.1 subsection 6 of the Housing Element of the Clay County Comprehensive Plan</a>.</p>
7	Urban Core (10)	<p>For intensities greater than 6 units per net acre, locational criteria stipulated in <a href="#">Sec. 3-C-C.3. Points System</a> shall be met.</p> <p>Densities up to 15 units per net acre are permitted for infill development meeting TND criteria in <a href="#">Sec. 3-C-C.5 Transfer of Development Rights</a>.</p> <p>Intensities up to 16 units per net acre are permitted subject to the criteria pertaining to low and moderate income or elderly or handicapped housing specified in <a href="#">Policy 1.4.1 subsection 7 of the Housing Element of the Clay County Comprehensive Plan</a>.</p>
8	Urban Core (16)	<p>Intensities up to 20 units per net acre are permitted subject to the criteria pertaining to low and moderate income or elderly or handicapped housing specified in <a href="#">Policy 1.4.1 subsection 8 of the Housing Element of the Clay County Comprehensive Plan</a>.</p>
9	Independent Community Overlay (ICO)	<p>For lots of record created prior to October 23, 1973, lot size must be no less than 5,000 square feet, lot width must be no less than 50 feet, and lot depth must be no less than 75 feet. Front building lines and setbacks from side and rear property lines shall conform to the applicable standards and other applicable Sections of this Article.</p> <p>Front building lines and setbacks from side and rear property lines shall conform to the standards of <a href="#">Sec. 3-D-Q.2. Independent Community Overlay District (ICO)</a> and other applicable Sections of this Article 3. For lots of record created between October 23, 1973, and June 30, 1991, lot size must be consistent with the minimums applicable to the property on June 30, 1991. Front building lines and setbacks shall be consistent with the underlying zoning district standards under the prior approval.</p>

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

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### Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table

		Non-Residential FLU Categories:									
		Agricultural (AG) (Gross Acre)	Commercial (COM) (Gross Acre)	Industrial (IND) (Gross Acre)	Recreation/Preservation (RP) (Gross Acre)	Mining (MIN) (Gross Acre)	Planned Community (PC) (Gross Acre)	Conservation (CO) (Gross Acre)	Mixed Use (MIX) (Net Acre)	Business Park (Gross Acre)	Industrial Park (IP) (Gross Acre)
Agricultural (AG)	Maximum Residential Intensity	1 unit per 20 acre			20 percent						
Neighborhood Business District (BA)	Maximum FAR		40 percent								
	Maximum Commercial Space		1 unit per 1,000 ft.								
Light Neighborhood Business District (BA-1)	Maximum FAR		40 percent								
	Maximum Commercial Space		1 unit per 1,000 ft.								
Commercial and Professional Office District (BA-2)	Maximum FAR		40 percent								
	Maximum Commercial Space		1 unit per 1,000 ft.								
Intermediate Business District (BB)	Maximum FAR		40 percent								
	Maximum Commercial Space		1 unit per 1,000 ft.								
Light Intermediate Business District (BB-1)	Maximum FAR		40 percent								
	Maximum Commercial Space		1 unit per 1,000 ft.								
Community Business District (BB-2)	Maximum FAR										
Specialty Business District (BB-3)	Maximum FAR										
Heavy Business District (BB-4)	Maximum FAR										
Commercial Recreation District (BB-5)	Maximum FAR										
Shopping Center District (BSC)	Maximum FAR		40 percent								

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

		Non-Residential FLU Categories:									
		Agricultural (AG) (Gross Acre)	Commercial (COM) (Gross Acre)	Industrial (IND) (Gross Acre)	Recreation/Preservation (RP) (Gross Acre)	Mining (MIN) (Gross Acre)	Planned Community (PC) (Gross Acre)	Conservation (CO) (Gross Acre)	Mixed Use (MIX) (Net Acre)	Business Park (Gross Acre)	Industrial Park (IP) (Gross Acre)
Shopping Center District (BSC)	Maximum Commercial Space		1 unit per 1,000 ft.								
Industrial Select (IS)	Maximum FAR			50 percent							35 percent
Light Industrial (IA)	Maximum FAR			50 percent							35 percent
Heavy Industrial (IB)	Maximum FAR			50 percent							35 percent
Business Park (BP)	Maximum FAR			50 percent					20 percent		35 percent
Planned Commercial Development District (PCD)	Maximum FAR			50 percent							
	Maximum Commercial Space		1 unit per 1,000 ft.								
Planned Industrial District (PID)	Maximum FAR								20 percent		35 percent
Planned Unit Development (PUD)	Maximum Residential Intensity							15 unit per acre			
	Maximum FAR			50 percent				25 percent			35 percent
	Maximum Commercial Space		1 unit per 1,000 ft.								
Public Ownership (PO-1)	Maximum FAR		40 percent	50 percent							35 percent
	Maximum Residential Intensity	1 unit per 20 acre									
	Maximum Commercial Space		1 unit per 1,000 ft.								
Public Ownership (PO-2)	Maximum FAR		40 percent	50 percent							35 percent

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

		Non-Residential FLU Categories:									
		Agricultural (AG) (Gross Acre)	Commercial (COM) (Gross Acre)	Industrial (IND) (Gross Acre)	Recreation/Preservation (RP) (Gross Acre)	Mining (MIN) (Gross Acre)	Planned Community (PC) (Gross Acre)	Conservation (CO) (Gross Acre)	Mixed Use (MIX) (Net Acre)	Business Park (Gross Acre)	Industrial Park (IP) (Gross Acre)
	Maximum Residential Intensity	1 unit per 20 acre									
Public Ownership (PO-3)	Maximum FAR	40 percent	40 percent	50 percent							35 percent
	Maximum Residential Intensity	1 unit per 20 acre									
	Maximum Commercial Space		1 unit per 1,000 ft.								
Public Ownership (PO-4)	Maximum FAR		40 percent	50 percent							35 percent
	Maximum Residential Intensity	1 unit per 20 acre									
	Maximum Commercial Space		1 unit per 1,000 ft.								
Private Services (PS-1)	Maximum FAR		40 percent	50 percent							35 percent
	Maximum Residential Intensity	1 unit per 20 acre									
	Maximum Commercial Space		1 unit per 1,000 ft.								
Private Services (PS-2)	Maximum FAR		40 percent	50 percent							35 percent
	Maximum Residential Intensity	1 unit per 20 acre									
	Maximum Commercial Space		1 unit per 1,000 ft.								
Private Services (PS-3)	Maximum FAR <sup>1</sup>	40 percent	40 percent	40 percent							35 percent

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

		Non-Residential FLU Categories:									
		Agricultural (AG) (Gross Acre)	Commercial (COM) (Gross Acre)	Industrial (IND) (Gross Acre)	Recreation/Preservation (RP) (Gross Acre)	Mining (MIN) (Gross Acre)	Planned Community (PC) (Gross Acre)	Conservation (CO) (Gross Acre)	Mixed Use (MIX) (Net Acre)	Business Park (Gross Acre)	Industrial Park (IP) (Gross Acre)
	Maximum Residential Intensity	1 unit per 20 acre									
	Maximum Commercial Space		1 unit per 1,000 ft.								
Private Services (PS-4)	Maximum FAR		40 percent	50 percent							35 percent
	Maximum Residential Intensity	1 unit per 20 acre									
	Maximum Commercial Space		1 unit per 1,000 ft.								
Private Services (PS-5)	Maximum FAR		40 percent	50 percent							35 percent
	Maximum Commercial Space		1 unit per 1,000 ft.								
Excavation (EX)	Maximum FAR										
Independent Community Overlay (ICO)	Maximum FAR										
Incinerator (IN)	Maximum FAR										
Conservation Overlay Zone (CO)	Maximum Residential Intensity						1 unit per 100 acre				
	Maximum Residential Intensity	1 unit per 20 acre									
Public Ownership (PO-3)	Maximum FAR	40 percent	40 percent	50 percent							35 percent
	Maximum Residential Intensity	1 unit per 20 acre									

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

		Non-Residential FLU Categories:									
		Agricultural (AG) (Gross Acre)	Commercial (COM) (Gross Acre)	Industrial (IND) (Gross Acre)	Recreation/Preservation (RP) (Gross Acre)	Mining (MIN) (Gross Acre)	Planned Community (PC) (Gross Acre)	Conservation (CO) (Gross Acre)	Mixed Use (MIX) (Net Acre)	Business Park (Gross Acre)	Industrial Park (IP) (Gross Acre)
	Maximum Commercial Space		1 unit per 1,000 ft.								
Public Ownership (PO-4)	Maximum FAR		40 percent	50 percent							35 percent
	Maximum Residential Intensity	1 unit per 20 acre									
	Maximum Commercial Space		1 unit per 1,000 ft.								
Private Services (PS-1)	Maximum FAR		40 percent	50 percent							35 percent
	Maximum Residential Intensity	1 unit per 20 acre									
	Maximum Commercial Space		1 unit per 1,000 ft.								
Private Services (PS-2)	Maximum FAR		40 percent	50 percent							35 percent
	Maximum Residential Intensity	1 unit per 20 acre									
	Maximum Commercial Space		1 unit per 1,000 ft.								
Private Services (PS-3)	Maximum FAR <sup>1</sup>	40 percent	40 percent	40 percent							35 percent
	Maximum Residential Intensity	1 unit per 20 acre									
	Maximum Commercial Space		1 unit per 1,000 ft.								
Private Services (PS-4)	Maximum FAR		40 percent	50 percent							35 percent

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

		Non-Residential FLU Categories:									
		Agricultural (AG) (Gross Acre)	Commercial (COM) (Gross Acre)	Industrial (IND) (Gross Acre)	Recreation/Preservation (RP) (Gross Acre)	Mining (MIN) (Gross Acre)	Planned Community (PC) (Gross Acre)	Conservation (CO) (Gross Acre)	Mixed Use (MIX) (Net Acre)	Business Park (Gross Acre)	Industrial Park (IP) (Gross Acre)
	Maximum Residential Intensity	1 unit per 20 acre									
	Maximum Commercial Space		1 unit per 1,000 ft.								
Private Services (PS-5)	Maximum FAR		40 percent	50 percent							35 percent
	Maximum Commercial Space		1 unit per 1,000 ft.								
Excavation (EX)	Maximum FAR										
Independent Community Overlay (ICO)	Maximum FAR										
Incinerator (IN)	Maximum FAR										
Conservation Overlay Zone (CO)	Maximum Residential Intensity						1 unit per 100 acre				
<b>Footnote:</b>											
1	Private Services	With the exception of lands proposed for hospital use. Hospitals shall not exceed a maximum FAR of 80 percent.									

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

### 449 DIVISION C INTENSITY BONUS PROGRAMS

#### 450 Sec. 3-C-C.1. Purpose and Intent

451 Clay County offers various programs to allow the increase of intensity above the allowable maximum  
 452 intensity permitted under certain FLU categories, which includes those in Division D, Master Planned  
 453 Communities. These intensity programs increase the supply of Residential opportunities to implement the  
 454 policies, goals, and objectives of the Housing Element of the Comprehensive Plan, as follows:

<b>Intensity Bonus Programs:</b>	<b>FLU Category:</b>
Clustering	AR, RR
Points System	AR, RR, RF, UF, UC(10), UC(16), and Mixed-Use
Infill Traditional Neighborhood Development	UC, UF
Transfer Development of Rights	UC, UF
<b>Branan Field:</b>	
Additional Intensity not to exceed 1 unit per 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
<b>Lake Asbury:</b>	
Wetland-Upland Buffers	Any Residential and Non-Residential zoning districts of LAMPA
Upland Preservation	Any Residential and Non-Residential zoning districts of LAMPA

#### 455 Sec. 3-C-C.2. Clustering

##### 456 3-C-C.2.a. Intent

457 In order to provide for additional Residential densities in the areas with an AR and RR FLU categories,  
 458 while maintaining the rural character and availability of Agricultural uses, Residential subdivisions may  
 459 occur at the higher of the 2 densities stipulated in Residential FLU [Sec. 3-C-B.2.a.](#) and Non-Residential  
 460 FLU [Sec. 3-C-B.2.b.](#), provided that the development of the subdivision complies with the following  
 461 standards.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

### 3-C-C.2.b. Location of Site

- 463 (1) *Suitable Land.* Located on suitable upland away from environmentally sensitive land, including
- 464 wetlands and 100-year flood plains.
- 465 (2) *Access to the Site.* Shall be from an arterial or collector street.

### 3-C-C.2.c. Component of a Cluster Subdivision

467 A subdivision with clustering development pattern shall consist of a development area and on-site preserved

468 open space area, the percentage allocated for the development area, and the preserved open space shall

469 be calculated based on the gross acreage of the site.

FLU and Base Intensity	Minimum size of Development Area	Maximum Development Area	Minimum Preserve Open Space
AR 1 unit per 5 acres	10 acres	50 percent	50 percent
RR 1unit per acre	5 acres	65 percent	35 percent

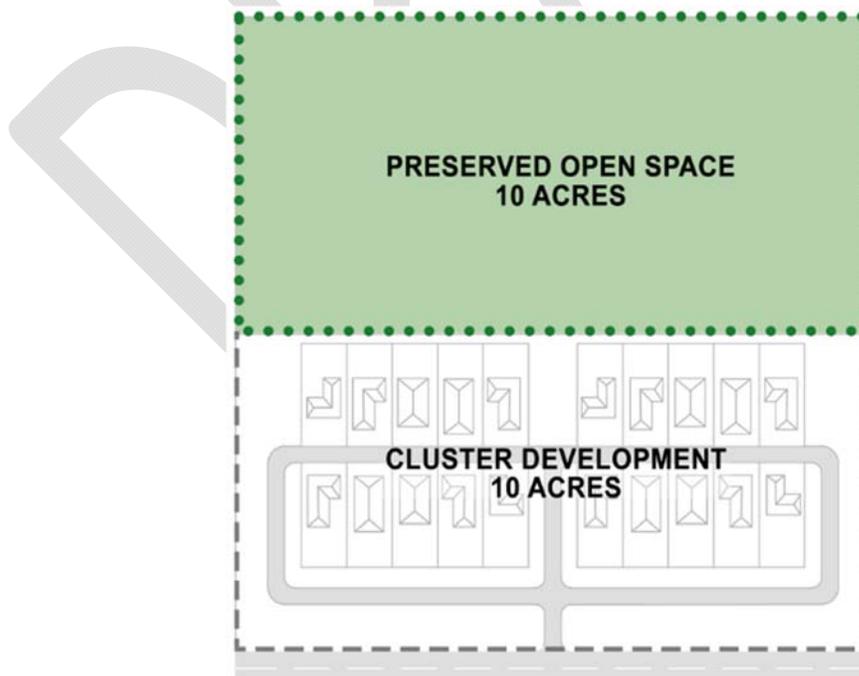
### 3-C-C.2.d. Intensity

471 The maximum intensity for the development area is not restricted, except where necessary to comply with

472 the applicable development standards of the housing type. The proposed intensity shall be calculated

473 utilizing the gross acreage of the site resulting in a higher net intensity than the base intensity of the FLU.

- 474 (1) *Example without Water and Sewer.* A 20-acre site located in the AR Zoning District is allowed to
- 475 develop a subdivision for a total of 20 units if the dwelling units are clustered in a 10-acre portion
- 476 of the site, and the remainder of the 10-acre is designated as preserved open space. This results
- 477 in a net intensity of 1 unit per acre based on the cluster development intensity bonus program.
- 478 Each lot shall be ½ acre in size.



# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

### 479 **3-C-C.2.e. Combination of Lots**

480 *Combination of Lots.* To comply with the minimum development acreage standard, contiguous lots may be  
481 combined to form a single lot. All subdivisions of land shall conform to the platting requirements of Chapter  
482 177, F.S. (1991).

### 483 **3-C-C.2.f. Preserved Open Space**

484 Preserved Open Space, defined in [Sec. 1-15.P.\(28\)](#), shall be upland. Up to 20 percent of preserved Open  
485 Space may be utilized as drainage retention areas if such facilities are incorporated within the parks and  
486 Open Space system of the development as an amenity.

- 487 (1) *Conservation Easement.* Prior to the recording of the first plat of the development area, the  
488 preserved open space shall be established by recordation of a preserve conservation easement or  
489 by fee simple dedication to the Clay County Board of County Commissioners.
- 490 (2) *Configuration.* Open Space, as defined in [Sec. 1-15.O.\(7\)](#), and that is located within the  
491 development area shall not be counted towards the percentage of the preserved open space.

### 492 **3-C-C.2.g. Perimeter Landscape Buffers**

- 493 (1) Landscape buffers with a minimum width of 50 feet shall be provided along the perimeter of the  
494 development area to ensure compatibility of the development activity with adjacent uses.
- 495 (2) The required buffer shall be exempt if one side of the development area abuts the preserved open  
496 space.
- 497 (3) These buffers shall include preserved or planted vegetation that provides an effective visual screen  
498 (at least 85 percent opacity) from street rights-of-way and adjacent properties. The 85 percent  
499 opacity standard shall be met within 3 years after planting.
- 500 (i) Buffers shall not include utility easements, roads, retention, or any other areas that are not  
501 vegetated.
- 502 (ii) Hiking or multi-purpose trails shall be allowed in the buffers, but not to exceed a width of 8  
503 feet. Trails shall be paved or mulched.
- 504 (iii) Buffers may be incorporated into the preserved open space with 100 percent native plant  
505 materials.

### 506 **Sec. 3-C-C.3. Points System**

507 In addition to the standards in [Sec. 3-C-C.2. Clustering](#), developments proposed in areas with the AR, RR,  
508 RF, UF, UC(10), UC(16) and Mixed-Use FLU Categories may occur at the higher of the intensities stipulated  
509 in Residential FLU [Sec. 3-C-B.2.a.](#) and Non-Residential [Sec. 3-C-B.2.b.](#) provided that such developments  
510 comply with the following conditions:

#### 511 **3-C-C.3.a. Points Criteria**

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

- 515 (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

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

516 (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

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

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

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

520 (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

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

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

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

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

525 (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 <a href="#">Sec. 3-C-C.2.</a> :	25 points

526 (7) Proximity to mass transit route:

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

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

- 527 (8) In order to proceed with development in AR, RR, and RF areas on the FLUM, the development  
528 shall achieve the following point totals:

Zoning District	Minimum Points	Maximum Points
AR	50 points	155 points
RR	60 points	155 points
RF	80 points	155 points

- 529 (9) In order to proceed with development in UF, UC(10), UC(16) and Mixed-Use areas on the FLUM  
530 at intensities greater than 6 units per acre, the development shall achieve the following point totals:

Zoning District	Minimum Points Possible	Maximum Points Possible
UF	100 points	155 points
UC(10)	120 points	155 points
UC(16)	130 points	155 points
Mixed-Use	100 points	155 points

- 531 (10) Awarding of points shall adhere to the following criteria:  
532 i. Points shall be awarded for only 1 item in each category except water and sewer which  
533 can receive points for both services.  
534 ii. Points shall be awarded for additional Open Space allocations only after a development  
535 qualifies for points under at least 2 of the other categories.

### 536 3-C-C.3.b. Water and Sewer Service

537 All developments of land under this policy shall provide for water and sewer at the expense of the developer  
538 or homeowner or shall meet all standards for on-site disposal systems pursuant to Chapter 10D-6, FAC.

## 539 Sec. 3-C-C.4. Infill Traditional Neighborhood Development (TND)

### 540 3-C-C.4.a. Purpose and Intent

541 The purpose and intent of the Infill Traditional Neighborhood Development (TND) Zoning District is to  
542 provide development incentives and flexible standards that encourage compact development of mixed  
543 Residential and Non-Residential uses in properties with the UC and UF FLU categories. Such  
544 developments are generally designed with a range of housing types with convenient Commercial and  
545 Recreational uses that serve the daily needs of the Residential community. Emphases are focused on the  
546 provision of efficient pedestrian and non-motorized circulation systems to ensure a safe and cohesive  
547 neighborhood environment is achieved.

### 548 3-C-C.4.b. Infill Site Boundary

- 549 (1) At least 1 boundary of the infill site shall be adjacent to the following TND Zoning District. Refer to  
550 [Sec. 1-15.A.\(11\)](#) for Adjacency, and graphics in [Sec. 3-A.4. Applicability of District Boundaries](#).

### 551 3-C-C.4.c. Intensity Bonus

552 Intensity bonuses may be allowed for eligible infill TND development within the UC and UF FLU categories.  
553 To be eligible for the bonus, demonstration of adequate public facilities including water, sewer, and  
554 transportation facilities to serve the site shall be provided. Suitability of the site for the increased intensity  
555 shall also be demonstrated prior to receiving approval for the intensity.

- 556 (1) Property with a Commercial FLU category; or

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

- 557 (2) Residential use developed at an intensity that is greater than or equal to the intensity of the  
 558 proposed infill site development.
- 559 (3) The remainder of the infill site shall be bounded by developed Non-Residential uses or Residential  
 560 uses at an intensity of 2 units per acre or greater. Wetlands within the development parcel or on  
 561 adjacent lands shall be excluded from the determination that a site is surrounded by existing  
 562 development.

### 3-C-C.4.d. Minimum Size

564 The minimum lot size for a development in the TND zoning district is 20 acres.

### 3-C-C.4.e. Access

566 An infill site shall have direct access to a road with a functional classification of minor collector or higher as  
 567 set forth in [Sec. 8-4. Roadway Classification System](#).

### 3-C-C.4.f. Mix of Land Uses

569 Shall be based on the percentage of the total gross land area of the proposed development.

Land Use Mix	Minimum	Maximum
Single-Family Detached	20 percent	50 percent
Single-Family Attached	25 percent	70 percent
Commercial	5 percent	10 percent
Civic Space <sup>1</sup>	2 percent	25 percent
Open Space and Recreation	5 percent	Not Applicable

Footnote:

- 1 Civic Space such as a library, satellite police office, or any government agency may be located in the Commercial space.

### 3-C-C.4.g. Design Standards

- 571 (1) The following standards shall be employed to guide TND development pattern and design:
- 572 (a) *Internal Connectivity*. To ensure internal connectivity, the development shall have a grid or  
 573 modified grid street pattern with block lengths no greater than 500 feet.
- 574 (b) *Parking*. On-street parking shall be allowed.
- 575 (c) *Sidewalks*. Sidewalks with a minimum width of 5 feet shall be required on both sides of all  
 576 roads.
- 577 (d) *Rear Vehicular Entry*. The development shall provide rear entry garages, accessed by  
 578 alleys, for a minimum of 50 percent of the lots.
- 579 (e) *Front Entry Garage*. All front entry garage units shall be designed so as to recess the  
 580 garage a minimum of 15 feet from the front roofline of the structure and to provide habitable  
 581 space above the garage recess.
- 582 (f) *Front Setback*. The maximum front yard setback shall be 10 feet.
- 583 (g) *Open Space*. The development shall provide a minimum of 10 percent Open Space, 50  
 584 percent of which shall be used to create a public gathering space the boundary of which  
 585 shall be defined by road rights-of-way. The opposing right-of-way line shall be defined by  
 586 the front façade of Residential units.
- 587 (h) *External Connection*. The development shall be connected to adjacent lots through the use  
 588 of streets, sidewalks and bike lanes/paths. Connections to adjacent collector or arterial

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## Part C Future Land Use and Intensity Bonus Programs

589 roads are preferred to be a maximum of 750 feet apart. Multiple access standards may be  
590 waived by the County Engineer if environmental lands would be impacted, traffic safety  
591 considerations indicate that the vehicular access should not be provided, or FDOT access  
592 management requirements do not permit the access.

### 593 Sec. 3-C-C.5. Transfer of Development Rights (TDR)

#### 594 **3-C-C.5.a. Purpose and Intent**

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

#### 600 **3-C-C.5.b. Applicability**

601 This Section shall apply to lands within unincorporated Clay County.

#### 602 **3-C-C.5.c. Administration of TDR**

603 The Planning and Zoning Director or his/her designee shall administer the TDR program, and shall be  
604 responsible for the following:

- 605 (1) Contracts for sale and purchase of TDR intensity (units or square footage) are executed, and all  
606 deeds and conservation easements are recorded and filed in the public records of the County.

#### 607 **3-C-C.5.d. Sending Areas Transfer Rate**

608 The number of Residential units and the floor-area of Non-Residential development rights that a sending  
609 site is eligible to transfer to a receiving site shall be determined by applying the TDR sending site base  
610 intensity as set forth in [Sec. 3-C-C.7.f. Sending Site Base Intensity](#).

- 611 (1) *Net Intensity*. The allowable intensity from a sending site shall not include:  
612 (a) an area that is associated with any existing development;  
613 (b) an area that has any retained development rights; and  
614 (c) an area with any portion already in a conservation easement, a restrictive covenant, or  
615 other similar encumbrance.  
616 (2) *Reduced Lot Size*. For each existing dwelling unit or retained development right, the sending site  
617 area shall be reduced by the minimum lot size for that zoning district.  
618 (3) *Fractional Development Rights*. Any fractions of development rights that result from the calculations  
619 in subsection (1) above shall not be included in the final determination of total development rights  
620 available for transfer.

#### 621 **3-C-C.5.e. Computation of Development Rights**

622 For purposes of calculating the amount of development rights, the amount of land contained within a  
623 sending site shall be determined as follows:

- 624 (1) *Tax Lot*. If the sending site is an entire tax lot, the square footage or acreage shall be determined:  
625 (a) by the records from the Clay County Property Appraiser's Office; or  
626 (b) by a survey funded by the applicant that has been prepared and stamped by a surveyor  
627 licensed in the State of Florida.  
628 (2) *Land with Split FLU Categories*. If the sending site consists of a lot that is divided by a FLU  
629 boundary, the square footage or acreage shall be calculated separately for each FLU category.  
630 The square footage or acreage within each FLU category shall be determined by the Clay County  
631 FLUM.

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632 (a) *Alternate Method of Determination.* When such records are not available or are not  
 633 adequate to determine the square footage or acreage within each FLU category, then the  
 634 Department of Economic and Development Services shall calculate the square footage or  
 635 acreage through the geographic information system (GIS) mapping system.

### 636 3-C-C.5.f. Sending Site Base Densities

637 For the purposes of the TDR program, the following TDR sending site base intensities shall apply:

Future Land Use	Base Intensity
Agriculture	1 unit per 10 acres*
Agriculture/Residential	1 unit per 5 acres
Rural Residential	1 unit per 1 net acre
Rural Reserve	1.5 unit per 1 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

### 638 3-C-C.5.g. Sending Site Base Intensities

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

**Table 3-C-C.7. Conversion Ratio**

		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

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

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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

### 3-C-C.5.h. Multiple Sending Sites

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

### 3-C-C.5.i. TDR Certificate Letter of Intent

645  
646 The determination of the number of Residential development rights a sending site has available for transfer  
647 to a receiving site shall be valid for transfer purposes only, shall be documented in a TDR certificate letter  
648 of intent and shall be considered a final determination, not to be revised due to changes to the sending  
649 site's FLU or zoning district.

### 3-C-C.5.j. TDR Receiving Sites

- 651 (1) A designation of Intensity Receiving Area (IRA) shall be limited to Commercial, Business Park,  
652 Industrial, Industrial Park, Mixed-Use, and Residential FLU categories with a minimum intensity  
653 greater than 1 unit per acre, and similar FLU categories in Master Plan Areas within the Centralized  
654 Water and Sewer Service Area (CWSSA). Respectively, the areas outside of the IRA shall be a  
655 potential Intensity Sending Area (ISA). The designation of site-specific IRA and ISA shall be  
656 reviewed and authorized by the TDR Review Committee formed under the program.
- 657 (2) Intensity transfers may be permitted from an area within the IRA into another portion of the IRA  
658 subject to the Intensity Rating System. Developed lands within the IRA are not qualified to become  
659 a ISA. In case the developed lands within the IRA are reclaimed for conservation, preservation,  
660 recreation and/or urban agricultural purposes, it may be qualified to become an ISA upon review.
- 661 (3) In no case shall intensity be transferred to the outside of the IRA from the IRA. Also, no transfer  
662 shall be allowed within areas outside of the IRA.
- 663 (4) For projects utilizing this TDR process, intensity may be increased above and beyond the intensity  
664 otherwise allowed by the Intensity Rating System up to 200 percent of the maximum intensity  
665 permitted. For Master Plan areas, up to 200 percent of recommended average intensity standards  
666 may be permitted for receiving sites independently from other areas.
- 667 (5) TDR receiving sites shall meet the following requirements:  
668 (a) Be served by Centralized Water and Sewer Services;  
669 (b) Demonstrate the availability of public facilities or planned within the next 5 years at the  
670 adopted LOS standards;  
671 (c) Promote compact development and energy efficient land use pattern; and  
672 (d) Demonstrate the suitability of the site for receiving the intensity transfer.

### 3-C-C.5.k. TDR Application Process and Procedures

Section pending County Response

### 3-C-C.5.l. Documentation of Approved TDRs

674  
675 Development rights from a sending site shall be considered transferred to a receiving site when a final  
676 decision is made on the TDR receiving area development proposal, the sending site is protected by a  
677 completed and recorded land dedication (TDR Deed of Transfer), Conservation Easement, and notification  
678 shall be provided to the Clay County Property Appraiser's Office and a TDR extinguishment document shall  
679 be provided to the Department of Economic and Development Services, or its successor agency.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

### 680 Sec. 3-C-C.6. Branan Field Intensity Bonus Programs

#### 681 3-C-C.6.a. Purpose and Intent

682 The purpose and intent of the Section is to address the allowance of additional intensity for the Branan  
683 Field Rural Suburb (BF RS) FLU category. The base intensity of the BF RS is 1 unit per 5 acres, and  
684 additional intensity is allowed if a proposed development commits to the preservation of environmentally  
685 sensitive lands and open space. There are 7 ways of achieving additional intensity as described in the  
686 following Subsections.

#### 687 3-C-C.6.b. Additional Intensity

688 Additional intensity not to exceed 1 unit per acre shall comply with the following requirements:

- 689 (1) *Minimum Open Space.* A minimum of 35 percent of usable Open Space with no more than 60  
690 percent of this being wetland area.
- 691 (2) *Perimeter Buffer.*
- 692 (a) A minimum average width of 50 feet, may be exempt when abutting a similar buffer of the  
693 same width; or
- 694 (b) Buffer width may be reduced to a maximum of 35 feet if the following conditions are met:
- 695 i. *Non-Wetland or BF PCN.* Shall not include wetland or BF PCN lands;
- 696 ii. *Vegetation.* Shall include preserved or planted vegetation that provides an effective  
697 visual screen at least 85 percent opacity from adjacent street rights-of-way and  
698 properties. The 85 percent opacity standard shall be met within 3 years after planting;
- 699 iii. *Non-Vegetation.* Buffers shall not include roads, retention, or any other areas that are  
700 not vegetated, except for utility easements at a maximum width of 15 feet when right-  
701 of-way is not available to serve lots with utilities, and/or hiking or multi-purpose trails  
702 not to exceed a paved area of 8 feet.
- 703 iv. *Performance Bond.* A performance bond shall be provided to the County for the period  
704 of 2 years to ensure that planted vegetation is established.
- 705 v. *Ownership.* Buffers may not be part of individual lots but shall be common areas owned  
706 by homeowners' associations or deeded to the County or water management district.

#### 707 3-C-C.6.c. Additional Intensity that exceeds 1.5 Units per 2 Net Acres

708 Developments utilizing the intensity bonus program that achieve net intensities (less wetlands and  
709 parks/Open Space) that are higher than 1.5 units per 2 acres shall comply with the following standards:

Development with:	Apply Development Standards of:
Net intensity >1.5 units per 2 net acres	BF MPC
With > 20 percent lots that are < 6,000 square feet	BF MPC Village Zone
Others	Suburban Zone

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

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

### 714 **3-C-C.6.d. Intensity Increase from Transfer of Wetlands**

715 The intensity of wetlands (within a conservation easement), if existing on a property with a base intensity  
716 of 1 unit per 5 acres, may be transferred to the upland areas. Refer to [Sec. 3-C-C.1. Clustering](#)  
717 [Development](#).

### 718 **3-C-C.6.e. Complementary Use Bonus Intensity**

719 The base intensity of 1 unit per 5 acres may be allowed to increase to 1 unit per 2 acres when development  
720 is adjacent to 1 or more of the following land uses: BF AC, BF CC, BF MPC, or any other land use that  
721 allows intensities of greater than 2 units per acre.

- 722 (1) Adjacency. In this case, “adjacent” requires that the property in question share a property boundary  
723 that is at least  $\frac{1}{3}$  of the perimeter of the property in question with 1 or more of the above land uses.  
724 Lands across a road classified as collector or below shall be counted in this calculation, however  
725 land across the BF PCN or a Conservation area shall not be counted.

### 726 **3-C-C.6.f. BF PCN and Open Space Set-Aside Bonus Intensity**

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

Additional Intensity	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 BF PCN land that is not located on a site, but 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 non-BF PCN intensity 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.

### 730 **3-C-C.6.g. Additional 25 Percent or 100 Units**

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

- 733 (1) All development rights from lands within the property that transferred the intensity shall be  
734 permanent.  
735 (2) Dedication of Park space shall exceed minimum requirements by 150 percent.  
736 (3) Additional BF PCN lands shall be provided within the development in the amount of at least 10,000  
737 square feet per additional unit. Such lands shall be uplands and may not include any lands within  
738 utility easements.  
739 (4) A clubhouse shall be provided in a Civic Space.

### 740 **3-C-C.6.h. Central Water and Sewer**

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

- 744 (1) New Commercial, except within the BF RAC, shall tie into central water and sewer.

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## Part C Future Land Use and Intensity Bonus Programs

745 (2) Residential subdivisions may also be served by well and septic tanks meeting the following  
746 standards:

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

### 747 Sec. 3-C-C.7. Lake Asbury Intensity Bonus Program

#### 748 3-C-C.7.a. Purpose and Intent

749 The purpose and intent of the Section is to allow the transfer of intensity from the Lake Asbury Wetland-  
750 Upland Buffers FLU category and Upland Preservation to proposed developments for the preservation and  
751 conservation of environmentally significant lands within the LAMPA.

#### 752 3-C-C.7.b. Wetland-Upland Buffers

753 The allowable intensity shall be calculated for the acreage of lands protected in the wetland-upland buffers.

754 (1) *Asbury Greenway*. For wetland-upland buffers located in the Asbury Greenway, intensity shall be  
755 based on the adjacent FLU category. This intensity may be applied to Residential development  
756 within the limits as shown on a preliminary plan which includes that portion of the Greenway.

757 (2) *Maximum Intensity*. Total intensity, including intensity from wetland-upland buffers located within  
758 the Greenway, shall not exceed the maximum intensity established by the FLU category as shown  
759 in [LA FLU Policy 1.4.1 of the 2040 Comprehensive Plan](#).

#### 760 3-C-C.7.c. Upland Preservation

761 The preservation of environmentally significant lands lying outside the Asbury Greenway shall entitle the  
762 owner to an additional intensity bonus of up to 10 units per acre.

763 (1) *Maximum Intensity*. This intensity may be applied to Residential development within the limits as  
764 shown on a preliminary plan which includes those environmentally significant lands. Total intensity  
765 including intensity bonus shall not exceed the maximum intensity established by the FLU category.

766 (2) *Preserved Open Space*. Refer to [Sec. 1-15.P\(28\)](#) for the listed species.

767 (3) *Criteria for Intensity Bonus*. To receive an intensity bonus, the area preserved shall be a minimum  
768 of 2 contiguous acres in area and shall be configured in a manner that takes into account  
769 topography, parcel shape, and other factors that are unique to the property.

770 (a) *Configuration*. The use of long narrow preservation areas shall be discouraged unless they  
771 are combined with other preservation areas to form a larger, contiguous preservation area.  
772 To enhance existing systems, priority should be given to such communities that are  
773 contiguous to the Asbury Greenway or Greenbelt Zoning Overlay.

774 (4) *Upland Preservation Area Connectivity*. Upland preservation shall also provide for greenway  
775 connectivity in the form of those greenbelts depicted on the LAMPA Map (FLUM).

776 (a) *Greenbelts*. Created by the Greenbelt Zoning Overlay, greenbelts shall consist of uplands  
777 that connect natural features such as creeks and linear wetlands and utilize forested  
778 corridors whenever possible to connect areas of the Asbury Greenway.

779 (b) *Allowable Uses*. Shall be limited to passive recreation in the form of pedestrian walkways,  
780 bicycle paths, and boardwalks.

781 (c) *Size*. Such preservation areas shall be no less than 150 feet in width and shall average a  
782 minimum of 250 feet in width and shall provide connections between lands in the Asbury  
783 Greenway FLU category.

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**Part C Future Land Use and Intensity Bonus Programs**

- 784 (d) *Relocation.* The Greenbelt Zoning Overlay may be relocated under a specific development  
785 plan provided the connectivity function and minimum width is maintained.  
786 (e) *Transfer of Intensity.* Residential intensity or Non-Residential intensity associated with the  
787 underlying FLU category shall apply to lands within the Greenbelt Zoning Overlay and may  
788 be transferred within parcels.

789 **3-C-C.7.d. Upland Preservation Area Identification**

790 All developments shall be required to provide an environmental assessment for lands proposed for  
791 development, prepared and certified by a qualified environmental professional, prior to any land clearing or  
792 disturbance of the site.

DRAFT

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND  
DEVELOPMENT STANDARDS  
**Part C Future Land Use and Intensity Bonus Programs**

793 DIVISION D HEIRS EXEMPTION AND HOMESTEAD  
794 SUBDIVISION

795 **Sec. 3-C-D.1. Heirs Exemptions**

796 *Heirs Exemptions.* Pursuant to [Policy 1.9.6 of the 2040 Comprehensive Plan](#), Clay County shall provide  
797 mechanisms to allow the transfer of land (hereby known as property) for the use of the transferor's heir for  
798 his or her primary residence subject to the following:

799 **3-C-D.1.a. FLU**

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

803 **3-C-D.1.b. Lot Dimensions**

804 Lot width and depth, setbacks, and uses shall be governed by the zoning district for the property. Refer to  
805 [Part D Zoning Districts and Development Standards](#).

806 **3-C-D.1.c. Non-Conforming Lots**

807 The Heir's Exemption cannot be utilized to bring into conformance lots which do not otherwise qualify for  
808 Non-Conforming lot of record status as set forth in [Part B Non-Conformities](#).

809 **3-C-D.1.d. Access**

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

812 **3-C-D.1.e. Ownership and Title of the Property**

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

815 (1) If the property remains vacant, then the heir shall retain title to the property for a minimum of 5  
816 years before transfer or sale. The sale of the property prior to that time shall cause the cancellation  
817 of the property's heir's exemption status, and no construction of a dwelling unit shall be permitted  
818 on the property unless the property complies with the assigned FLU intensity requirements.

819 (2) *Minimum Length of Residency on Property.* If an heir constructs his or her permanent residence  
820 on the property, the heir shall reside in the residence for a minimum of 2 years from the date of the  
821 issuance of the Certificate of Occupancy. The sale or lease of the property for occupancy by  
822 another party prior to that time shall cause the cancellation of the heir's exemption status and the  
823 home shall be subject to applicable requirements of [Part B Non-Conformities](#). In no case, however,  
824 will the heir be required to retain title of the lot for more than 5 years, despite the length of  
825 occupancy of the dwelling unit by the heir.

826 (3) *Exemption.* For those Heir's Exemption transfers executed prior to November 27, 2007, the heir  
827 shall have retained title to the property a minimum of 1 year in order for the property to retain the  
828 Heir's Exemption status and to be eligible for sale or transfer.

829 **3-C-D.1.f. Types of Transfer**

830 The following types of transfers shall not cause the cancellation of a lot's heir's exemption status and shall  
831 not subject a home on the lot to [Part B Non-Conformities](#), regardless of the length of time the property has  
832 been retained by the heir:

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

- 833 (1) Transfer of the lot to the heir's estate upon the death of the heir, either through testate or intestate  
834 succession as provided by state law; or
- 835 (2) Involuntary transfer of the lot arising out of a judgment or order entered against the heir and  
836 rendered by a court of competent jurisdiction; or
- 837 (3) Relocation due to an employment or educational opportunity, provided that the relocation would  
838 require the heir to move his or her permanent residence, as defined in [Section 196.012\(18\), Florida](#)  
839 [Statutes](#).
- 840 (4) In the event the heir wishes to transfer the lot due to relocation, the heir shall submit an affidavit to  
841 the County attesting to the circumstances surrounding the educational or employment opportunity  
842 that require the heir to move his or her permanent residence.
- 843 (5) A lot shall retain its heir's exemption status in the event the heir is serving in any branch of the  
844 Armed Forces of the United States and, by reason of such service, is unable to reside on the lot.

### 845 3-C-D.1.g. Application

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

- 848 (1) An unrecorded deed and a legal description of the transferred property which includes the size of  
849 the property;
- 850 (2) A copy of the original recorded deed for the transferor's property;
- 851 (3) Evidence of the relationship between the heir and the transferor;
- 852 (4) A certified survey performed since the most recent land transaction showing the dimensions of the  
853 heir's lot and the remainder portion of the transferor's lot. Applicants may request a waiver from  
854 the survey requirement if the remainder of the grantor's parcel is larger than 10 acres after the  
855 transfer to the heir, and no survey has been done in the previous year;
- 856 (5) The survey must show evidence that the heir's lot and the remainder of the transferor's property  
857 have access via a publicly maintained road or a private easement with a minimum width of 30 feet;  
858 and
- 859 (6) An acknowledgement by the Applicant that standards outside the purview of the County may affect  
860 or preclude the construction of a residence upon the heir's lot, including but not limited to wetlands  
861 standards or septic tank standards.

### 862 3-C-D.1.h. Approval of Application

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

- 865 (1) The affidavit form shall be provided by the County and be recorded by the applicant, together with  
866 the deed for the transferred property, in the Official Records of Clay County at the applicant's  
867 expense.
- 868 (2) The applicant shall provide copies of the recorded affidavit and deed to the County. Lots subdivided  
869 as part of a Residential Aviation Community, as described in Subsection (b)(3), may not be further  
870 subdivided through the heir's exemption.

## 871 Sec. 3-C-D.2. Subdivision of Homestead Property

### 872 3-C-D.2.a. Homestead Exemption

873 Individuals having a current homestead exemption filed in Clay County and who have held a homestead  
874 exemption for the past 4 years (5 years total) and who have also owned property for 5 or more years which  
875 is now located in the RR (without points), AR, or AG FLU Category shall be permitted to subdivide the  
876 property owned for 5 or more years as follows:

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part C Future Land Use and Intensity Bonus Programs

- 877 (1) A maximum of two 2.5-acre lots per homestead exemption may be subdivided and/or developed  
878 per year.
- 879 (2) Permits in the RR and AR FLU categories, which are allowed as a result of the policy, shall be  
880 included in the Countywide cap of 250 Single-Family permits for Agriculture/Residential areas.
- 881 (3) Lot width and depth, setbacks, and uses shall be governed by the Zoning for the property.
- 882 (4) Permits in the AG FLU category, which are allowed as result of the policy, shall be included as part  
883 of the Countywide cap of 50 Single-Family permits in the AG areas.
- 884 (5) Lots subdivided as part of a Residential Aviation Community, as described in [Footnote 3, Sec. 3-](#)  
885 [C-B.2.e. Residential Future Land Use and Zoning District Intensity Table](#), may not be further  
886 subdivided through the homestead exemption.

DRAFT

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# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

3-D-T.7.b.	Development Standards
3-D-T.7.c.	LA RC Uses
3-D-T.8.	LA Rural Fringe (LA RF)
3-D-T.8.a.	Description
3-D-T.8.b.	Development Standards
3-D-T.8.c.	LA RF Uses
3-D-T.9.	LA Activity Center (LA AC)
3-D-T.9.a.	Description
3-D-T.9.b.	Land Use Mix
3-D-T.9.c.	Development Standards
3-D-T.9.d.	LA AC Uses
3-D-T.10.	LA Village Center (LA VC)
3-D-T.10.a.	Description
3-D-T.10.b.	Land Use Mix
3-D-T.10.c.	Development Standards
3-D-T.10.d.	LA VC Uses
3-D-T.11.	LA Interchange Village Center (LA IVC)
3-D-T.11.	Description
3-D-T.11.b.	Land Use Mix
3-D-T.11.c.	Development Standards
3-D-T.11.d.	LA IVC Uses
3-D-T.12.	LA Solite (LA SOL)
3-D-T.12.a.	Description
3-D-T.12.b.	Intensity
3-D-T.12.c.	LA SOL Uses
3-D-T.13.	LA Greenway (LA GW)
3-D-T.13.a.	Description
3-D-T.13.b.	Development Standards
3-D-T.14.	LA Wetland-Upland Buffers
3-D-T.14.a.	Wetland – Upland Buffers
3-D-T.14.b.	Intensity Transfer

### Part D Summary of Amendments

Section	Description
<b>DIVISION A GENERAL PROVISIONS</b>	
Purpose and Intent	Established a purpose and intent that introduces zoning district tiers based on intensity
Applicability	Established a new applicability for Part D, referenced the Zoning District Intensity Tables

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

District Development Standards	Introduced standard district development regulations, carried forward exemption language applicable to lots adjacent to aquatic preserves or a waterfront
Setbacks	Established general setback applicability, carried forward language ascribing exemptions from the setback standards
Lot Frontage	Relocated lot frontage standards per Sec. 3-7.
<b>DIVISION B TIER 1 AGRICULTURAL ZONING DISTRICTS</b>	
Intent of Tier 1 Zoning Districts	<ol style="list-style-type: none"> <li>1. Added language describing the intent of a low intensity development</li> <li>2. Tabularized Tier 1 zoning districts</li> </ol>
Agricultural Zoning District (AG)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
Agricultural Residential Zoning District (AR); Country Estates Zoning District (AR-1); and Rural Estates Zoning District (AR-2)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
Single-Family Residential Zoning District (RA)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
<b>DIVISION C TIER 2 RESIDENTIAL ZONING DISTRICTS</b>	
Intent of Tier 2 Residential Zoning Districts	<ol style="list-style-type: none"> <li>1. Added language describing the intent of a medium intensity development</li> <li>2. Tabularized Tier 2 zoning districts</li> </ol>
Single-Family Residential Zoning District (UC-10/RA) and (RB)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
Two- or Three-Unit Residential Zoning District (RC)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
<b>DIVISION D TIER 3 RESIDENTIAL ZONING DISTRICTS</b>	
Intent of the Tier 3 Residential Zoning Districts	<ol style="list-style-type: none"> <li>1. Added language describing the intent of a high intensity development</li> <li>2. Tabularized Tier 3 zoning districts</li> </ol>
Multi-Family Residential Zoning District (RD)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent and added language to describe the range of multi-family housing types and intensity appropriate for each district</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

Single-Family Residential Zoning District (RE)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
Residential Mobile Home Park Zoning District (RMHP)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
Planned Unit Development Zoning District (PUD)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> </ol>
<b>DIVISION E COMMERCIAL ZONING DISTRICTS</b>	
Intent of Commercial Zoning Districts	<ol style="list-style-type: none"> <li>1. Added language describing the intent of the 3-tier system</li> <li>2. Tabularized Commercial districts into Tiers 1 through 3</li> </ol>
<b>DIVISION F TIER 1 COMMERCIAL ZONING DISTRICTS</b>	
Neighborhood Business Zoning District (BA)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
Light Neighborhood Business Zoning District (BA-1)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
Commercial and Professional Zoning District (BA-2)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
Intermediate Business Zoning District (BB)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
<b>DIVISION G TIER 2 COMMERCIAL ZONING DISTRICTS</b>	
Light Intermediate Business Zoning District (BB-1)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
Community Business Zoning District (BB-2)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
<b>DIVISION H TIER 3 COMMERCIAL ZONING DISTRICTS</b>	
Specialty Business Zoning District (BB-3)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>

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## Part D Zoning Districts and Development Standards

Heavy Business Zoning District (BB-4)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
Commercial Recreation Zoning District (BB-5)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
Shopping Center Zoning District (BSC)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
Planned Commercial Development Zoning District (PCD)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and the permitted mix of land usage</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
<b>DIVISION I INDUSTRIAL ZONING DISTRICTS</b>	
Intent of Industrial Zoning Districts	<ol style="list-style-type: none"> <li>1. Introducing of the Industrial zoning districts: IS, and mention that they are classified based on their intensity of either serving the residential neighborhood or providing a range of sales, services and office activities</li> <li>2. Tabularizing Industrial districts into Tiers 1 through 3</li> </ol>
<b>DIVISION J TIER 1 INDUSTRIAL ZONING DISTRICTS</b>	
Industrial Select Zoning District (IS)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
Light Industrial Zoning District (IA)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
<b>DIVISION K TIER 2 INDUSTRIAL ZONING DISTRICTS</b>	
Heavy Industrial Zoning District (IB)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
Business Park Zoning District (BP)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the Use Matrices</li> </ol>
<b>DIVISION L TIER 3 PLANNED INDUSTRIAL DEVELOPMENT ZONING DISTRICTS</b>	
Planned Industrial Development Zoning District (PID)	<ol style="list-style-type: none"> <li>1. Relocated the current Codes purpose and intent</li> <li>2. Described this only applies to rezoning of a new PID or modifications to prior approved PID</li> <li>3. Tabularize minimum and maximum percentages of gross land area for each land use type</li> </ol>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

	<ol style="list-style-type: none"> <li>4. Tabularized land development standards and listed additional standards</li> <li>5. Added a reference/hyperlink to the Use Matrices</li> </ol>
<b>DIVISION M PUBLIC OWNERSHIP ZONING DISTRICTS</b>	
Intent of Public Ownership (PO) Zoning Districts	<ol style="list-style-type: none"> <li>1. Introducing of the Public Ownership zoning districts: IS, and mention that they are classified based on their intensity of either serving the residential neighborhood or providing a range of sales, services and office activities</li> <li>2. Tabularizing Public Ownership based on their level of services</li> </ol>
Public Ownership Zoning District (PO-1)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the use matrices</li> <li>4. Relocated the current Codes location and access of uses from Sec. 3-34.(h).</li> </ol>
Public Ownership Zoning District (PO-2)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the use matrices</li> <li>4. Relocated the current Codes from Sec. 3-35.(h).</li> </ol>
Public Ownership Zoning District (PO-3)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the use matrices</li> </ol>
Public Ownership Zoning District (PO-4)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the use matrices</li> <li>4. Relocated the current Codes from Sec. 3-37.(g).</li> </ol>
<b>DIVISION N PRIVATE SERVICES ZONING DISTRICTS</b>	
Intent of Private Services (PS) Zoning Districts	<ol style="list-style-type: none"> <li>1. Introducing of the Private Services zoning districts and classifying them based on their level of services</li> <li>2. Tabularizing Private Services districts</li> </ol>
Private Services Zoning District (PS-1)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the use matrices.</li> <li>4. Relocated the current Codes from Sec. 3-38.(h).</li> </ol>
Private Services Zoning District (PS-2)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the use matrices</li> <li>4. Relocated the current Codes from Sec. 3-39.(i).</li> </ol>
Private Services Zoning District (PS-3)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> </ol>

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## Part D Zoning Districts and Development Standards

	<ol style="list-style-type: none"> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the use matrices</li> <li>4. Relocated the current Codes from Sec. 3-40.(i).</li> </ol>
Private Services Zoning District (PS-4)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the use matrices</li> <li>4. Relocated the current Codes from Sec. 3-41.(i).</li> </ol>
Private Services Zoning District (PS-5)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the use matrices</li> <li>4. Relocated the current Codes from Sec. 3-41.1.(k).</li> </ol>
<b>DIVISION O EXCAVATION ZONING DISTRICT</b>	
Intent of Excavation (EX) Zoning District	<ol style="list-style-type: none"> <li>1. Introducing of the Excavation zoning districts and classifying them based on their level of services</li> <li>2. Tabularizing Excavation districts</li> </ol>
Excavation Zoning District (EX)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the use matrices</li> </ol>
<b>DIVISION P INCINERATORS ZONING DISTRICT</b>	
Intent of Incinerators (IN) Zoning District	<ol style="list-style-type: none"> <li>1. Introducing of the Incinerators zoning district and classifying them based on their level of services</li> <li>2. Tabularizing the Incinerators districts</li> </ol>
Incinerators Zoning District (IN)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the use matrices</li> </ol>
<b>DIVISION Q OVERLAYS AND SPECIAL REGULATIONS</b>	
Intent of Overlays and Special Regulations	<ol style="list-style-type: none"> <li>1. Introducing of the Overlays and Special Standards and classifying them based on their level of services</li> <li>2. Tabularizing Overlay and Special Standards districts</li> </ol>
Independent Community Overlay District (ICO)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> <li>3. Added a reference/hyperlink to the use matrices</li> </ol>
Conservation Overlay (CO)	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> </ol>
Wells Road Special Regulations	<ol style="list-style-type: none"> <li>1. Carried forward the current zoning district intent</li> <li>2. Tabularized land development standards and listed additional standards</li> </ol>
<b>DIVISION R MASTER PLANNED COMMUNITIES</b>	
General Provisions of the Master Planned Communities	Established a new section to explain the purpose and intent of the 2 Master Planned Communities (MPC), and

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	for the implementation of the County's Comprehensive Plan goals, objectives and policies
Applicability	Clarify this Division applies to lands within the 2 MPC
Conflict	Clarify which code to apply when there is a conflict between Divisions and other parts of the Land Development Code
Application Requirements	<ol style="list-style-type: none"> <li>1. Carried forward code language with regards to jurisdictional wetlands</li> <li>2. Refer to Part F, Architectural Design Guidelines for design of building elevations</li> </ol>
Modifications	Carried forward current code on extent of modifications of prior approvals. Clarified difference between minor changes and major changes
Variance	Carried forward current code on variance, and referred to Article 12 for the variance process
Appeal	Carried forward current code on the appeal process and referred to Article 12 for the appeal procedures
Homeowners or Property Owners Association	Carried forward current code on Homeowners' Association. Added the term "Property Owners' Association" for those non-residential properties.
Interpretation Flexibility	Carried forward current code on interpretation of code requirements by the Director of Planning and Zoning. Added criteria for the Director to make decisions on deviations of the requirements. Added "his/her designee" of the Planning and Zoning Director, allowing the Director's staff to assist in making a determination of an issue/application.
Adequate Public Facilities	Deferred Adequate Public Facilities to Part F.
<b>DIVISION S BRANAN FIELD MASTER PLANNED COMMUNITY</b>	
Applicability	Clarified that the regulations of this Division apply only to the Branan Field MPC
Future Land Use	Listed all the Residential and Non-Residential Future Land Use (FLU) categories of the BF MPC
General Design Standards	Clarified that development standards are specific to each FLU category or zoning district, and in addition to the general and specific development standards of this Division, other applicable technical standards shall also be applied, such as Architectural Design Guidelines, Exterior Lighting, etc.
Existing Developments	Carried forward current code on lots of record and vested status
BF Rural Suburbs (BF RS)	<ol style="list-style-type: none"> <li>1. Carried forward current code, general description of Rural Suburban FLU/Zoning District</li> <li>2. Referred to the Use Matrix in Part E, Types of Use and Supplementary Standards</li> <li>3. Referred to the Use Matrix in Part E, Divisions I for Accessory and Division J for Temporary Types of Use and Supplementary Standards</li> </ol>

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**Part D Zoning Districts and Development Standards**

	<ol style="list-style-type: none"> <li>4. Referred to Part F, Division H for Accessory Structures and Standards</li> <li>5. Replaced the term “density” with “intensity”.</li> <li>6. Carried forward current code “density” bonus requirements</li> <li>7. Carried forward and tabularized current code requirements on setbacks, height and other relevant dimensional standards</li> <li>8. Added new reference to Division 3-C on Future Land Use multiple Intensity Bonus Programs</li> </ol>
<p>BF Master Planned Community (BF MPC)</p>	<ol style="list-style-type: none"> <li>1. Carried forward current code, general description of Master Planned Community FLU/Zoning District, and its subdistricts: Neighborhood Center; Village Zone and Suburban Zone</li> <li>2. Referred to the Use Matrix in Part E, Types of Use and Supplementary Standards</li> <li>3. Referred to the Use Matrix in Part E, Accessory and Temporary Types of Use and Supplementary Standards</li> <li>4. Listed out the base, maximum intensity (density) of this FLU/Zoning District, and clarified that higher intensities with smaller lot sizes may be obtained through the Intensity bonus program</li> <li>5. Referred to Division C, Intensity Bonus Programs of Part C Future Land Use and Intensity Bonus Programs</li> <li>6. Consolidated the development standards in a table format for the Neighborhood Center; Village Zone and Suburban Zone</li> <li>7. Consolidated the design standards specific to the Neighborhood Center; Village Zone and Suburban Zone, which includes block lengths, widths of sidewalks</li> <li>8. Consolidated the parking in a table format for the Neighborhood Center; Village Zone and Suburban Zone</li> <li>9. Carried forward current code on recreational requirements for developments that have 200 units or more</li> </ol>
<p>BF Primary Conservation Network (BF PCN)</p>	<ol style="list-style-type: none"> <li>1. Carried forward current code, general description of the BF PCN FLU/Zoning District</li> <li>2. Referred to the Use Matrix in Part E, Types of Use and Supplementary Standards</li> <li>3. Referred to the Use Matrix in Part E, Accessory and Temporary Types of Use and Supplementary Standards</li> <li>4. Carried forward current code on ownership and control</li> </ol>

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**Part D Zoning Districts and Development Standards**

<p>BF Rural Activity Center (RAC)</p>	<ol style="list-style-type: none"> <li>1. Created a new intent to clarify that the RAC is established as a sub-district under the BF MPC for the daily commercial needs for the community</li> <li>2. Referred to the Use Matrix in Part E, Types of Use and Supplementary Standards</li> <li>3. Replaced the term “density” with “intensity”</li> <li>4. Carried forward current code “density” bonus requirements</li> <li>5. Referred to Article 8 and Appendix A Parking Space Requirements for parking and loading requirements.</li> <li>6. Carried forward current code requirements, and separated them under subheadings</li> </ol>
<p>BF Rural Neighborhood Center (BF RNC)</p>	<ol style="list-style-type: none"> <li>1. Created a new intent of the BF RNC FLU category, which is to serve daily retail needs of the rural Residential suburbs and is characterized by a variety of neighborhood scaled retail and office establishments</li> <li>2. Referred to the Use Matrix in Part E, Types of Use and Supplementary Standards</li> <li>3. Referred to the Use Matrix in Part E, Accessory and Temporary Types of Use and Supplementary Standards</li> <li>4. Replaced the term “density” with “intensity”</li> <li>5. Carried forward current code “density” bonus requirements</li> <li>6. Carried forward current code requirements, and separated them under subheadings</li> <li>7. Referred to Article 8 and Appendix A Parking Space Requirements for parking and loading requirements</li> </ol>
<p>BF Community Center (BF CC)</p>	<ol style="list-style-type: none"> <li>1. Carried forward current purpose and intent of this FLU category</li> <li>2. Carried forward and tabularized current code requirements</li> <li>3. Referred to the Use Matrix in Part E, Types of Use and Supplementary Standards</li> <li>4. Referred to the Use Matrix in Part E, Accessory and Temporary Types of Use and Supplementary Standards</li> <li>5. Design standards have been consolidated under new Sec. 3-D-R.11. Master Planned Community Design Standards</li> </ol>
<p>BF Activity Center (BF AC)</p>	<ol style="list-style-type: none"> <li>1. Carried forward current purpose and intent of this FLU category. Carried forward current purpose and intent of this FLU category</li> <li>2. Carried forward and tabularized current code requirements</li> <li>3. Referred to the Use Matrix in Part E, Types of Use and Supplementary Standards</li> </ol>

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	<ol style="list-style-type: none"> <li>4. Referred to the Use Matrix in Part E, Accessory and Temporary Types of Use and Supplementary Standards</li> <li>5. Design standards have been consolidated under new Sec. 3-D-R.11. Master Planned Community Design Standards</li> </ol>
BF Mixed Use (BF MU)	<ol style="list-style-type: none"> <li>1. Carried forward current purpose and intent of this FLU category. Carried forward current purpose and intent of this FLU category</li> <li>2. Carried forward current code requirements.</li> <li>3. Referred to the Use Matrix in Part E, Types of Use and Supplementary Standards</li> <li>4. Referred to the Use Matrix in Part E, Accessory and Temporary Types of Use and Supplementary Standards</li> <li>5. Replaced the term “density” with “intensity”</li> <li>6. Carried forward and tabularized current code requirements</li> <li>7. Referred to Article 8 and Appendix A Parking Space Requirements for parking and loading requirements</li> <li>8. Referred to Article 7, Signs</li> <li>9. Carried forward current code requirements that are not specified in Article 7</li> </ol>
<b>DIVISION T LAKE ASBURY MASTER PLANNED AREA (LAMP A)</b>	
Applicability	Clarified intent of the LAMP A Master Plan
Future Land Use and Zoning District	<ol style="list-style-type: none"> <li>1. Carried forward current code language</li> <li>2. Clarified that the design standards for the Master Planned Communities have been consolidated in Sec. 3-D-R.11.</li> </ol>
General Design Standards	<ol style="list-style-type: none"> <li>1. Explained that each FLU category may differ but generally share common design themes and objectives to achieve a unified community</li> <li>2. Referred Design Standards to 3-D-R.11.</li> <li>3. Referenced other Standards such as Landscaping, Parking/Loading, Architectural Design Guidelines, Exterior Lighting to the applicable sections of the code</li> </ol>
Existing Developments	Carried forward current code language on prior approved developments, and clarified the vested status.
LA Master Planned Community (LA MPC)	<ol style="list-style-type: none"> <li>1. Carried forward current code purpose and intent of the LA MPC FLU category</li> <li>2. Referred to the Use Matrix in Part E, Types of Use and Supplementary Standards</li> <li>3. Referred to the Use Matrix in Part E, Accessory and Temporary Types of Use and Supplementary Standards</li> <li>4. Tabularized current code standards</li> </ol>

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<p>LA Rural Reserve (LA RRSV)</p>	<ol style="list-style-type: none"> <li>1. Clarified that any development within the LA RRSV FLU category must provide different housing types with a high percentage of land being dedicated as preserved open space</li> <li>2. Referred to the Use Matrix in Part E, Types of Use and Supplementary Standards</li> <li>3. Referred to the Use Matrix in Part E, Accessory and Temporary Types of Use and Supplementary Standards</li> <li>4. Tabularized current code standards</li> </ol>
<p>LA Rural Community (LA RC)</p>	<ol style="list-style-type: none"> <li>1. Carried forward purpose and intent under current code</li> <li>2. Referred to the Use Matrix in Part E, Types of Use and Supplementary Standards</li> <li>3. Referred to the Use Matrix in Part E, Accessory and Temporary Types of Use and Supplementary Standards</li> <li>4. Tabularized current code standards</li> </ol>
<p>LA Rural Fringe (LA RF)</p>	<ol style="list-style-type: none"> <li>1. Carried forward purpose and intent under current code</li> <li>2. Referred to the Use Matrix in Part E, Types of Use and Supplementary Standards</li> <li>3. Referred to the Use Matrix in Part E, Accessory and Temporary Types of Use and Supplementary Standards</li> <li>4. Tabularized current code standards</li> </ol>
<p>LA Activity Center (LA AC)</p>	<ol style="list-style-type: none"> <li>1. Carried forward purpose and intent under current code</li> <li>2. Referred to the Use Matrix in Part E, Types of Use and Supplementary Standards</li> <li>3. Referred to the Use Matrix in Part E, Accessory and Temporary Types of Use and Supplementary Standards</li> <li>4. Tabularized current code standards</li> </ol>
<p>LA Village Center (LA VC)</p>	<ol style="list-style-type: none"> <li>1. Carried forward purpose and intent under current code</li> <li>2. Referred to the Use Matrix in Part E, Types of Use and Supplementary Standards</li> <li>3. Referred to the Use Matrix in Part E, Accessory and Temporary Types of Use and Supplementary Standards</li> <li>4. Tabularized current code standards</li> </ol>
<p>LA Interchange Village Center (LA IVC)</p>	<ol style="list-style-type: none"> <li>1. Carried forward purpose and intent under current code</li> <li>2. Referred to the Use Matrix in Part E, Types of Use and Supplementary Standards</li> </ol>

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
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	<ol style="list-style-type: none"> <li>3. Referred to the Use Matrix in Part E, Accessory and Temporary Types of Use and Supplementary Standards</li> <li>4. Tabularized current code standards</li> <li>5. Clarified that the development standards shall be referred to Sec. 3-D-T.10.f. (LA VC)</li> </ol>
LA Solite (LA SOL)	<ol style="list-style-type: none"> <li>1. Carried forward purpose and intent under current code</li> <li>2. Referred to the Use Matrix in Part E, Types of Use and Supplementary Standards</li> <li>3. Referred to the Use Matrix in Part E, Accessory and Temporary Types of Use and Supplementary Standards</li> <li>4. Tabularized current code standards</li> <li>5. Clarified that the development standards shall be referred to Sec. 3-D-T.5.f.9.(LA MPC)</li> </ol>
LA Greenway (LA GW)	Carried forward purpose and intent and development standards under current code
LA Wetland-Upland Buffers	<ol style="list-style-type: none"> <li>1. Carried forward purpose and intent under current code</li> <li>2. Added the reference to individual Intensity Bonus Programs (Wetland-Upland; Upland Preservation and Upland Preservation Area Identification) which are located in Part C, Division C</li> </ol>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 887 DIVISION A GENERAL PROVISIONS

#### 888 Sec. 3-D-A.1. Purpose and Intent

889 The purpose and intent of Part D is to further implement [Part C, Future Land Use Categories and Intensity](#)  
890 [Bonus Programs](#) by establishing standards specific to each zoning district, and ensure these standards are  
891 consistent with the FLU of Clay County's Comprehensive Plan. The zoning districts which include the  
892 Agricultural, Residential standard districts and Planned Development districts are grouped under 3 Tiers:  
893 Low Intensity; Medium Intensity; and High Intensity. The Tier system shall not apply to the Non-Residential  
894 districts and Master Planned Communities.

#### 895 Sec. 3-D-A.2. Applicability

896 Part D shall apply to all parcels of land within the boundaries of Clay County. Any applications for a  
897 Development Order (DO) are required to rezone to a zoning district that is consistent with the parcel of  
898 land's FLU category, refer to [Sec. 3-C-B.2.e. Residential Future Land Use and Zoning District Intensity](#)  
899 [Table](#) and [Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table](#).

##### 900 **3-D-A.2.a. Prior Approval**

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

#### 903 Sec. 3-D-A.3. District Development Standards

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

##### 907 **3-D-A.3.a. Exception**

- 908 (1) *Aquatic Preserves and Outstanding Florida Waters.* All structures shall be set back a minimum of  
909 50 feet landward from the ordinary high-water line or mean high water line, whichever is applicable;  
910 for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback shall be  
911 100 feet. These setbacks shall not apply to structures on lots or parcels located landward of existing  
912 bulkheads permitted by the St. Johns River Water Management District or Florida Department of  
913 Environmental Protection.
- 914 (2) *Waterfront Lots.* Waterfront lot widths shall be a minimum of 100 feet at the ordinary high-water  
915 line or the mean high-water line, whichever is applicable. Lot width shall be measured by the chord  
916 terminated by the property corners at the ordinary high-water line or the mean high-water line as  
917 applicable.

#### 918 Sec. 3-D-A.4. Setbacks

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

##### 921 **3-D-A.4.a. Exemptions**

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

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

### 924 **3-D-A.4.b. Trees**

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

### 927 **3-D-A.4.c. Error in Position**

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

### 930 **3-D-A.4.d. Corner Lots**

931 On corner lots, the setback from any street shall be the same as the setback from the street serving as the  
932 front street, except on lots having less than 75 feet of frontage and recorded on plats prior to December 30,  
933 1945. On such lots no building shall be erected closer than 15 feet from the side line abutting an intersecting  
934 street and no buildings shall be erected closer than 10 feet from the rear lot line on a site within 60 feet of  
935 the side street.

### 936 **3-D-A.4.e. Lot Width**

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

## 939 **Sec. 3-D-A.5. Lot Frontage**

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

### 942 **3-D-A.5.a. Cul-de-Sac.**

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

### 946 **3-D-A.5.b. Curve Lots.**

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

### 950 **3-D-A.5.c. Lots Accessed by a Private Easement.**

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

### 954 **3-D-A.5.d. All other lots.**

955 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 REGULATIONS

**Part D Zoning Districts and Development Standards**

956 DIVISION B TIER 1 AGRICULTURAL ZONING DISTRICTS

957 Sec. 3-D-B.1. Intent of Tier 1 Zoning Districts

958 The Tier 1 zoning districts provide areas suitable for low intensity development. For purposes of this  
959 Section, Low Intensity is defined as 1 dwelling unit per acre with up to 3 dwelling units per acre or less  
960 intense Non-Residential uses.

961 The following zoning districts fall within the Tier 1 classification system based on their intensity.

Classification System	Zoning District
Tier 1 – Low Intensity	Agricultural (AG)
	Agricultural Residential (AR)
	Country Estates (AR-1)
	Rural Estates (AR-2)
	Single-Family Residential (RA)

962 Sec. 3-D-B.2. Agricultural Zoning District (AG)

963 **3-D-B.2.a. Intent of AG Zoning District**

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

971 **3-D-B.2.b. AG Land Development Standards**

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

(1)	Intensity:		
	(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>	
(2)	Minimum Lot Size:		1 acre
(3)	Minimum Lot Dimensions:		
	(a)	Lot Width <sup>1</sup> :	At building line: 100 feet
	(b)	Lot Depth:	150 feet
(4)	Minimum Setbacks <sup>2</sup> :		
	(a)	Front:	From lot line when adjacent to any district: 30 feet

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

(b)	Side <sup>3</sup> :	From lot line when adjacent to any district:	15 feet
(c)	Rear:	From lot line when adjacent to any district:	35 feet
(5)	Minimum Living Area:		750 square feet

Footnotes:

1	Refer to <a href="#">Sec. 3-D-A.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.</a>
2	Refer to <a href="#">Sec. 3-D-A.3.a.(2) Waterfront Lots.</a>
3	If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.

- 974 (6) Additional Standards:  
 975 (a) *Heirs.* Refer to [Sec. 3-C-C.7. Heirs Exemptions.](#)

976 **3-D-B.2.c. AG Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<b>Special Exception:</b>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a> Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a> Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

977 Sec. 3-D-B.3. Agricultural Residential Zoning District (AR); Country  
 978 Estates Zoning District (AR-1); and Rural Estates Zoning District (AR-2)

979 **3-D-B.3.a. Intent of AR, AR-1, and AR-2 Zoning Districts**

980 All land designated as AR, AR-1, and AR-2 is subject to the standards of this Section. The purpose and  
 981 intent of these Districts is to provide a transition between the agricultural areas and the more urban  
 982 residential communities; and to create a Rural Residential environment wherein natural constraints  
 983 applicable to development can be recognized and protected in a manner compatible with the needs of the  
 984 resident.

985 **3-D-B.3.b. AR, AR-1, and AR-2 Development Standards**

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

(1)	Intensity:	
	(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>
(2)	Minimum Lot Size:	1 acre
(3)	Minimum Lot Dimensions:	
	(a)	Lot Width <sup>1</sup> : At building line: 100 feet
	(b)	Lot Depth: 100 feet
(4)	AR Minimum Setbacks <sup>2</sup> :	

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

(a)	Front:	From lot line when adjacent to any district:	30 feet
(b)	Side <sup>3</sup> :	From lot line when adjacent to any district:	20 feet <sup>4</sup>
(c)	Rear:	From lot line when adjacent to any district:	35 feet
(5)	AR-1 Minimum Setbacks <sup>2</sup> :		
(a)	Front:	From lot line when adjacent to any district:	20 feet
(b)	Side <sup>3</sup> :	From lot line when adjacent to any district:	20 feet <sup>4</sup>
(c)	Rear:	From lot line when adjacent to any district:	30 feet
(6)	AR-2 Minimum Setbacks <sup>2</sup> :		
(a)	Front:	From lot line when adjacent to any district:	20 feet
(b)	Side <sup>3</sup> :	From lot line when adjacent to any district:	10 feet <sup>4</sup>
(c)	Rear:	From lot line when adjacent to any district:	30 feet
(7)	Minimum Living Area:		
(a)	AR Zoning District:		750 square feet
(b)	AR-1 Zoning District:		1,200 square feet
(c)	AR-2 Zoning District:		1,200 square feet
(8)	Maximum Total Lot Coverage:		30 percent

Footnotes:

1	Refer to <a href="#">Sec. 3-D-A.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.</a>
2	Refer to <a href="#">Sec. 3-D-A.3.a.(2) Waterfront Lots.</a>
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.

988	(8)	Additional Standards:
989	(a)	<i>Heirs.</i> Refer to <a href="#">Sec. 3-C-C.(7) Heirs Exemptions.</a>

990 **3-D-B.2.c. AR, AR-1, and AR-2 Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<b>Special Exception:</b>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

991 **Sec. 3-D-B.4. Single-Family Residential Zoning District (RA)**

992 **3-D-B.4.a. Intent of RA Zoning District**

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

996 **3-D-B.4.b. RA Development Standards**

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

(1)	Intensity:		
(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>		
(2)	Minimum Lot Dimensions:		
(a)	Lot Width <sup>1</sup> :	At building line:	100 feet
(b)	Lot Depth:		100 feet
(3)	Minimum Setbacks <sup>2</sup> :		
(a)	Front:	From lot line when adjacent to any district:	40 feet
(b)	Side <sup>3</sup> :	From lot line when adjacent to any district:	Abutting an interior lot: 10 feet
			Abutting an intersecting street: 25 feet
(c)	Rear:	From lot line when adjacent to any district:	35 feet
(4)	Minimum Living Area:		1,400 square feet
(5)	Maximum Total Lot Coverage:		25 percent

Footnotes:

- 1 Refer to [Sec. 3-D-A.3.a.\(1\) Aquatic Preserves or Outstanding Florida Waters.](#)
- 2 Refer to [Sec. 3-D-A.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.

(6) Additional Standards:  
 (a) *Heirs.* Refer to [Sec. 3-C-C.7. Heirs Exemptions.](#)

1000 **3-D-B.4.c. RA Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<b>Special Exception:</b>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a> Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
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**Part D Zoning Districts and Development Standards**

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Refer to [Sec. 3-F-H. Accessory Structures](#)

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# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 1001 DIVISION C TIER 2 RESIDENTIAL ZONING DISTRICTS

#### 1002 Sec. 3-D-C.1. Intent of Tier 2 Residential Zoning Districts

1003 The Tier 2 zoning districts provide areas suitable for medium intensity development. For purposes of this  
1004 Section, Medium Intensity is defined as over 3 dwelling units per acre with up to 6 dwelling units per acre.

1005 The following zoning districts fall within the Tier 2 classification system based on their intensity.

Classification System	Zoning District
Tier 2 – Medium Intensity	Single-Family Residential (UC-10/RA)
	Single-Family Residential (RB)
	Two- or Three-Unit Residential (RC)

#### 1006 Sec. 3-D-C.2. Single-Family Residential Zoning District (UC-10/RA) and 1007 (RB)

##### 1008 3-D-C.2.a. Intent of UC-10/RA and RB Zoning Districts

1009 All land designated as UC-10/RA and RB is subject to the standards of this Section. Such areas are  
1010 established to create medium intensity developments within Urban Fringe (UF) or Rural Fringe (RF)  
1011 designations.

##### 1012 3-D-C.2.b. UC-10 RA and RB Land Development Standards

1013 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
1014 following minimum standards:

(1)	Intensity:		
	(a)	Refer to <a href="#">Sec. 3-C-B.2.e. Residential Future Land Use and Zoning District Intensity Table</a>	
(2)	Minimum Lot Size:	Recorded before May 3, 1979 without central water and sewer:	15,000 square feet
		Recorded on or after May 3, 1979:	21,780 square feet
		Recorded on or after May 3, 1979 with Central water and sewer:	12,500 square feet
(3)	Minimum Lot Dimensions:		
	(a)	Lot Width <sup>2, 4</sup> :	
		At building line:	60 feet
		At street frontage:	See Footnote 6
	(b)	Lot Depth:	100 feet
	(c)	Lot size <sup>5</sup> :	Apply setbacks of the lot's Zoning District, if applicable
(4)	Minimum Setbacks <sup>1</sup> :		

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

(a)	Front:	From lot line when adjacent to any district:	20 feet
(b)	Side <sup>3</sup> :	From lot line when adjacent to any district:	7.5 feet
(c)	Rear:	From lot line when adjacent to any district:	15 feet
(5)	Maximum Total Lot Coverage:		30 percent
(6)	Minimum Living Area:		1,000 square feet

Footnotes:

1	Refer to <a href="#">Sec. 3-D-A.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.</a>
2	Refer to <a href="#">Sec. 3-D-A.3.a.(2) Waterfront Lots.</a>
3	If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.
4	Minimum Width Exception. In the event that a Single-Family dwelling has been constructed pursuant to a building permit prior to November 1, 2001, on a lot with a zoning classification of RB and a land use designation of Urban Core (10) Residential that is depicted within a plat recorded in the public records after April 12, 1999, and that is served by central water and sewer, then any other provisions of this article to the contrary notwithstanding, if such lot fronts upon a curve of a public road dedicated within such plat, the minimum lot width at building line applicable thereto shall be 43 ½ feet, and if such lot has straight frontage upon such a road, the minimum lot width at building line applicable thereto shall be 53 ½ feet.
5	Minimum Size Exception. In the event that a Single-Family dwelling has been constructed pursuant to a building permit prior to November 1, 2001, on a lot with a zoning classification of RB and a land use designation of Urban Core (10) Residential that is depicted within a plat recorded in the public records subsequent to April 12, 1999, that fronts upon a public road dedicated within such plat, and that is served by central water and sewer, then any other provisions of this article to the contrary notwithstanding, the minimum size for such lot shall be 5,608 square feet.
6	Minimum Frontage Exception. In the event that a Single-Family dwelling has been constructed pursuant to a building permit prior to November 1, 2001, on a lot with a zoning classification of RB and a land use designation of Urban Core (10) Residential that is depicted within a plat recorded in the public records subsequent to April 12, 1999, that fronts upon a public road dedicated within such plat, and that is served by central water and sewer, then any other provisions of this article to the contrary notwithstanding, if such lot fronts upon a curve of a public road dedicated within such plat, the minimum frontage along such road shall be 36 ½ feet being measured by the chord terminated by the front property corners, and if such lot has straight frontage upon such a road, the minimum frontage along such road shall be 49 feet.

- 1015 (7) Additional Standards:  
 1016 (a) *Heirs.* Refer to [Sec. 3-C-C.7. Heirs Exemptions.](#)

1017 **3-D-C.2.c. UC-10 RA and RB Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<b>Special Exception:</b>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

1018 **Sec. 3-D-C.3. Two- or Three-Unit Residential Zoning District (RC)**

1019 **3-D-C.3.a. Intent of RC Zoning District**

1020 All land designated as RC is subject to the standards of this Section. Such areas are established to create  
 1021 medium intensity developments within Urban Fringe (UF) or Rural Fringe (RF) designations. Those  
 1022 developments that are without central water/sewer shall be considered as low intensity.

1023 **3-D-C.3.b. RC Land Development Standards**

1024 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
 1025 following minimum standards:

(1)	Intensity:		
(a)	Refer to <a href="#">Sec. 3-C-B.2.e. Residential Future Land Use and Zoning District Intensity Table</a>		
(2)	Minimum Lot Size:		
(a)		Recorded before May 3, 1979 without central water and sewer:	15,000 square feet
		With septic and central water:	10,890 square feet
		With central water and sewer:	8,500 square feet
		Recorded on or after May 3, 1979:	21,780 square feet
		Recorded on or after May 3, 1979 without central water and sewer:	21,780 square feet
(3)	Minimum Lot Dimensions:		
(a)	Lot Width <sup>1</sup> :	At building line:	60 feet
(b)	Lot Depth:		100 feet
(4)	Minimum Setbacks <sup>2</sup> :		
(a)	Front:	From lot line when adjacent to any district:	20 feet
(b)	Side <sup>3</sup> :	From lot line when adjacent to any district:	7.5 feet
(c)	Rear:	From lot line when adjacent to any district:	15 feet
(5)	Maximum Total Lot Coverage:		30 percent
(6)	Minimum Living Area:		750 square 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.

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

- 1026 (7) Additional Standards:  
1027 (a) *Heirs.* Refer to [Sec. 3-C-C.7. Heirs Exemptions.](#)

1028 **3-D-C.3.c. RC Uses**

- |     |                                    |                                                           |
|-----|------------------------------------|-----------------------------------------------------------|
| (1) | Permitted and Conditional uses:    | Refer to <a href="#">Part E Use Types and Standards</a>   |
| (2) | <a href="#">Special Exception:</a> | <a href="#">Sec. E-X-X</a>                                |
| (3) | Accessory:                         | Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>       |
|     |                                    | Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>       |
|     |                                    | Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a> |

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# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 1029 DIVISION D TIER 3 RESIDENTIAL ZONING DISTRICTS

#### 1030 Sec. 3-D-D.1. Intent of Tier 3 Residential Zoning Districts

1031 The Tier 3 zoning districts provide areas suitable for high intensity development. For purposes of this  
1032 Section, High Intensity is defined as over 6 dwelling units per acre.

1033 The following zoning districts fall within the Tier 3 classification system based on their intensity.

Classification System	Zoning District
Tier 3 – High Intensity	Multi-Family Residential Zoning (RD)
	Single-Family Residential (RE)
	Residential Mobile Home Park (RMHP)
	Planned Unit Development (PUD)

#### 1034 Sec. 3-D-D.2. Multi-Family Residential Zoning District (RD)

##### 1035 3-D-D.2.a. Intent of RD Zoning District

- 1036 (1) All land designated as RD shall be governed by the standards of this Section and shall be further  
1037 designated into one of the following Subdistricts of RD-1, RD-2, RD-3, and RD-4, and shall be  
1038 governed as hereinafter set forth.
- 1039 (2) This designation is intended for those lands located in close proximity to the core of urban service  
1040 areas and accessible to employment centers. Intensities in this area shall range from a minimum  
1041 of 2 acres per net acre and a maximum of 10 units per net acre. Higher intensity may be achieved  
1042 through the Intensity Bonus Programs in [Part C, Division C Tier 2 Residential Zoning Districts](#).
- 1043 (3) The intensity of each Subdistrict is to provide for a diversity of housing types, with more Single-  
1044 Family Detached units in RD-1 and RD-2, and more mixed housing types such as Single-Family  
1045 Detached, Attached, and Multi-Family units in RD-3 and RD-4.
- 1046 (4) Subdistrict RD-4 (UC-16) may allow a maximum intensity of 16 units per net acre for the provision  
1047 of housing for the elderly or handicapped and housing for very low, low-income, and moderate-  
1048 income households. Proximity to employment centers, public transportation, commercial services,  
1049 and central utility services is vital.

##### 1050 3-D-D.2.b. RD Land Development Standards

1051 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
1052 following minimum standards:

(1)	Intensity:	
	(a)	Refer to <a href="#">Sec. 3-C-B.2.e. Residential Future Land Use and Zoning District Intensity Table</a>
(2)	Minimum Lot Dimensions:	
	(a)	Lot Size: Apply standards of the lot's zoning district, if applicable
	(b)	Lot Width <sup>1</sup> : Apply standards of the lot's zoning district, if applicable

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

(c)	Lot Depth:	Apply standards of the lot's zoning district, if applicable		
(3)	Minimum Setbacks <sup>2</sup> :			
(a)	Front:	From lot line when adjacent to any zoning district:		20 feet
(b)	Side <sup>3</sup> :	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
(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
			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.

- 1053 (5) Additional Standards:
- 1054 (a) *Visual Barrier.* Proposed Multi-Family development shall be buffered from adjacent land
- 1055 within the Residential FLU categories, unless said adjacent land zoned for Multi-Family
- 1056 development at the time of proposed development, with a 25-foot building setback, 10- foot
- 1057 landscaped area, minimum 6-foot high opaque barrier (fence or vegetation), and tree
- 1058 planting 30-foot on center.
- 1059 (b) *Heirs.* Refer to [Sec. 3-C-C.7. Heirs Exemptions.](#)

1060 **3-D-D.2.c. RD Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<b>Special Exception:</b>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 1061 Sec. 3-D-D.3. Single-Family Residential Zoning District (RE)

#### 1062 3-D-D.3.a. Intent of RE Zoning District

1063 All land designated as RE is subject to the standards of this Section. Such areas are established to create  
 1064 medium- to high-intensity developments within the Rural Residential (RR), Rural Fringe (RF), Urban Fringe  
 1065 (UF), and Urban Core (10) (UC-10) designations.

#### 1066 3-D-D.3.b. RE Development Standards

1067 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
 1068 following minimum standards:

(1)	Intensity:		
	(a)	Refer to <a href="#">Sec. 3-C-B.2.e. Residential Future Land Use and Zoning District Intensity Table</a>	
(2)	Minimum Lot Dimensions:		
	(a)	Lot Width <sup>1</sup> :	At building line: 60 feet
	(b)	Lot Depth:	100 feet
(3)	Minimum Setbacks <sup>2</sup> :		
	(a)	Front:	From lot line when adjacent to any zoning district: 20 feet
	(b)	Side <sup>3</sup> :	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
(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-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.

- 1069 (6) Additional Standards:  
 1070 (a) *Heirs*. Refer to [Sec. 3-C-C.7. Heirs Exemptions](#).

#### 1071 3-D-D.3.c. RE Uses

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<b>Special Exception:</b>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a> Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a> Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

1072 **Sec. 3-D-D.4. Residential Mobile Home Park Zoning District (RMHP)**

1073 **3-D-D.4.a. Intent of RMHP Zoning District**

1074 All land designated as RMHP is subject to the standards of this Section. Such areas are established to  
1075 accommodate the housing needs of those residents desiring Mobile Homes or Mobile Home sites.

1076 **3-D-D.4.b. RMHP Land Development Standards**

1077 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
1078 following minimum standards:

(1)	Intensity:		
	(a)	Refer to <a href="#">Sec. 3-C-B.2.e. Residential Future Land Use and Zoning District Intensity Table</a>	
(2)	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
(3)	Minimum Setbacks <sup>1</sup> :		
	(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
(4)	Minimum Distance Between Structures:		15 feet
(5)	Maximum Height of Structure:		35 feet
(6)	Minimum Floor Area:		500 square feet

Footnote:

1 Refer to [Sec. 3-D-A.3.a.\(1\) Aquatic Preserves or Outstanding Florida Waters.](#)

1079 (7) Additional Standards:

1080 (a) *Patio.* Each Mobile Home space shall have a concrete patio of not less than 10 feet by 24  
1081 feet, conveniently located at the entrance of each Mobile Home.

1082 **3-D-D.4.c. RMHP Uses**

(1) Permitted and Conditional uses: Refer to [Part E Use Types and Standards](#)

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
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**Part D Zoning Districts and Development Standards**

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(2)	<a href="#">Special Exception:</a>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

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# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

1083 **Sec. 3-D-D.5. Planned Unit Development Zoning District (PUD)**

1084 **3-D-D.5.a. Intent of PUD Zoning District**

- 1085 (1) It is the purpose of this District to:
- 1086 (a) encourage the development of land as planned communities;
- 1087 (b) encourage flexible and creative concepts of site planning;
- 1088 (c) preserve the natural amenities of the land by encouraging scenic and functional open area;
- 1089 (d) accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of this Section;
- 1090
- 1091 (e) provide for the efficient use of land resulting in smaller networks of utilities and streets and
- 1092 thereby lowering development and housing costs; and
- 1093 (f) provide a stable environment character compatible with surrounding areas.

1094 **3-D-D.5.b. Applicability**

1095 This Section applies to properties rezoned to a PUD, modifications to an approved PUD, or unless stated

1096 otherwise in the Code.

1097 **3-D-D.5.c. Design Objectives**

1098 The design intent of a PUD is to encourage flexible and creative concepts of site planning, consisting of

1099 solely Residential uses or a combination of Non-Residential and Residential uses that may include support

1100 services, such as Office, Retail, and Recreational, for the population and/or workforce of the planned

1101 development. It is encouraged to share facilities and integrate uses.

1102 If a mixture of Non-Residential and Residential uses are provided within the PUD, then a minimum of 2

1103 primary land use type, as indicated in [Sec. 3-D-H.5.c.\(1\) Floor Area Ratios \(FAR\)](#), shall be provided in each

1104 PUD. Otherwise, the PUD may be 100 percent Residential use(s).

- 1105 (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 <sup>1</sup> :	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.	

- 1106 (2) *Design Standards.* Refer to [Sec. 3-F-F. Architectural Design Guidelines](#) and [Sec. 3-D-R.11. Design Standards for Master Planned Communities](#) and apply where applicable.
- 1107

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

1108 **3-D-D.5.d. PUD Land Development Standards**

1109 The principal building(s), accessory structure(s), and other use(s) shall be located so as to comply with the  
 1110 following minimum standards.

(1)	Intensity:	
(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>	
(2)	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
(3)	Minimum Lot Dimensions:	
(a)	Lot Width:	Per the approved PUD
(b)	Lot Depth:	Per the approved PUD
(4)	Minimum Setbacks <sup>1</sup> :	
(a)	Front:	Per the approved PUD
(b)	Side:	Per the approved PUD
(c)	Rear:	Per the approved PUD

Footnotes:

1 Refer to [Sec. 3-D-A.3.a.\(1\) Aquatic Preserves or Outstanding Florida Waters.](#)

1111 **3-D-D.5.e. PUD Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<b>Special Exception:</b>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 1112 DIVISION E COMMERCIAL ZONING DISTRICTS

#### 1113 Sec. 3-D-E.1. Intent of Commercial Zoning Districts

1114 The Commercial zoning districts provide areas suitable to encourage and provide community scale  
1115 Commercial uses to serve the daily needs of the community and minimize the impacts and noise of Non-  
1116 Residential uses on adjacent Residential neighborhoods.

1117 The following zoning districts fall within a 3-Tier classification system based on their intensity of either  
1118 serving the Residential neighborhood or providing a range of sales, services, and office activities.

Classification System	Zoning District
Tier 1 – Low Intensity	Neighborhood Business (BA)
	Light Neighborhood Business (BA-1)
	Commercial Professional Office (BA-2)
Tier 2 – Medium Intensity	Intermediate Business (BB)
	Light Intermediate Business (BB-1)
	Community Business (BB-2)
Tier 3 – High Intensity	Specialty Business (BB-3)
	Heavy Business (BB-4)
	Commercial Recreation (BB-5)
	Shopping Center (BSC)
	Planned Commercial Development (PCD)

#### 1119 Sec. 3-D-E.2. General Development Standards

1120 Refer to [Part D, Division A General Standards](#).

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

1121 DIVISION F TIER 1 COMMERCIAL ZONING DISTRICTS

1122 Sec. 3-D-F.1. Neighborhood Business Zoning District (BA)

1123 **3-D-F.1.a. Intent of BA Zoning District**

1124 This BA Zoning District is to provide a limited Commercial facility of a convenience nature, servicing persons  
1125 residing in adjacent Residential areas, and to permit primarily such uses as are necessary to satisfy those  
1126 basic shopping and service needs which occur frequently and do require retail and service facilities in  
1127 relative proximity to places of residence.

1128 This District is further designed to accommodate Commercial development on a scale that is less intensive  
1129 than that permitted in a BB District.

1130 **3-D-F.1.b. BA Land Development Standards**

1131 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
1132 following minimum standards:

(1)	Intensity:		
(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>		
(2)	Minimum Lot Dimensions:		
(a)	Lot Width:		Not Applicable
(b)	Lot Depth:		Not Applicable
(3)	Minimum Setbacks <sup>1</sup> :		
(a)	Front:	From lot line when adjacent to any zoning district:	25 feet
(b)	Side <sup>2</sup> :	From lot line when adjacent to a Residential or Agricultural zoning district:	Building height up to 22 feet: 25 feet
			Building height up to 35 feet: 35 feet
(c)	Rear:	From lot line when adjacent to Business zoning district:	Building height up to 22 feet: 0 feet <sup>3</sup>
			Building height up to 35 feet: 15 feet
(c)	Rear:	From lot 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

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

	From lot line when adjacent to all other uses:	20 feet
(4)	Maximum Building Height:	
	(a) 1-story construction:	22 feet
	(b) 2-story construction:	35 feet

Footnotes:

1	Refer to <a href="#">Sec. 3-D-A.3.a.(1) Aquatic Preserves or Outstanding Florida Waters</a> .
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.

1133	(5) Additional Standards:
1134	(a) <i>Waste Disposal and/or Material Storage</i> . Where a Non-Residential zoning district is adjacent to a lot with a Residential or an Agricultural zoning district, no garbage containers, outdoor storage of refuse shall be placed within 15 feet of the lot line. Refer to <a href="#">Sec. 3-A.6. Measurements</a> and <a href="#">Sec. 3-F.H.3. Waste Storage Area</a> .
1135	
1136	
1137	
1138	(b) <i>Rear Access</i> . 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.
1139	

1140 **3-D-F.1.c. BA Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<b>Special Exception:</b>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

1141 **Sec. 3-D-F.2. Light Neighborhood Business Zoning District (BA-1)**

1142 **3-D-F.2.a. Intent of BA-1 Zoning District**

1143 All land designated as BA-1 is subject to the standards of this Section. Such areas are established to  
 1144 provide for the development of business facilities designed to accommodate the immediate neighborhood  
 1145 needs.

1146 **3-D-F.2.b. BA-1 Development Standards**

1147 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
 1148 following minimum standards:

(1)	Intensity:	
	(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>
(2)	Minimum Dimensions:	
	(a)	Lot Width: Not Applicable

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

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

Footnotes:

- 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 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.

- 1149 (4) Additional Standards:
- 1150 (a) *Waste Disposal and/or Material Storage*. Where a Non-Residential zoning district is
- 1151 adjacent to a lot with a Residential or an Agricultural zoning district, no garbage containers,
- 1152 outdoor storage of refuse shall be placed within 15 feet of the lot line. Refer to [Sec. 3-A.6.](#)
- 1153 [Measurements](#) and [Sec. 3-F.H.3. Waste Storage Area](#).
- 1154 (b) *Rear Access*. In all Commercial zoning districts, the rear lot area shall be accessible from
- 1155 a public street for emergency vehicles. If the rear yard does not abut a public street, then
- 1156 access shall be not less than 20 feet in width and shall be unobstructed at all times.

### 3-D-F.2.c. BA-1 Uses

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<a href="#">Special Exception</a> :	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 1158 Sec. 3-D-F.3. Commercial and Professional Zoning District (BA-2)

#### 1159 3-D-F.3.a. Intent of BA-2 Zoning District

1160 All land designated as BA-2 is subject to the standards of this Section. Such areas are established to  
 1161 provide for the development of Commercial and professional offices and to facilitate the change from  
 1162 Residential to Commercial usage.

#### 1163 3-D-F.3.b. BA-2 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)	Intensity:		
(a)		Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>	
(2)	Minimum Lot Dimensions:		
(a)	Lot Width:		Not Applicable
(b)	Lot Depth:		Not Applicable
(3)	Minimum Setbacks <sup>1</sup> :		
(a)	Front:	From lot line when adjacent to all zoning districts:	25 feet
(b)	Side <sup>2</sup> :	From lot line when adjacent to a Residential or Agricultural zoning district:	25 feet
		From lot line when adjacent to a Commercial zoning district:	0 feet <sup>3</sup>
		From lot line when adjacent to all other zoning districts:	15 feet
(c)	Rear:	From lot line when adjacent to all zoning districts:	25 feet
(4)	Maximum Building Height:	From lot line when adjacent to all zoning districts:	
(a)	1-story construction <sup>4</sup> :	From lot line when adjacent to a Residential or Agricultural zoning district:	22 feet

Footnotes:

- |   |                                                                                                                                                                                                                           |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Refer to <a href="#">Sec. 3-D-A.3.a.(1) Aquatic Preserves or Outstanding Florida Waters</a> .                                                                                                                             |
| 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.                                                                                                                                                      |

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 1166 (5) Additional Standards:
- 1167 (a) *Waste Disposal and/or Material Storage.* Where a Non-Residential zoning district is
- 1168 adjacent to a lot with a Residential or an Agricultural zoning district, no garbage containers,
- 1169 outdoor storage of refuse shall be placed within 15 feet of the lot line. Refer to [Sec. 3-A.6.](#)
- 1170 [Measurements](#) and [Sec. 3-F-H.3. Waste Storage Area.](#)
- 1171 (b) *Rear Access.* If the rear yard does not abut a public street, then access shall be not less
- 1172 than 20 feet in width and shall be unobstructed at all times.

### 1173 3-D-F.3.c. BA-2 Uses

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<a href="#">Special Exception:</a>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

1174

### 1175 Sec. 3-D-F.4. *Intermediate Business* Zoning District (*BB*)

#### 1176 3-D-F.4.a. Intent of BB Zoning District

1177 All land designated as BB is subject to the standards of this Section. Such areas are established to provide

1178 for the development of Business facilities designated to accommodate trade generally supported by

1179 vehicular traffic and related to needs generated by traffic demands.

#### 1180 3-D-F.4.b. BB Land Development Standards

1181 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the

1182 following minimum standards:

(1)	Intensity:		
	(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>	
(2)	Minimum Lot Dimensions:		
	(a)	Lot Width:	Not Applicable
	(b)	Lot Depth:	Not Applicable
(3)	Minimum Setbacks <sup>1</sup> :		
	(a)	Front:	From lot line when adjacent to all zoning districts: 25 feet
	(b)	Side <sup>2</sup> :	From lot line when adjacent to a Residential or Agricultural zoning district: 25 feet
			From lot line when adjacent to a Commercial zoning district: 0 feet <sup>3</sup>
			From lot line when adjacent to all other zoning districts: 15 feet

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

Footnotes:

- 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.

- 1183 (4) Additional Standards:
- 1184 (a) *Waste Disposal and/or Material Storage.* Where a Non-Residential zoning district is
- 1185 adjacent to a lot with a Residential or an Agricultural zoning district, no garbage containers,
- 1186 outdoor storage of refuse shall be placed within 15 feet of the lot line. Refer to [Sec. 3-A.6.](#)
- 1187 [Measurements](#) and [Sec. 3-F.H.3. Waste Storage Area.](#)
- 1188 (b) *Rear Access.* If the rear yard does not abut a public street, then access shall be not less
- 1189 than 15 feet in width and shall be unobstructed at all times.

1190 **3-D-F.4.c. BB Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<b>Special Exception:</b>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

1191 DIVISION G TIER 2 COMMERCIAL ZONING DISTRICTS

1192 Sec. 3-D-G.1. Light Intermediate Business Zoning District (BB-1)

1193 **3-D-G.1.a. Intent of BB-1 Zoning District**

1194 All land designated as BB-1 is subject to the standards of this Section. Such areas are established to  
1195 provide for the development of sales and entertainment facilities designed to accommodate trade generally  
1196 supported by vehicular traffic and related to the needs generated by major Residential areas.

1197 (1) *General Provisions.*

- 1198 (a) With respect to any parcel zoned BB-1 on November 1, 1999, any use permitted under this  
1199 Section may be undertaken or continued thereon and may lawfully continue thereafter.  
1200 (b) With respect to any parcel zoned BB-1 on November 1, 1999, any Non-Conforming use  
1201 then in existence thereon may lawfully continue thereafter, subject to the provisions and  
1202 limitations set forth in Part B Non-Conformities hereof.  
1203 (c) No parcel shall be rezoned to BB-1 unless application therefore has been filed on or before  
1204 November 1, 1999.

1205 **3-D-G.1.b. BB-1 Development Standards**

1206 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
1207 following minimum standards:

(1)	Intensity:		
(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>		
(2)	Minimum Lot Dimensions:		
(a)	Lot Width:		Not Applicable
(b)	Lot Depth:		Not Applicable
(3)	Minimum Setbacks <sup>1</sup> :		
(a)	Front:	From lot line when adjacent to all zoning districts:	25 feet
(b)	Side <sup>2</sup> :	From lot line when adjacent to all Residential or Agricultural zoning districts:	25 feet
		From lot line when adjacent to a Commercial zoning district:	0 feet <sup>3</sup>
		From lot line when adjacent to all other zoning districts:	15 feet
(c)	Rear:		25 feet
			20 feet

Footnotes:

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.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

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.

- 1208 (4) Additional Standards:
- 1209 (a) *Waste Disposal and/or Material Storage.* Where a Non-Residential zoning district is
- 1210 adjacent to a lot with a Residential or an Agricultural zoning district, no garbage containers,
- 1211 outdoor storage of refuse shall be placed within 15 feet of the lot line. Refer to [Sec. 3-A.6.](#)
- 1212 [Measurements](#) and [Sec. 3-F.H.3. Waste Storage Area.](#)
- 1213 (b) *Rear Access.* If the rear yard does not abut a public street, then access shall be not less
- 1214 than 20 feet in width and shall be unobstructed at all times.

### 1215 3-D-G.1.c. BB-1 Uses

- |     |                                    |                                                           |
|-----|------------------------------------|-----------------------------------------------------------|
| (1) | Permitted and Conditional uses:    | Refer to <a href="#">Part E Use Types and Standards</a>   |
| (2) | <a href="#">Special Exception:</a> | <a href="#">Sec. E-X-X</a>                                |
| (3) | Accessory:                         | Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>       |
|     |                                    | Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>       |
|     |                                    | Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a> |

### 1216 Sec. 3-D-G.2. Community Business Zoning District (BB-2)

#### 1217 3-D-G.2.a. Intent of BB-2 Zoning District

1218 All lands designated as BB-2 are subject to the standards of this Section. Such areas are established to

1219 provide for the shopping and limited service and recreational needs of several neighborhoods, a community,

1220 or a substantial land area.

#### 1221 3-D-G.2.b. BB-2 Development Standards

1222 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the

1223 following minimum standards:

- |     |                                 |                                                                                                              |
|-----|---------------------------------|--------------------------------------------------------------------------------------------------------------|
| (1) | Intensity:                      |                                                                                                              |
| (a) |                                 | Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a> |
| (2) | Minimum Lot Dimensions:         |                                                                                                              |
| (a) | Lot Width:                      | Not Applicable                                                                                               |
| (b) | Lot Depth:                      | Not Applicable                                                                                               |
| (3) | Minimum Setbacks <sup>1</sup> : |                                                                                                              |
| (a) | Front:                          | From lot line when adjacent to all zoning districts: 25 feet                                                 |
| (b) | Side <sup>2</sup> :             | From lot line when adjacent to a Residential or Agricultural zoning district: 25 feet                        |
|     |                                 | From lot line when adjacent to a Commercial zoning district: 0 feet <sup>3</sup>                             |

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

		From lot line when adjacent to all other zoning districts:	15 feet
(c)	Rear:	From lot line when adjacent to a Residential use:	25 feet
		From lot line when adjacent to all other zoning districts:	20 feet

Footnotes:

- 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.

- 1224 (4) Additional Standards:
- 1225 (a) *Waste Disposal and/or Material Storage.* Where a Non-Residential zoning district is
- 1226 adjacent to a lot with a Residential or an Agricultural zoning district, no garbage containers,
- 1227 outdoor storage of refuse shall be placed within 15 feet of the lot line. Refer to [Sec. 3-A.6.](#)
- 1228 [Measurements](#) and [Sec. 3-F.H.3. Waste Storage Area.](#)
- 1229 (b) *Rear Access.* If the rear yard does not abut a public street, then access shall be not less
- 1230 than 15 feet in width and shall be unobstructed at all times.

1231 **3-D-G.2.c. BB-2 Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<b>Special Exception:</b>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

1232 DIVISION H TIER 3 COMMERCIAL ZONING DISTRICTS

1233 Sec. 3-D-H.1. Specialty Business Zoning District (BB-3)

1234 **3-D-H.1.a. Intent of BB-3 Zoning District**

1235 All lands designated as BB-3 are subject to the standards of this Section. Such areas are established to  
1236 provide areas for the development of special Commercial facilities which require access by motor vehicles  
1237 of all types including tractor-trailer units.

1238 **3-D-H.1.b. BB-3 Development Standards**

1239 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
1240 following minimum standards:

(1)	Intensity:		
(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>		
(2)	Minimum Lot Dimensions:		
(a)	Lot Width:		Not Applicable
(b)	Lot Depth:		Not Applicable
(3)	Minimum Setbacks <sup>1</sup> :		
(a)	Front:	From lot line when adjacent to all zoning districts:	25 feet
(b)	Side <sup>2</sup> :	From lot line when adjacent to all Residential or Agricultural zoning districts:	25 feet
		From lot line when adjacent to a Commercial zoning district:	0 feet <sup>3</sup>
		From lot line when adjacent to all other zoning districts:	15 feet
(c)	Rear:	From lot line when adjacent to a Residential use:	25 feet
		From lot line when adjacent to all other zoning districts:	20 feet

Footnotes:

- |   |                                                                                                                                                                                                                   |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Refer to <a href="#">Sec. 3-D-A.3.a.(1) Aquatic Preserves or Outstanding Florida Waters</a> .                                                                                                                     |
| 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. |

1241 (4) Additional Standards:  
1242 (a) *Waste Disposal and/or Material Storage*. Where a Non-Residential zoning district is  
1243 adjacent to a lot with a Residential or an Agricultural zoning district, no garbage containers,

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

1244 outdoor storage of refuse shall be placed within 15 feet of the lot line. Refer to [Sec. 3-A.6. Measurements](#) and [Sec. 3-F.H.3. Waste Storage Area](#).  
 1245  
 1246 (b) *Rear Access*. If the rear yard does not abut a public street, then access shall be not less  
 1247 than 15 feet in width and shall be unobstructed at all times.

### 1248 3-D-H.1.c. BB-3 Uses

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<a href="#">Special Exception:</a>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

### 1249 Sec. 3-D-H.2. Heavy Business Zoning District (BB-4)

#### 1250 3-D-H.2.a. Intent of BB-4 Zoning District

1251 All lands designated as Zone BB-4 are subject to the standards of this Section. Such areas are established  
 1252 to provide for those uses such as Retail Sales, General and Personal Services, which may require outside  
 1253 storage of materials or equipment. Businesses are intended to serve clients and customers from a regional  
 1254 area providing access for large delivery trucks and tractor trailers.

#### 1255 3-D-H.2.b. BB-4 Development Standards

1256 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
 1257 following minimum standards:

(1)	Intensity:		
	(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>	
(2)	Minimum Lot Dimensions:		
	(a)	Lot Width:	Not Applicable
	(b)	Lot Depth:	Not Applicable
(3)	Minimum Setbacks <sup>1</sup> :		
	(a)	Front:	From lot line when adjacent to all zoning districts: 25 feet
	(b)	Side <sup>2</sup> :	From lot line when adjacent to a Residential or Agricultural zoning district: 25 feet
			From lot line when adjacent to a Commercial zoning district: 0 feet <sup>3</sup>
			From lot line when adjacent to all other zoning districts: 15 feet
	(c)	Rear:	From lot line when adjacent to a Residential use: 25 feet
			From lot line when adjacent to all other zoning districts: 20 feet

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

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Footnotes:

- 
- 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.

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- 1258 (4) Additional Standards:
- 1259 (a) *Waste Disposal and/or Material Storage.* Where a Non-Residential zoning district is
- 1260 adjacent to a lot with a Residential or an Agricultural zoning district, no garbage containers,
- 1261 outdoor storage of refuse shall be placed within 15 feet of the lot line. Refer to [Sec. 3-A.6.](#)
- 1262 [Measurements](#) and [Sec. 3-F.H.3. Waste Storage Area.](#)
- 1263 (b) *Rear Access.* If the rear yard does not abut a public street, then access shall be not less
- 1264 than 15 feet in width and shall be unobstructed at all times.

1265 **3-D-H.2.c. BB-4 Uses**

- 
- (1) Permitted and Conditional uses: Refer to [Part E Use Types and Standards](#)

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  - (2) **Special Exception:** [Sec. E-X-X](#)

---

  - (3) Accessory: Refer to [Sec. 3-E-I. Accessory Uses](#)

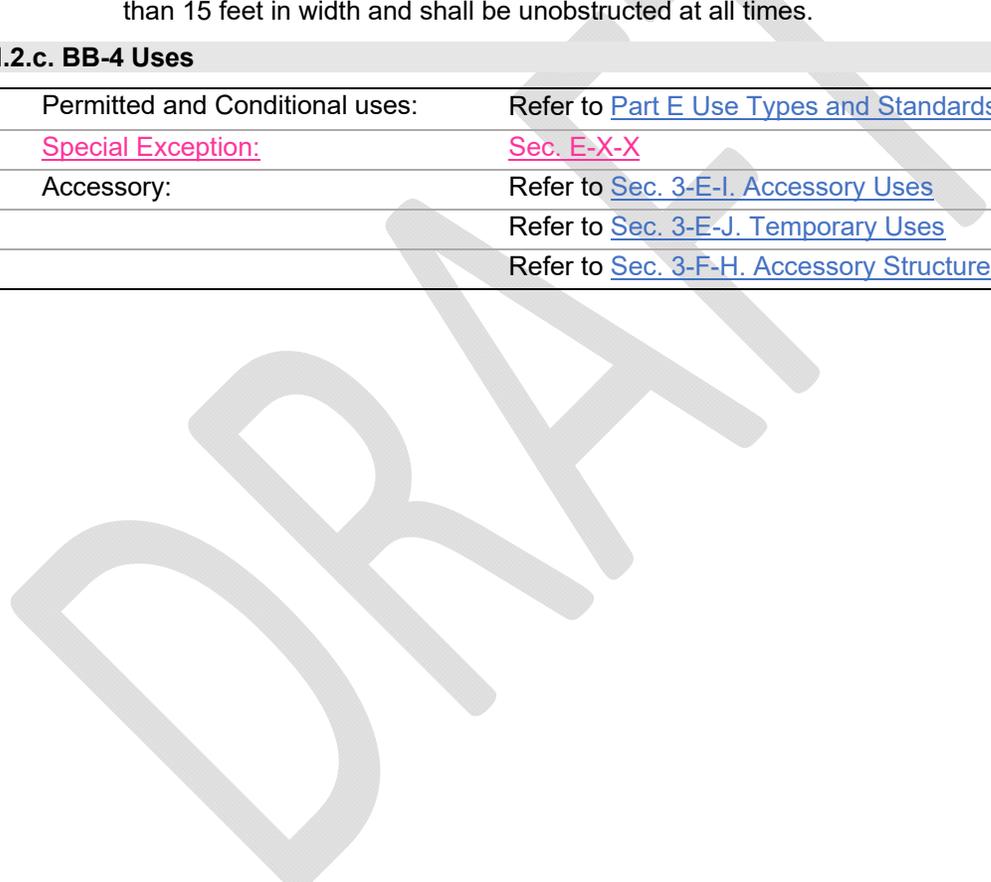
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  - Refer to [Sec. 3-E-J. Temporary Uses](#)

---

  - Refer to [Sec. 3-F-H. Accessory Structures](#)

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# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 1266 Sec. 3-D-H.3. Commercial Recreation Zoning District (BB-5)

#### 1267 3-D-H.3.a. Intent of BB-5 Zoning District

1268 All land designated as BB-5 is subject to the standards of this Section. Such areas are established to  
1269 provide for Commercial activities that require centralized locations within a large service area.

#### 1270 3-D-H.3.b. BB-5 Development Standards

1271 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
1272 following minimum standards:

(1)	Intensity:		
	(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>	
(2)	Minimum Lot Dimensions:		
	(a)	Lot Width:	Not Applicable
	(b)	Lot Depth:	Not Applicable
(3)	Minimum Setbacks <sup>1</sup> :		
	(a)	Front:	From lot line when adjacent to all zoning districts: 25 feet
	(b)	Side <sup>2</sup> :	From lot line when adjacent to a Residential or Agricultural zoning district: 25 feet
			From lot line when adjacent to a Commercial zoning district: 0 feet <sup>3</sup>
			From lot line when adjacent to all other zoning districts: 15 feet
	(c)	Rear:	From lot line when adjacent to a Residential use: 25 feet
			From lot line when adjacent to all other zoning districts: 20 feet

Footnotes:

- 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.

#### 1273 (4) Additional Standards:

- 1274 (a) *Waste Disposal and/or Material Storage.* Where a Non-Residential zoning district is  
1275 adjacent to a lot with a Residential or an Agricultural zoning district, no garbage containers,  
1276 outdoor storage of refuse shall be placed within 15 feet of the lot line. Refer to [Sec. 3-A.6.](#)  
1277 [Measurements](#) and [Sec. 3-F.H.3. Waste Storage Area.](#)
- 1278 (b) *Rear Access.* If the rear yard does not abut a public street, then access shall be not less  
1279 than 15 feet in width and shall be unobstructed at all times.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

1280 **3-D-H.3.c. BB-5 Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<u>Special Exception:</u>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

1281 **Sec. 3-D-H.4. Shopping Center Zoning District (BSC)**

1282 **3-D-H.4.a. Intent of BSC Zoning District**

1283 All land designated as BSC is subject to the standards of this Section. Such areas are established to provide  
 1284 for planned Commercial facilities with depth rather than strip type commercial development. This District  
 1285 shall be used for the purpose of providing a variety of goods and services and not used for single purpose  
 1286 activities.

1287 **3-D-H.4.b. BSC Development Standards**

1288 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
 1289 following minimum standards:

(1)	Intensity:		
	(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>	
(2)	Minimum Lot Dimensions:		
	(a)	Lot Width:	Not Applicable
	(b)	Lot Depth:	Not Applicable
(3)	Minimum Setbacks <sup>1</sup> :		
	(a)	Front:	From lot line when adjacent to all zoning districts: 25 feet
	(b)	Side <sup>2</sup> :	From lot line when adjacent to a Residential or Agricultural zoning district: 25 feet
			From lot line when adjacent to a Commercial zoning district: 0 feet <sup>3</sup>
			From lot line when adjacent to all other zoning districts: 15 feet
	(c)	Rear:	From lot line when adjacent to a Residential use: 25 feet
			From lot line when adjacent to all other zoning districts: 20 feet

Footnotes:

- |   |                                                                                                        |
|---|--------------------------------------------------------------------------------------------------------|
| 1 | Refer to <a href="#">Sec. 3-D-A.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.</a>           |
| 2 | If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback. |

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

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.

- 1290 (4) Additional Standards:
- 1291 (a) *Waste Disposal and/or Material Storage.* Where a Non-Residential zoning district is
- 1292 adjacent to a lot with a Residential or an Agricultural zoning district, no garbage containers,
- 1293 outdoor storage of refuse shall be placed within 15 feet of the lot line. Refer to [Sec. 3-A.6.](#)
- 1294 [Measurements](#) and [Sec. 3-F.H.3. Waste Storage Area.](#)
- 1295 (b) *Rear Access.* If the rear yard does not abut a public street, then access shall be not less
- 1296 than 15 feet in width and shall be unobstructed at all times.
- 1297 (c) *Rezone.* The minimum area for consideration for rezoning to the BSC District classification
- 1298 is 5 acres with 300 feet of street frontage. However, an area which is less than 5 acres and
- 1299 may or may not have street frontage may nonetheless be rezoned to BSC District
- 1300 classification if such area:
- 1301 i. Has contiguity with an area already within the BSC District which contains 5 or
- 1302 more acres and has at least 300 feet of street frontage and is then being used for
- 1303 purposes allowed by the BSC District; and
- 1304 ii. The area to be rezoned will be used for a purpose permitted within the BSC District
- 1305 consistent with the then use of the contiguous 5- or more acre area within the BSC
- 1306 District.

### 1307 3-D-H.4.c. BSC Uses

- |     |                                    |                                                           |
|-----|------------------------------------|-----------------------------------------------------------|
| (1) | Permitted and Conditional uses:    | Refer to <a href="#">Part E Use Types and Standards</a>   |
| (2) | <a href="#">Special Exception:</a> | <a href="#">Sec. E-X-X</a>                                |
| (3) | Accessory:                         | Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>       |
|     |                                    | Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>       |
|     |                                    | Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a> |

### 1308 Sec. 3-D-H.5. Planned Commercial Development Zoning District (PCD)

#### 1309 3-D-H.5.a. Intent of PCD Zoning District

1310 It is the intent of this District to encourage the development of land as multiple planned Commercial sites;

1311 encourage flexible and creative concepts of site planning; utilize shared on-site facilities such as parking

1312 and loading areas; accomplish a more desirable environment than would be possible through the strict

1313 application of the minimum standards of conventional Commercial zoning districts such as a cohesive

1314 signage program or drainage and access points; and to provide a stable environment and use which is

1315 compatible with the character of surrounding areas.

#### 1316 3-D-H.5.b. Applicability

1317 This Section applies to properties rezoned to a PCD, modifications to an approved PCD, or unless stated

1318 otherwise in the Code.

#### 1319 3-D-H.5.c. Design Objectives

1320 The design intent of a PCD is to encourage flexible and creative concepts of site planning, predominantly

1321 consisting of multiple Commercial uses with support services, such as Office, Retail, and Recreational, for

1322 the population and/or workforce of the planned development. It is encouraged to share facilities and

1323 integrate uses.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

1324 A minimum of 2 primary land use types, as indicated in [Sec. 3-D-H.5.c.\(1\) Mix of Land Uses](#) shall be  
 1325 provided in each PCD.

1326 (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 <sup>1</sup> :	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.	

1327 (2) *Design Standards.* Refer to [Sec. 3-F-F. Architectural Design Guidelines](#) and [Sec. 3-D-R.11. Design](#)  
 1328 [Standards for Master Planned Communities](#) and apply where applicable.

### 1329 3-D-H.5.d. PCD Development Standards

1330 The principal buildings, accessory structure(s), and other uses shall be located so as to comply with the  
 1331 following minimum requirements.

(1)	Intensity:	
	(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>
(2)	Minimum Site Size:	
	(a)	Acreage: 5 acres
(3)	Minimum Lot Dimensions:	
	(a)	Lot Width: Per the approved PID
	(b)	Lot Depth: Per the approved PID
(4)	Minimum Setbacks <sup>1</sup> :	
	(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-A.3.a.\(1\) Aquatic Preserves or Outstanding Florida Waters](#).

### 1332 3-D-H.5.e. PCD Uses

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<b>Special Exception:</b>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

1333

DIVISION I INDUSTRIAL ZONING DISTRICTS

1334

Sec. 3-D-I.1. Intent of Industrial Zoning Districts

1335  
1336  
1337

The Industrial Zoning Districts provide areas suitable for the operation and protection of a range of smaller- to larger-scale Commercial and Industrial businesses and processes and minimize the impacts and noise of Non-Residential uses on adjacent Residential neighborhoods.

1338  
1339

The following zoning districts fall within a 3-tier classification system based on their intensity of either serving the Residential neighborhood or providing a range of sales, services, and office activities.

<b>Classification System</b>	<b>Zoning District</b>
Tier 1 – Low Intensity	Industrial Select Zoning District (IS)
	Light Industrial Zoning District (IA)
Tier 2 – Medium Intensity	Heavy Industrial Zoning District (IB)
	Business Park Zoning District (BP)
Tier 3 – High Intensity	Planned Industrial Development Zoning District (PID)

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ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

1340 DIVISION J TIER 1 INDUSTRIAL ZONING DISTRICTS

1341 Sec. 3-D-J.1. Industrial Select Zoning District (IS)

1342 **3-D-K.1.a. Intent of IS Zoning District**

1343 All land designated as IS is subject to the standards of this Section. This industrial district is intended for  
1344 locations which are not feasible for some Light or Heavy industrial development because of proximity to  
1345 residential areas. The standards for this District are intended to encourage development compatible with  
1346 surrounding or abutting Residential districts, with suitable Open Space, landscaping, and parking areas.  
1347 Consequently, development is limited to those administrative, wholesaling, and manufacturing activities  
1348 that can be carried on in a relatively unobtrusive manner.

1349 **3-D-J.1.b. IS Development Standards**

1350 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
1351 following minimum standards:

(1)	Intensity:		
	(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>	
(2)	Minimum Lot Dimensions:		
	(a)	Lot Width:	100 feet
	(b)	Lot Depth:	200 feet
(3)	Minimum Setbacks <sup>1</sup> :		
	(a)	Front:	From lot line when adjacent to any zoning district: 25 feet
	(b)	Side <sup>2</sup> :	From lot line when adjacent to Residential or Agricultural districts: 25 feet
			Adjacent to all other districts: 15 feet
	(c)	Rear:	From lot line when adjacent to Multi -Family or Single-Family districts: 25 feet
			From lot line when adjacent to any zoning districts: 20 feet

Footnotes:

- 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.

1352 (4) Additional Standards:

- 1353 (a) *Waste Disposal and/or Material Storage*. Where an Industrial zoning district is adjacent to  
1354 a lot with a Residential or an Agricultural zoning district, no garbage containers, outdoor  
1355 storage of refuse shall be placed within 15 feet of the lot line. Refer to [Sec. 3-A.6. Measurements](#) and [Sec. 3-F.H.3. Waste Storage Area](#).  
1356  
1357 (b) *Rear Access*. If the rear yard does not abut a public street, then access shall be not less  
1358 than 20 feet in width and shall be unobstructed at all times.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

1359	<b>3-D-J.1.c. IS Uses</b>	
(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<a href="#">Special Exception:</a>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

### 1360 Sec. 3-D-J.2. Light Industrial Zoning District (IA)

#### 1361 3-D-J.2.a. Intent of IA Zoning District

1362 All land designated as IA is subject to the standards of this Section. Such areas are established to provide  
 1363 for the development of Industrial activities of a light manufacturing and wholesaling nature.

#### 1364 3-D-J.2.b. IA Development Standards

1365 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
 1366 following minimum standards:

(1)	Intensity:	
(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>	
(2)	Minimum Lot Dimensions:	
(a)	Lot Width:	100 feet
(b)	Lot Depth:	200 feet
(3)	Minimum Setbacks <sup>1</sup> :	
(a)	Front:	From lot line when adjacent to any zoning district: 25 feet
(b)	Side <sup>2</sup> :	From lot line when adjacent to Residential or Agricultural districts: 25 feet
		From lot line when adjacent to all other districts: 15 feet
(c)	Rear:	From lot line when adjacent to any zoning district: 20 feet

Footnotes:

- 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.

1367	(4)	Additional Standards:
1368	(a)	<i>Waste Disposal and/or Material Storage.</i> Where a Non-Residential zoning district is adjacent to a lot with a Residential or an Agricultural zoning district, no garbage containers, outdoor storage of refuse shall be placed within 15 feet of the lot line. Refer to <a href="#">Sec. 3-A.6. Measurements</a> and <a href="#">Sec. 3-F.H.3. Waste Storage Area.</a>
1369		
1370		
1371		
1372	(b)	<i>Rear Access.</i> 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.
1373		

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

1374

**3-D-J.2.c. IA Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<a href="#">Special Exception:</a>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

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ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

1375 DIVISION K TIER 2 INDUSTRIAL ZONING DISTRICTS

1376 Sec. 3-D-K.1. Heavy Industrial Zoning District (IB)

1377 **3-D-K.1.a. Intent of IB Zoning District**

1378 All land designated as IB is subject to the standards of this Section. Such areas are established in order to  
1379 provide adequate areas for activities of a Heavy industrial nature.

1380 **3-D-K.1.b. IB Development Standards**

1381 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
1382 following minimum standards:

(1)	Intensity:		
	(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>	
(2)	Minimum Lot Dimensions:		
	(a)	Lot Width:	200 feet
	(b)	Lot Depth:	200 feet
(3)	Minimum Setbacks <sup>1</sup> :		
	(a)	Front:	From lot line when adjacent to any zoning district: 25 feet
	(b)	Side <sup>2</sup> :	From lot line when adjacent to a Residential or Agricultural zoning district: 40 feet
			From lot line when adjacent to any zoning district: 20 feet
	(c)	Rear:	From lot line when adjacent to any zoning district: 20 feet

Footnotes:

- |   |                                                                                                        |
|---|--------------------------------------------------------------------------------------------------------|
| 1 | Refer to <a href="#">Sec. 3-D-A.3.a.(1) Aquatic Preserves or Outstanding Florida Waters</a> .          |
| 2 | If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback. |

1383 (4) Additional Standards:

- 1384 (a) *Waste Disposal and/or Material Storage*. Where a Non-Residential zoning district is  
1385 adjacent to a lot with a Residential or an Agricultural zoning district, no garbage containers,  
1386 outdoor storage of refuse shall be placed within 15 feet of the lot line. Refer to [Sec. 3-A.6.](#)  
1387 [Measurements](#) and [Sec. 3-F.H.3. Waste Storage Area](#).  
1388 (b) *Rear Access*. If the rear yard does not abut a public street, then access shall be not less  
1389 than 20 feet in width and shall be unobstructed at all times.

1390 **3-D-K.1.c. IB Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<b>Special Exception:</b>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

Refer to [Sec. 3-E-J. Temporary Uses](#)

Refer to [Sec. 3-F-H. Accessory Structures](#)

### 1391 Sec. 3-D-K.2. Business Park Zoning District (BP)

#### 1392 3-D-K.2.a. Intent of BP Zoning District

1393 This district is intended for locations that are not feasible for some Light or Heavy Industrial development  
 1394 because of proximity to Residential areas. The standards for this District are intended to encourage  
 1395 development of high intensity Commercial type uses to be compatible with surrounding or abutting  
 1396 Residential districts, with suitable Open Space, landscaping, and parking areas that can be carried out in a  
 1397 relatively unobtrusive manner.

#### 1398 3-D-K.2.b. BP Development Standards

1399 The principal buildings, accessory structure(s), and other uses shall be located so as to comply with the  
 1400 following minimum standards.

(1)	Intensity:		
	(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>	
(2)	Minimum Lot Dimensions:		
	(a)	Lot Width:	200 feet
	(b)	Lot Depth:	200 feet
(3)	Minimum Setbacks <sup>1</sup> :		
	(a)	Front:	From lot line when adjacent to any zoning district: 20 feet
	(b)	Side <sup>2</sup> :	From lot line when adjacent to a Residential or Agricultural zoning district: 30 feet
			From lot line when adjacent to any zoning district: 15 feet <sup>3</sup>
	(c)	Rear:	From lot line when adjacent to a Residential or Agricultural zoning district: 30 feet
			From lot line when adjacent to any zoning district: 20 feet
(4)	Maximum Height:		
	(a)	Development in BP Zoning District:	Setback ≥ 325 feet from lot line when adjacent to a Residential use: 100 feet <sup>4</sup>
	(b)	Development in BP Zoning District:	Setback < 325 feet from lot 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:

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

1	Refer to <a href="#">Sec. 3-D-A.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.</a>
2	If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.
3	The minimum side lot line setback may be reduced to 0 feet if the structure meets the <a href="#">Building Code's Fire Resistance Standards in Table 600.</a>
4	Refer to <a href="#">Sec. 3-D-K.b.(4)(c) Additional Height.</a>

- 1401 (5) Additional Standards:
- 1402 (a) *Rear Access.* If the rear yard does not abut a public street, then alternate access to the
- 1403 rear yard from the front shall be provided. Access shall not be less than 20 feet in width
- 1404 and shall be unobstructed at all times.
- 1405 (b) *Off-Street Parking.* Parking shall be located at the side or rear of buildings, although no
- 1406 more than 2 rows of parking and 1 driveway shall be allowed in front of buildings.
- 1407 (c) *Additional Height.* The Board through a Special Exception shall have the authority to
- 1408 approve building heights over 100 feet in certain cases if it is determined that visual impacts
- 1409 will not negatively affect nearby properties. Increased construction standards shall apply
- 1410 for the additional height over 35 feet. Refer to Chapter 5 Building Heights and Areas of the
- 1411 Florida Building Code.
- 1412 (d) *Waste Disposal and/or Material Storage.* Where a Non-Residential zoning district is
- 1413 adjacent to a lot with a Residential or an Agricultural zoning district, no garbage containers,
- 1414 outdoor storage of refuse shall be placed within 15 feet of the lot line. Refer to [Sec. 3-A.6.](#)
- 1415 [Measurements](#) and [Sec. 3-F.H.3. Waste Storage Area.](#)

### 1416 3-D-K.2.c. BP Uses

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<a href="#">Special Exception:</a>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

1417 DIVISION L TIER 3 PLANNED INDUSTRIAL DEVELOPMENT  
1418 ZONING DISTRICTS

1419 **Sec. 3-D-L.1. Planned Industrial Development Zoning District (PID)**

1420 **3-D-L.1.a. Intent of PID Zoning District**

1421 It is the intent of this District to the development of land as planned Industrial sites and accomplish a more  
1422 desirable environment than would be possible through the strict application of the minimum standards of  
1423 conventional Industrial zoning districts; and to provide a stable environment and use which is compatible  
1424 with the character of surrounding areas.

1425 **3-D-L.1.b. Applicability**

1426 This Section applies to properties rezoned to a PID, modifications to an approved PID, or unless stated  
1427 otherwise in the Code.

1428 **3-D-L.1.c. Design and Mix of Land Uses**

1429 The design intent of a PID is to encourage flexible and creative concepts of site planning, predominantly  
1430 consisting of Industrial uses with support services, such as Office, Retail, and Recreational, for the  
1431 population and/or workforce of the planned development. It is encouraged to collocate related industrial  
1432 uses when master planning a site.

1433 A minimum of 2 primary land use types, as indicated in the Table below, shall be provided in each PID.

1434 (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 <sup>1</sup> :	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.

1435 **3-D-L.1.d. PID Land Development Standards**

1436 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
1437 following minimum standards.

(1) Intensity:

(a) Refer to [Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table](#)

(2) Minimum Site Size:

(a) Acreage: 5 acres

(3) Minimum Lot Dimensions:

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

(a)	Lot Width:	Per the approved PID
(b)	Lot Depth:	Per the approved PID
(4)	Minimum Setbacks <sup>1</sup> :	
(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-A.3.a.\(1\) Aquatic Preserves or Outstanding Florida Waters](#).

1438 **3-D-L.1.e. PID Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<u>Special Exception:</u>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

- 1439
- 1440 (d) *Planned Industrial Development approval procedure.* Approval for a Planned Industrial
- 1441 Development is obtained through a two-step process. The first step is an approval of the
- 1442 Preliminary Site Plan, including use or uses of the site, and rezoning of the land. The second step
- 1443 consists of Final Site Plan approval along with the Developer's Commitment Agreement.
- 1444 (e) *Planned Industrial Development zoning and preliminary site plan approval.* The applicant shall
- 1445 submit to the Planning and Zoning Department a request for Planned Industrial Development
- 1446 Zoning Classification and a Preliminary Site Plan containing the following exhibits:
- 1447 (1) A vicinity map showing the location of the proposed development and the relationship to
- 1448 surrounding streets and driveways.
- 1449 (2) A site plan indicating location of all buffer areas, wetlands, parking areas, driveway
- 1450 locations and landscaping concepts.
- 1451 (3) Detailed explanation of the proposed use of the property.
- 1452 The Planning Commission will hold a public hearing on the request and forward their
- 1453 recommendations to the Board of County Commissioners.
- 1454 The Board of County Commissioners, in approving any Planned Industrial Development
- 1455 rezoning, may impose special conditions or safeguards so as to insure the proposed
- 1456 development will not have an adverse impact on the public interest.
- 1457 (f) *Final site plan approval.* The applicant shall submit the final site plan for approval within thirty (30)
- 1458 months from the date of Preliminary Site Plan approval.
- 1459 (1) A Final Site Plan containing all the required submittals in accordance with Sec. 20.333(d)
- 1460 of this Article.
- 1461 (2) A completed Developer's Commitment Agreement containing all conditions imposed
- 1462 during Preliminary Site Plan approval.
- 1463 The Final Site Plan and the Developer's Commitment Agreement will be reviewed by the
- 1464 Development Review Committee prior to the issuance of any building permit.
- 1465 (g) *Revisions of Planned Industrial Development final site plan.* Any major or substantial change in
- 1466 the approved PID, which affects the intent and character of the development or permitted uses
- 1467 shall be reviewed and approved by the Board of County Commissioners. If the requested changes
- 1468 are deemed to have a substantial effect on adjacent property owners, the Board of County
- 1469 Commissioners shall cause a public hearing to be held prior to official action on said requested
- 1470 change.

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

- 1471 Minor changes that do not affect the intent or character of the development may be approved by  
1472 the Planning and Zoning Director.  
1473 (h) *Planned Industrial Development Time Limitations.*  
1474 (1) If substantial construction, as determined by the Planning and Zoning Director has not  
1475 begun within four (4) years after approval of the Planned Industrial Development under this  
1476 Section, the approval of the Planned Industrial Development will lapse.  
1477 (2) At its discretion and for good cause, the Board of County Commission may extend for one  
1478 (1) additional year the period for beginning construction. If the approved Planned Industrial  
1479 Development lapses under this provision, the Planning and Zoning Director shall cause  
1480 the Planned Industrial Development District to be removed from the Official Zoning Map,  
1481 mail a notice by registered mail of revocation to the owner, and reinstate the zoning district  
1482 which was in effect prior to the approval of the Planned Industrial Development.  
1483 (i) *Deviation from the Development Plan.* Any unapproved deviation from the accepted Development  
1484 Plan shall institute a breach of agreement between the applicant and the County.  
1485 Such deviation may cause the Board of County Commissioners to immediately revoke the  
1486 Development Plan until such time as the deviations are corrected or become a part of the accepted  
1487 Development Plan.  
1488

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# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 1489 DIVISION M PUBLIC OWNERSHIP ZONING DISTRICTS

#### 1490 Sec. 3-D-M.1. Intent of Public Ownership (PO) Zoning Districts

1491 The Public Ownership zoning districts provide areas suitable to encourage and provide a coordinated land  
 1492 planning approach to the sale, rent, lease, purchase, management, or alteration of publicly owned or  
 1493 operated lands.

1494 The following zoning districts fall within the Public Ownership classification system based on their level of  
 1495 services on publicly owned or operated properties, including buildings, facilities, and yards.

Classification System	Zoning District
Public Ownership	Public Ownership Zoning District (PO-1)
	Public Ownership Zoning District (PO-2)
	Public Ownership Zoning District (PO-3)
	Public Ownership Zoning District (PO-4)

#### 1496 Sec. 3-D-M.2. Public Ownership Zoning District (PO-1)

##### 1497 3-D-M.2.a. Intent of PO-1 Zoning District

1498 All land designated as PO-1 is subject to the standards of this Section. This District is primarily concerned  
 1499 with, although not limited to, the planning of public buildings and facilities.

##### 1500 3-D-M.2.b. PO-1 Development Standards

1501 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
 1502 following minimum requirements:

(1)	Intensity:		
	(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>	
(2)	Minimum Setbacks <sup>1</sup> :		
	(a)	Front:	From lot line when adjacent to any zoning district: 25 feet
	(b)	Side <sup>2</sup> :	From lot line when adjacent to a Residential or Agricultural zoning district: 25 feet
			From lot line when adjacent to Business zoning district: Constructed in accordance with applicable Florida Building Code standards: 0 feet
			All other construction: 15 feet

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

(c)	Rear:	From lot line when adjacent to any zoning district:	20 feet
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Footnotes:

1	Refer to <a href="#">Sec. 3-D-A.3.a.(1) Aquatic Preserves or Outstanding Florida Waters</a> .
2	If it is a corner lot, then the side lot line setback shall be the same as the front lot line setback.

- 1503 (3) Additional Standards:
- 1504 (a) *Waste Disposal and/or Material Storage*. Where a Non-Residential zoning district is
- 1505 adjacent to a lot with a Residential or an Agricultural zoning district, no garbage containers,
- 1506 outdoor storage of refuse shall be placed within 15 feet of the lot line. Refer to [Sec. 3-A.6.](#)
- 1507 [Measurements](#) and [Sec. 3-F.H.3. Waste Storage Area](#).
- 1508 (b) *Rear Access*. If the rear yard does not abut a public street, then access shall be not less
- 1509 than 25 feet in width and shall be unobstructed at all times.
- 1510 (c) *Visual Barrier*. Proposed Non-Residential development shall be buffered from adjacent
- 1511 land within the Residential FLU categories. For all development commenced on or after
- 1512 January 28, 2003, the provisions of this Subsubsection shall not apply. For developments
- 1513 that commence after this date, the provisions of Article 6 of the Clay County Land
- 1514 Development Code (Tree Ordinance) shall apply.

1515 **3-D-M.2.c. PO-1 Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<a href="#">Special Exception:</a>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

**3-D-M.2.d. Location and Access of Uses in Residential Land Use**

1516 Roadway and size limitations within the Residential FLU categories shall meet the following minimum road

1517 functional classifications and intensity of site development, which is combined square footage of all

1518 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 REGULATIONS

## Part D Zoning Districts and Development Standards

1519 **Sec. 3-D-M.3. Public Ownership Zoning District (PO-2)**

1520 **3-D-M.3.a. Intent of PO-2 Zoning District**

1521 All land designated as PO-2 is subject to the standards of this Section. This District is primarily concerned  
1522 with, although not limited to, Parks and Recreation areas.

1523 **3-D-M.3.b. PO-2 Development Standards**

1524 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
1525 following minimum standards:

(1)	Intensity:		
(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>		
(2)	Minimum Lot Size:		
(a)	Boat ramps, playgrounds, athletic fields and courts:		1 acre
(b)	Parks, campgrounds, marinas, and golf courses:		5 acres
(3)	Minimum Setbacks <sup>1</sup> :		
(a)	Front:	From lot line when adjacent to all zoning districts:	25 feet
(b)	Side <sup>2</sup> :	From lot line when adjacent to a Residential or Agricultural zoning district:	25 feet
		From lot line when adjacent to a Commercial zoning district:	0 feet <sup>3</sup>
		From lot line when adjacent to all other zoning districts:	15 feet
(c)	Rear:	From lot line when adjacent to a Multi-Family or Single-Family use:	25 feet
		From lot line when adjacent to all other zoning districts:	20 feet
(d)	Other Structures:		
i.	Tennis court:	From all lot lines:	25 feet
ii.	Athletic field:	From all lot lines:	50 feet
iii.	Playground:	From all lot lines:	50 feet
iv.	Campground:	From all lot lines:	100 feet
v.	Outdoor attraction:	From all lot lines:	150 feet
vi.	All other:	From all lot lines:	25 feet

Footnotes:

- 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.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

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.

- 1526 (4) Additional Standards:
- 1527 (a) *Access.* Facilities shall be accessed from a hard surfaced public road directly to the
- 1528 entrance of the facility. The minimum required frontage on a public street to be used for
- 1529 the primary point of access shall be 100 feet.
- 1530 (b) *Visual Barrier.* Proposed Non-Residential development shall be buffered from adjacent
- 1531 land within the Residential FLU categories. For all development commenced on or after
- 1532 January 28, 2003, the provisions of this Subsubsection shall not apply. For developments
- 1533 that commence after this date, the provisions of Article 6 of the Clay County Land
- 1534 Development Code (Tree Ordinance) shall apply.
- 1535 (c) *Fencing and Screening.* Refer to [Sec. 6-8 Perimeter Buffers](#).
- 1536 (d) *Performance Standards.* The operation of these facilities shall conform to all rules and
- 1537 standards of all governmental agencies having appropriate jurisdiction and to the
- 1538 performance standards of this Code.

### 1539 3-D-M.3.c. PO-2 Uses

- (1) Permitted and Conditional uses: Refer to [Part E Use Types and Standards](#)
- (2) **Special Exception:** [Sec. E-X-X](#)
- (3) Accessory: Refer to [Sec. 3-E-I. Accessory Uses](#)
- Refer to [Sec. 3-E-J. Temporary Uses](#)
- Refer to [Sec. 3-F-H. Accessory Structures](#)

### 1540 3-D-M.3.d. Location and Access of Uses in Residential Land Use

1541 Roadway and size limitations within the Residential FLU categories shall meet the following minimum road

1542 functional classifications and intensity of site development, which is combined square footage of all

1543 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 REGULATIONS

## 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.

### 1544 Sec. 3-D-M.4. Public Ownership Zoning District (PO-3)

#### 1545 3-D-M.4.a. Intent of PO-3 Zoning District

1546 All land designated as PO-3 is subject to the standards of this Section. This District is primarily concerned  
1547 with, although not limited to, capital improvements of a distinctly significant nature.

#### 1548 3-D-M.4.b. PO-3 Land Development Standards

1549 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
1550 following minimum standards:

(1)	Intensity:		
(a)		Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>	
(2)	Minimum Setbacks <sup>1</sup> :		
(a)	Front:	From lot line when adjacent to all zoning districts:	25 feet
(b)	Side <sup>2</sup> :	From lot line when adjacent to a Residential or Agricultural zoning district:	25 feet
		From lot line when adjacent to a Business zoning district:	0 feet <sup>3</sup>
		From lot line when adjacent to all other zoning districts:	15 feet
(c)	Rear:	From lot line when adjacent to all zoning districts:	20 feet

#### Footnotes:

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; in all other construction, the minimum side setback shall be 15 feet.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 1551 (3) Additional Standards:
- 1552 (a) *Waste Disposal and/or Material Storage.* Where a Non-Residential zoning district is
- 1553 adjacent to a lot with a Residential or an Agricultural zoning district, garbage containers, or
- 1554 outdoor storage of refuse shall be placed within 15 feet of the lot line. Refer to [Sec. 3-A.6.](#)
- 1555 [Measurements](#) and [Sec. 3-F.H.3. Waste Storage Area.](#)
- 1556 (b) *Rear Access.* If the rear yard does not abut a public street, then access over private
- 1557 property shall be provided. Access shall not be less than 25 feet in width and shall be
- 1558 unobstructed at all times.
- 1559 (c) *Visual Barrier.* Proposed Non-Residential development shall be buffered from adjacent
- 1560 land within the Residential FLU categories. For all development commenced on or after
- 1561 January 28, 2003, the provisions of this subsection shall not apply. For developments
- 1562 that commence after this date, the provisions of Article 6 of the Clay County Land
- 1563 Development Code (the Tree Protection and Landscaping Standards) will apply.
- 1564 (d) *Performance Standards.* The development and operation of military installations, public
- 1565 airports, and heliports shall conform to all rules and standards of all governmental agencies
- 1566 having appropriate jurisdiction and to the performance standards of this Article.

### 1567 3-D-M.4.c. PO-3 Uses

- |     |                                    |                                                           |
|-----|------------------------------------|-----------------------------------------------------------|
| (1) | Permitted and Conditional uses:    | Refer to <a href="#">Part E Use Types and Standards</a>   |
| (2) | <a href="#">Special Exception:</a> | <a href="#">Sec. E-X-X</a>                                |
| (3) | Accessory:                         | Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>       |
|     |                                    | Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>       |
|     |                                    | Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a> |

### 1568 Sec. 3-D-M.5. Public Ownership Zoning District (PO-4)

#### 1569 3-D-M.5.a. Intent of PO-4 Zoning District

1570 All land designated as PO-4 is subject to the standards of this Section. This District is primarily concerned

1571 with, although not limited to, coordination with other public agencies in their future land planning effort.

#### 1572 3-D-M.5.b. PO-4 Development Standards

1573 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the

1574 following minimum standards:

- |     |                                 |                                                                                                              |
|-----|---------------------------------|--------------------------------------------------------------------------------------------------------------|
| (1) | Intensity:                      |                                                                                                              |
|     | (a)                             | Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a> |
| (2) | Minimum Lot Dimensions:         |                                                                                                              |
|     | (a)                             | Lot Size: <a href="#">Working Text</a>                                                                       |
|     | (b)                             | Lot Width: <a href="#">Working Text</a>                                                                      |
| (3) | Minimum Setbacks <sup>1</sup> : |                                                                                                              |
|     | (a)                             | Front: <a href="#">Working Text</a>                                                                          |
|     | (b)                             | Side: <a href="#">Working Text</a>                                                                           |
|     | (c)                             | Rear: <a href="#">Working Text</a>                                                                           |

Footnote:

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

1 Refer to [Sec. 3-D-A.3.a.\(1\) Aquatic Preserves or Outstanding Florida Waters.](#)

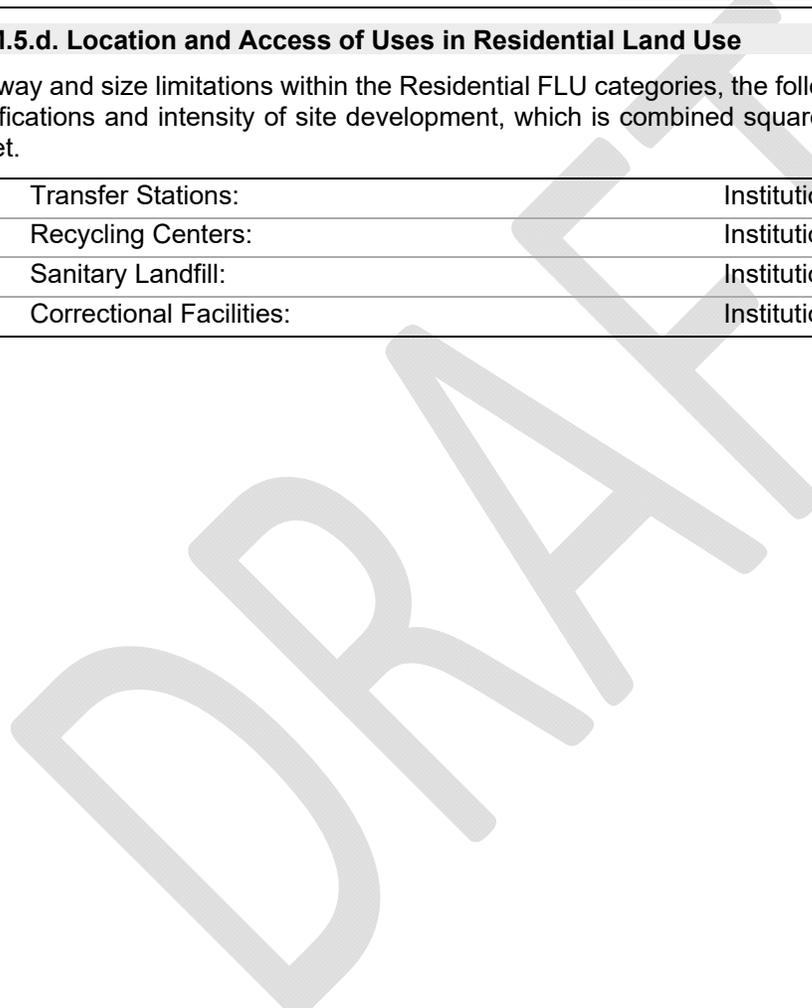
1575 **3-D-M.5.c. PO-4 Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<a href="#">Special Exception:</a>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

1576 **3-D-M.5.d. Location and Access of Uses in Residential Land Use**

1577 Roadway and size limitations within the Residential FLU categories, the following minimum road functional  
 1578 classifications and intensity of site development, which is combined square footage of all buildings, shall  
 1579 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



# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 1580 DIVISION N PRIVATE SERVICES ZONING DISTRICTS

#### 1581 Sec. 3-D-N.1. Intent of Private Services (PS) Zoning Districts

1582 The Private Services zoning districts provide areas suitable to encourage and provide a coordinated land  
 1583 planning approach to the sale, rent, lease, purchase, management, or alteration of private owned or  
 1584 operated lands for the purposes of the private sector to provide non-profit and/or social services.

1585 The following zoning districts fall within the Private Services classification system based on their level of  
 1586 services on privately owned or operated properties, including buildings, facilities, and yards.

Classification System	Zoning District
Private Services	Private Services (PS-1)
	Private Services (PS-2)
	Private Services (PS-3)
	Private Services (PS-4)
	Private Services (PS-5)

#### 1587 Sec. 3-D-N.2. Private Services Zoning District (PS-1)

##### 1588 3-D-N.2.a. Intent of PS-1 Zoning District

1589 All land described as PS-1 is subject to the standards of this Section. Such areas are established to provide  
 1590 adequate land for the private sector providing religious services and educational facilities.

##### 1591 3-D-N.2.b. PS-1 Development Standards

1592 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
 1593 following minimum standards:

(1)	Intensity:		
(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>		
(2)	Minimum Setbacks <sup>1</sup> :		
(a)	Front:	From lot line when adjacent to any zoning district:	25 feet
(b)	Side <sup>2</sup> :	From lot line when adjacent to a Residential or Agricultural zoning district:	25 feet
		From lot line when adjacent to Business zoning district:	Constructed in accordance with applicable Florida Building Code standards: 0 feet

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

			All other construction:	15 feet
		From lot 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
(c)	Rear:	From lot line when adjacent to any zoning district:		20 feet
(3)	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-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.

- 1594 (4) Additional Standards:
- 1595 (a) *Waste Disposal and/or Material Storage.* Where a Non-Residential zoning district is
- 1596 adjacent to a lot with a Residential or an Agricultural zoning district, garbage containers, or
- 1597 outdoor storage of refuse shall be placed within 15 feet of the lot line. Refer to [Sec. 3-A.6.](#)
- 1598 [Measurements](#) and [Sec. 3-F.H.3. Waste Storage Area](#).
- 1599 (b) *Rear Access.* If the rear yard does not abut a public street, then access shall be not less
- 1600 than 20 feet in width and shall be unobstructed at all times.
- 1601 (c) *Visual Barrier.* Proposed Non-Residential development shall be buffered from adjacent
- 1602 land within the Residential land use categories with a 10-foot landscaped area, minimum
- 1603 6-foot-high opaque barrier (fence or vegetation) and tree planting 30 feet on center. For all
- 1604 development commenced on or after January 28, 2003, the provisions of this
- 1605 Subsubsection shall not apply. For developments that commence after this date, the
- 1606 provisions of Article 6 of the Clay County Land Development Code (Tree Ordinance) shall
- 1607 apply.
- 1608 (d) *Lighting.* Artificial lighting used to illuminate the premises and/or advertising copy shall be
- 1609 directed away from adjacent Residential or Agricultural districts.

### 3-D-N.2.c. PS-1 Uses

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<a href="#">Special Exception:</a>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

1611 **3-D-N.2.d. Location and Access of Uses in Residential Land Use**  
 1612 Roadway and size limitations within the Residential FLU categories shall meet the following minimum road  
 1613 functional classifications and intensity of site development, which is combined square footage of all  
 1614 buildings:

(1)	Churches, Synagogues and Temples; together with educational, daycare and recreational facilities:	Local and above - no limit
		Local - not permitted.
(2)	Preschools:	Minor Collector - 3,500 square feet
		Major Collector and above - no limit
		Local - not permitted
(3)	Private Schools:	Minor Collector - 3,500 square feet
		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

1615 **Sec. 3-D-N.3. Private Services Zoning District (PS-2)**

1616 **3-D-N.3.a. Intent of PS-2 Zoning District**

1617 All land described as PS-2 is subject to the standards of this Section. Such areas are established to provide  
 1618 adequate land for the private sector providing social services and non-profit retreat facilities in open space  
 1619 areas with an emphasis on the enjoyment and preservation of the natural environmental amenities of the  
 1620 land.

1621 **3-D-N.3.b. PS-2 Development Standards**

1622 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
 1623 following minimum standards:

(1)	Intensity:	
	(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>
(2)	Minimum Setbacks <sup>1</sup> :	
	(a)	Front: From lot line when adjacent to all zoning districts: 25 feet

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

(b)	Side <sup>2</sup> :	From lot line when adjacent to a Residential or Agricultural zoning district:	20 feet
		From lot line when adjacent to a Commercial zoning district:	0 feet <sup>3</sup>
		From lot line when adjacent to all other zoning districts:	15 feet
(c)	Rear:	From lot line when adjacent to all zoning districts:	20 feet
(3)	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 <a href="#">Sec. 3-D-A.3.a.(1) Aquatic Preserves or Outstanding Florida Waters.</a>
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.

- 1624 (4) Additional Standards:
- 1625 (a) *Waste Disposal and/or Material Storage.* Where a Non-Residential zoning district is
- 1626 adjacent to a lot with a Residential or an Agricultural zoning district, garbage containers, or
- 1627 outdoor storage of refuse shall be placed within 15 feet of the lot line. Refer to [Sec. 3-A.6.](#)
- 1628 [Measurements](#) and [Sec. 3-F.H.3. Waste Storage Area.](#)
- 1629 (b) *Rear Access.* If the rear yard does not abut a public street, then access shall be not less
- 1630 than 20 feet in width and shall be unobstructed at all times.
- 1631 (c) *Visual Barrier.* Proposed Non-Residential development shall be buffered from adjacent
- 1632 land within the Residential FLU categories a 10-foot landscaped area, minimum 6-foot-
- 1633 high opaque barrier (fence or vegetation) and tree planting 30 feet on center. For all
- 1634 development commenced on or after January 28, 2003, the provisions of this
- 1635 Subsubsection shall not apply. For developments that commence after this date, the
- 1636 provisions of Article 6 of the Clay County Land Development Code (Tree Ordinance) shall
- 1637 apply.
- 1638 (d) *Exemption.* The provisions of [Sec. 3-D-N.3.b.\(2\)](#) shall not apply to the existing development
- 1639 on parcels numbered 42-04-25-008814-002-01, 42-04-25-008814-226-00 or 42-04-25-
- 1640 008814-225-00. For these parcels, the side lot line setback which abuts a Residential
- 1641 district shall not be less than 5 feet.

1642 **3-D-N.3.c. PS-2 Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<a href="#">Special Exception:</a>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

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Refer to [Sec. 3-E-J. Temporary Uses](#)

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Refer to [Sec. 3-F-H. Accessory Structures](#)

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# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

1643 **3-D-N.3.d. Location and Access of Uses in Residential Land Use**

1644 Roadway and size limitations within the Residential FLU categories shall meet the following minimum road  
 1645 functional classifications and intensity of site development, which is combined square footage of all  
 1646 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. 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.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

1647

### Sec. 3-D-N.4. Private Services Zoning District (PS-3)

1648

#### 3-D-N.4.a. Intent of PS-3 Zoning District

1649

All land described as PS-3 is subject to the standards of this Section. Such areas are established to provide adequate land for the private sector providing health care services.

1650

1651

#### 3-D-N.4.b. PS-3 Development Standards

(1)	Intensity:		
(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>		
(2)	Minimum Setbacks <sup>1</sup> :		
(a)	Front:	From lot line when adjacent to all zoning districts:	25 feet
(b)	Side <sup>2</sup> :	From lot line when adjacent to a Residential or Agricultural zoning district:	25 feet
		From lot line when adjacent to a Business zoning district:	0 feet <sup>3</sup>
		From lot line when adjacent to all other zoning districts:	15 feet
(c)	Rear:	From lot line when adjacent to a Residential use or zoning district:	25 feet
		From lot line when adjacent to all other zoning districts:	20 feet
(3)	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-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.

1652

#### (4) Additional Standards:

1653

- (a) *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. Measurements](#) and [Sec. 3-F.H.3. Waste Storage Area](#).

1654

1655

1656

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 1657 (b) *Rear Access.* If the rear yard does not abut a public street, then access shall be not less  
 1658 than 20 feet in width and shall be unobstructed at all times.  
 1659 (c) *Visual Barrier.* Proposed Non-Residential development shall be buffered from adjacent  
 1660 land within the Residential FLU categories with a 10-foot landscaped area, minimum 6-  
 1661 foot-high opaque barrier (fence or vegetation) and tree planting 30 feet on center. For all  
 1662 development commenced on or after January 28, 2003, the provisions of this  
 1663 subsection shall not apply. For developments that commence after this date, the  
 1664 provisions of Article 6 of the Clay County Land Development Code (Tree Ordinance) shall  
 1665 apply.

### 1666 3-D-N.4.c. PS-3 Uses

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<b>Special Exception:</b>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

### 1667 3-D-N.4.d. Location and Access of Uses in Residential Land Use

1668 Roadway and size limitations within the Residential FLU categories shall meet the following minimum road  
 1669 functional classifications and intensity of site development, which is combined square footage of all  
 1670 buildings.

(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.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

1671 **Sec. 3-D-N.5. Private Services Zoning District (PS-4)**

1672 **3-D-N.5.a. Intent of PS-4 Zoning District**

1673 All land described as PS-4 is subject to the standards of this Section. Such areas are established to provide  
 1674 adequate land for the private sector providing burial services.

1675 **3-D-N.5.b. PS-4 Development Standards**

1676 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
 1677 following minimum standards:

(1)	Intensity:		
(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>		
(2)	Minimum Setbacks <sup>1</sup> :		
(a)	Front:	From lot line when adjacent to all zoning districts:	25 feet
(b)	Side <sup>2</sup> :	From lot line when adjacent to a Residential or Agricultural zoning district:	25 feet
		From lot line when adjacent to a Business zoning district:	0 feet <sup>3</sup>
		From lot line when adjacent to all other zoning districts:	15 feet
(c)	Rear:	From lot line when adjacent to a Residential use or zoning district:	25 feet
		From lot line when adjacent to all other zoning districts:	20 feet
(3)	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-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 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.

1678 (4) Additional Standards:  
 1679 (a) *Waste Disposal and/or Material Storage*. Where a Non-Residential zoning district is  
 1680 adjacent to a lot with a Residential or an Agricultural zoning district, garbage containers, or  
 1681 outdoor storage of refuse shall be placed within 15 feet of the lot line. Refer to [Sec. 3-A.6.](#)  
 1682 [Measurements](#) and [Sec. 3-F.H.3. Waste Storage Area](#).

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 1683 (b) *Rear Access.* If the rear yard does not abut a public street, then access shall be not less  
 1684 than 15 feet in width and shall be unobstructed at all times.  
 1685 (c) *Visual Barrier.* Proposed Non-Residential development shall be buffered from adjacent  
 1686 land within the Residential FLU categories with a 10-foot landscaped area, minimum 6-  
 1687 foot-high opaque barrier (fence or vegetation) and tree planting 30 feet on center. For all  
 1688 development commenced on or after January 28, 2003, the provisions of this  
 1689 Subsubsection shall not apply. For developments that commence after this date, the  
 1690 provisions of Article 6 of the Clay County Land Development Code (Tree Ordinance) shall  
 1691 apply.

### 1692 3-D-N.5.c. PS-4 Uses

- |     |                                 |                                                           |
|-----|---------------------------------|-----------------------------------------------------------|
| (1) | Permitted and Conditional uses: | Refer to <a href="#">Part E Use Types and Standards</a>   |
| (2) | <u>Special Exception:</u>       | <u>Sec. E-X-X</u>                                         |
| (3) | Accessory:                      | Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>       |
|     |                                 | Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>       |
|     |                                 | Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a> |

### 1693 3-D-N.5.d. Location and Access of Uses in Residential Land Use

1694 Roadway and size limitations within the Residential land use categories shall meet the following minimum  
 1695 road functional classifications and intensity of site development, which is combined square footage of all  
 1696 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. |
| (3) | Correctional Facilities: | Institutional Map Series.             |

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

1697 **Sec. 3-D-N.6. Private Services Zoning District (PS-5)**

1698 **3-D-N.6.a. Intent of PS-5 Zoning District**

1699 All land described as PS-5 is subject to the standards of this Section. Such areas are established to provide  
 1700 adequate land for the private sector to provide elderly care facilities. The purpose of this District is to help  
 1701 meet the needs of an aging population while protecting other uses from potentially adverse impacts.

1702 **3-D-N.6.b. PS-5 Development Standards**

1703 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
 1704 following minimum standards:

(1)	Intensity:		
(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>		
(2)	Minimum Setbacks <sup>1</sup> :		
(a)	Front:	From lot line when adjacent to all zoning districts:	50 feet
(b)	Side <sup>2</sup> :	From lot line when adjacent to a Residential or Agricultural zoning district:	50 feet
		From lot line when adjacent to a Business zoning district:	0 feet <sup>3</sup>
		From lot line when adjacent to all other zoning districts:	15 feet
(c)	Rear:	From lot line when adjacent to all zoning districts:	50 feet
(3)	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-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 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.

1705 (4) Additional Standards:

- 1706 (a) *Waste Disposal and/or Material Storage*. Where a Non-Residential zoning district is  
 1707 adjacent to a lot with a Residential or an Agricultural zoning district, garbage containers, or  
 1708 outdoor storage of refuse shall be placed within 15 feet of the lot line. Refer to [Sec. 3-A.6. Measurements](#) and [Sec. 3-F.H.3. Waste Storage Area](#).  
 1709
- 1710 (b) *Rear Access*. If the rear yard does not abut a public street, then access shall be not less  
 1711 than 15 feet in width and shall be unobstructed at all times.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 1712 (c) *Visual Barrier.* Proposed development shall be buffered from adjacent land within the  
 1713 Residential FLU categories with a 50-foot building setback. There shall be a minimum 6-  
 1714 foot fence adjacent to Residential land use categories. Within the 50-foot setback there  
 1715 shall be a minimum of:
- 1716 (i) Natural buffer, provided there are sufficient trees to create a visual barrier from the  
 1717 adjacent residential lands; or
  - 1718 (ii) A combination natural buffer as described above, with landscaping that would  
 1719 serve as a visual barrier from adjacent residential land uses.

1720 For all development commenced on or after January 28, 2003, the provisions of this  
 1721 subsection shall not apply. For developments that commence after this date, the  
 1722 provisions of Article 6 of the Clay County Land Development Code (the Tree Protection  
 1723 and Landscaping Standards) shall apply.

### 1724 3-D-N.6.c. PS-5 Uses

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<u>Special Exception:</u>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

### 1725 3-D-N.6.d. Location and Access of Uses in Residential Land Use

1726 Roadway and size limitations within the Residential FLU categories shall meet the following minimum road  
 1727 functional classifications and intensity of site development, which is combined square footage of all  
 1728 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.
		Minor Arterial and above - no limit.
(3)	Nursing Facility 2:	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 REGULATIONS

**Part D Zoning Districts and Development Standards**

1729 DIVISION O EXCAVATION ZONING DISTRICT

1730 Sec. 3-D-O.1. Intent of Excavation (EX) Zoning District

1731 The Excavation zoning district provides areas suitable to further the clearly articulated, affirmatively  
1732 expressed and actively supervised state police as expressed in Chapter 211. Florida Statutes. The criteria  
1733 within this District are declared to be the minimum necessary to protect the health, safety, and welfare of  
1734 the citizens of Clay County.

1735 The following zoning district falls within the Excavation classification system based on its level of services  
1736 on publicly owned or operated properties, including buildings, facilities, and yards.

Classification System	Zoning District
Excavation	Excavation (EX)

1737 Sec. 3-D-O.2. Excavation Zoning District (EX)

1738 **3-D-O.2.a. Intent of EX Zoning District**

1739 It is the intent of this District to provide for the control of excavation activities within Clay County in order to  
1740 protect the natural resources of the County.

1741 **3-D-O.2.b. EX Development Standards**

1742 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
1743 following minimum standards:

(1)	Intensity:	
	(a)	Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>
(2)	Minimum Lot Size:	
	(a)	3 acres

1744 (3) Additional Standards:

- 1745 (a) *Access.* Property shall have access to a paved public right-of-way.
- 1746 (b) *Location.* Property shall be located outside an identified floodplain, floodway, or wetland.
- 1747 (c) *Buffer.* Refer to [Sec. 3-F-I.4. Excavation](#).
- 1748 The following buffers shall be required where active mining operations are less than 2,000
- 1749 feet from affected properties:
- 1750 (d) *Environmentally Sensitive Areas.* Shall be left undisturbed to the greatest extent possible
- 1751 and shall only be impacted if avoidance would substantively reduce the ability of the
- 1752 applicant to mine the site. If such areas are impacted, the applicant will demonstrate how
- 1753 such areas will be restored and will also demonstrate through the phasing plan and site
- 1754 plan that travel corridors will exist to allow for wildlife movement across or around impacted
- 1755 areas throughout the mining process.

1756 **3-D-O.2.c. EX Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<a href="#">Special Exception:</a>	<a href="#">Sec. E-X-X</a>

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

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(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

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ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

1757 DIVISION P INCINERATORS ZONING DISTRICT

1758 Sec. 3-D-P.1. Intent of Incinerators (IN) Zoning District

1759 The Incinerators zoning district provides areas suitable based on reasonable locational, design, and  
1760 operational criteria for incinerators in order that they be operated safely and that the impact thereof be  
1761 limited to those areas set aside for Industrial development. Such criteria are declared hereby to be the  
1762 minimum necessary to protect the health, safety, and welfare of the citizens of Clay County.

1763 The following zoning district falls within the Incinerators classification system based on its level of services  
1764 on publicly owned or operated properties, including buildings, facilities, and yards.

Classification System	Zoning District
Incinerators	Incinerators (IN)

1765 Sec. 3-D-P.2. Incinerators Zoning District (IN)

1766 **3-D-P.2.a. Intent of IN Zoning District**

1767 All land designated as IN is subject to the standards of this Section. It is the intent of this Section to control  
1768 the location of incinerators within Clay County with a primary emphasis on areas set aside for Industrial  
1769 development.

1770 No lands shall be rezoned to the district classification provided in this Section except within areas within  
1771 which Industrial uses or sanitary landfills may be operated consistent with the Clay County Comprehensive  
1772 Plan.

1773 **3-D-P.2.b. IN Development Standards**

1774 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
1775 following minimum standards:

(1)	Intensity:	
(a)		Refer to <a href="#">Sec. 3-C-B.2.f. Non-Residential Future Land Use and Zoning District Intensity Table</a>
(2)	Minimum Setback:	
(a)	Incinerator:	From lot line when adjacent to lands not used or zoned for Industrial or sanitary landfill purposes: 500 feet

1776 (3) Additional Standards:

- 1777 (a) *Access.* Each incinerator shall have direct paved road access to a paved public road.  
1778 (b) *Location.* No incinerator may be located within any identified floodplain, floodway, or  
1779 wetland.  
1780 (c) *Buffer.* A visual buffer shall be established and maintained between the incinerator and any  
1781 existing Residential, Commercial, or other Non-Industrial use immediately adjacent  
1782 thereto.

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

- 1783 (d) *Design Criteria.*  
1784 i. Each incinerator shall be designed so that it meets and continues to meet all  
1785 applicable rule, standards of the applicable state and federal regulatory agencies.  
1786 Each incinerator shall be fully permitted by each such agency prior to construction  
1787 and/or continued operation.  
1788 ii. Each incinerator shall be designed with adequate on-site controls and facilities to  
1789 prevent and contain fires.

1790 **3-D-P.2.c. IN Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<a href="#">Special Exception:</a>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

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# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 1791 DIVISION Q OVERLAYS AND SPECIAL STANDARDS

#### 1792 Sec. 3-D-Q.1. Intent of Overlays and Special Standards

1793 The Overlays provide defined zoned areas that do not eliminate the underlying primary zoning, but  
1794 expressly modify the standards of the underlying zoning only as indicated. Where provisions of the Overlay  
1795 and underlying district conflict, the Overlay shall have precedence.

1796 The Special Standards provide standards intended to preserve and promote the peace, security, and  
1797 economic success of a specific area. Where standards of the Special Standards conflict with those of a  
1798 particular zoning designation, the standards of the Special Standards will have precedence.

1799 The following Overlay districts fall within the Overlays and Special Standards classification system based  
1800 on providing supplementary standards to the applicable underlying zoning district.

Classification System:	Zoning District:
Overlays and Special Standards	Independent Community Overlay (ICO)
	Conservation Overlay (CO)
	Wells Road

#### 1801 Sec. 3-D-Q.2. Independent Community Overlay District (ICO)

##### 1802 3-D-Q.2.a. Intent of ICO District

1803 All land designated as ICO is subject to the standards of this Section. Such areas may be established in  
1804 order to protect and encourage the improvement of owner-occupied, low-income housing areas that have  
1805 existed as independent communities historically in accordance with FLU Policy 1.8.5 of the Clay County  
1806 Comprehensive Plan.

##### 1807 3-D-Q.2.b. Criteria for ICO

- 1808 (1) *Boundary.* The community requesting Overlay approval shall be well defined and demonstrably  
1809 homogenous and distinct or independent of surrounding land uses or neighborhoods, and  
1810 predominantly Residential in nature. It shall possess a "community" character and community  
1811 attributes, such as a focal center, Commercial, social, recreational and/or Place of Worship uses.
- 1812 (2) *Dwelling Units.* At least 30 percent of the dwelling units shall be substandard, as shown by a survey  
1813 of building conditions.
- 1814 (3) *Household Incomes.* At least 30 percent of the households shall have incomes under 50 percent  
1815 of the median income of Clay County, or at least 50 percent of the households shall have incomes  
1816 under 80 percent of the median income of Clay County.
- 1817 (4) *Funding and Incentives.* The community shall be eligible for Community Development Block Grant  
1818 (CDBG) or other funding, tax abatement, or other incentives which would enable rehabilitation and  
1819 upgrade of structures and/or infrastructure.

##### 1820 3-D-Q.2.c. Application Standards

1821 The procedure for obtaining approval of an ICO shall refer to [Sec. 3-F-I. Application Submission Standards.](#)

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 1822 3-D-Q.2.d. ICO Uses and Conditions

1823 (1) *Lots of Record.*

1824 (a) *Lot of Record.* For the purposes of the ICO, a lot of record shall mean a platted or non-  
 1825 platted piece, parcel, plot, or tract of land described by metes and bounds or other similar  
 1826 means in a legally recorded deed as of 12:01 a.m., July 1, 1991; provided, that with respect  
 1827 to any such lot, the recording of a deed subsequent to said date only for the purpose of  
 1828 correcting an error in the legal description or curing a defect in the chain of title shall not  
 1829 operate to divest it of its status as a lot of record.

1830 (b) *Land Development Standards.*

i.	Lots of Record Created Prior to October 23, 1973 <sup>1</sup> :	
A.	Minimum Lot Dimensions:	
1.	Lot Width:	50 feet
2.	Lot Depth:	75 feet
3.	Lot Size:	5,000 square feet
B.	Minimum Setbacks:	
1.	Front:	Apply setbacks of the lot's current underlying zoning district, if applicable
2.	Side:	Apply setbacks of the lot's current underlying zoning district, if applicable
3.	Rear:	Apply setbacks of the lot's current underlying zoning district, if applicable
ii.	Lots of Record Created Between October 23, 1973, and June 30, 1991 <sup>1</sup> :	
A.	Minimum Lot Dimensions:	
1.	Lot size:	Shall be consistent with the underlying zoning district standards in effect at that time
B.	Minimum Setbacks:	
1.	Front:	Shall be consistent with the underlying zoning district standards in effect at that time
2.	Side:	Shall be consistent with the underlying zoning district standards in effect at that time
3.	Rear:	Shall be consistent with the underlying zoning district standards in effect at that time
iii.	Lots of Record Created on or after July 1, 1991:	
A.	Minimum Setbacks:	
1.	Front:	Shall be consistent with the underlying zoning district standards in effect at that time

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

2.	Side:	Shall be consistent with the underlying zoning district standards in effect at that time
3.	Rear:	Shall be consistent with the underlying zoning district standards in effect at that time

Footnotes:

1831 (c)

1 One dwelling unit may be constructed on unimproved lots of record provided the applicable land development standards are met.

1832  
1833  
1834  
1835  
1836

*Permitted Uses.* Shall be consistent with the underlying zoning district. However, Non-Commercial Agricultural uses, such as the keeping of horses, pigs, chickens, and the like, shall be permitted only in communities where they have historically been kept and are currently being kept as common practice acceptable to community members, and shall conform to the following:

i. Dimensional Use Standards:			
A. Minimum setbacks:			
1.	All structures unless stated otherwise:	Apply setbacks of the lot's underlying zoning district, if applicable	
2.	Animal enclosure or insect hive:	From any adjacent Residential dwelling under separate ownership or occupancy:	100 feet <sup>2</sup>
		From any Residential dwelling under separate ownership or occupancy when separated by an existing street or roadway:	150 feet <sup>2</sup>
B. Maximum number of animals <sup>1,3</sup> :			
1.	Per 1/2 acre of land:		1 insect hive or 1 adult customary farm animal
2.	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.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- (2) <sup>3</sup> 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.

Additional Use Standards:

- 1837 (a) *Fencing.* A fenced enclosure for any permitted customary farm animal shall be erected not  
 1838 less than 5 feet from adjoining properties, except as otherwise provided in this Article.  
 1839 (b) *Licensure.* The keeping and maintenance of all animals as set forth herein shall conform  
 1840 with all State, County and Local standards and requirements affecting such concerns as,  
 1841 but not limited to, health, safety, drainage, and environmental protection.  
 1842 (c) *Non-Conformities.*  
 1843 i. Primary dwelling units and customary accessory buildings existing as of July 1,  
 1844 1991, which are located on lots of size and dimension consistent with 3-D-  
 1845 Q.2.d.(1)(b)iii. above may be replaced if destroyed or damaged. Mobile homes are  
 1846 allowed. Alteration or expansion of such a dwelling unit is permitted.  
 1847 ii. Additional dwelling units existing on Non-Conforming lots may not be expanded or  
 1848 replaced. No additional dwelling units may be constructed or moved on a lot where  
 1849 a dwelling unit already exists unless the existing lot can be divided to create a  
 1850 separately deeded conforming lot or an heirs or homestead exemption lot of a size  
 1851 meeting the requirements set forth in item e below.  
 1852 (d) *Water and Sewer.* New dwelling units must connect to existing water and sewer service, if  
 1853 available, or must be able to secure a septic tank permit.  
 1854 (e) *Heirs and Homestead Exemptions.* Refer to [Sec. 3-C-D.1. Heirs Exemption](#) and [Sec. 3-C-](#)  
 1855 [D.2. Homestead Exemption](#). Permits in the RR and AR FLU Categories, which are allowed  
 1856 as a result of the policy, shall be included in the Countywide cap of 250 Single-Family  
 1857 permits for Agriculture/Residential areas.

1858 **Sec. 3-D-Q.3. Conservation Overlay (CO)**

1859 **3-D-Q.3.a. Intent of CO District**

1860 All land designated as CO is subject to the standards of this Section. Such areas have been established in  
 1861 order to protect wetland areas from the adverse effects of development in accordance with [FLU Policy 1.1.6](#)  
 1862 and [Conservation Policy 1.5.13 of the Clay County Comprehensive Plan](#).

1863 **3-D-Q.3.b. Boundary Determination of CO**

- 1864 (1) The CO District consists of those areas underlain by hydric soils as defined by the Soil Conservation  
 1865 Service (SCS) and as referenced by Rule 40C-4 of the St. Johns River Water Management District  
 1866 (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

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

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

- 1867 (2) The depiction of the Conservation Land Use Category on the adopted FLUM is intended as a  
 1868 generalized locator only. To better determine the extent of the CO District, a property owner or  
 1869 authorized agent may rely upon the limits as depicted in the SCS County Soil Survey Atlas or the  
 1870 owner or agent may request a field determination of hydric soil boundaries from the Soil  
 1871 Conservation Service either by hand delivery or certified mail. If the SCS Soil Survey Atlas is not  
 1872 utilized, the following information shall be submitted to the Planning and Zoning Department:  
 1873 (a) A survey or proposed plat of the parcel with accompanying legal description and parcel  
 1874 identification number from the property appraiser's office.  
 1875 (b) The delineation of hydric soils on the survey as approved by the SCS.

### 3-D-Q.3.d. CO Uses and Conditions

- 1876 (1) *Land Development Standards.* Lot and building requirements shall be consistent with the  
 1877 underlying zoning district.  
 1878 (2) *Uses.* Use of the lands within the CO District shall be consistent with the underlying zoning provided  
 1879 the underlying zoning is an AR or other Residential zoning district, or a Residential component of  
 1880 a PUD as defined in [Sec. 1-15.P.\(18\)](#). All applicable regulatory permits shall be obtained prior to  
 1881 any use within the CO District.  
 1882 (a) *Permitted Uses.*

i.	Residential development:	1 unit per 100 acres <sup>1</sup>
ii.	Boardwalks and nature trails	
iii.	Silvicultural activities utilizing Best Management Practices (BMP)	
iv.	Use as a stormwater "treatment wetland" pursuant to applicable state permits	
v.	Passive recreation	

Footnotes:

1 Subject to obtaining permits from DER, COE, and/or SJRWMD.

- 1883 (b) *Conditional Uses.*
- |      |                                     |                                        |
|------|-------------------------------------|----------------------------------------|
| i.   | Home Occupations                    | Refer to <a href="#">Sec. 3-E-I.5.</a> |
| ii.  | Mobile Home for Medical Hardship    | Refer to <a href="#">Sec. 3-E-I.6.</a> |
| iii. | Swimming Pool and Spa (Residential) | Refer to <a href="#">Sec. 3-F.H.5.</a> |

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

1884 **Sec. 3-D-Q.4. Wells Road Special Standards**

1885 **3-D-Q.4.a. Intent of Wells Road Special Standards**

1886 The standards of this Section are intended to preserve and promote the peace, security, and economic  
1887 success of the densely populated lands adjacent to portions of Wells Road as well as the intensive  
1888 Commercial activities and high employment therein. These standards are in addition to those already in  
1889 place for such lands based upon their respective zoning district.

1890 **3-D-Q.4.b. Applicability**

1891 The standards of this Section shall apply to any parcel of land that lies in whole or in part within 500 feet of  
1892 any portion of the right-of-way of the section of Wells Road extending from the municipal limits of the Town  
1893 of Orange Park west to a line across the width of said right-of-way that is perpendicular to the centerline  
1894 thereof and passes through the point on said centerline that lies 750 feet west of the intersection of the  
1895 centerlines of Wells Road and State Road 21, all as now established.

1896 **3-D-Q.4.c. Wells Road Uses and Conditions**

- 1897 (1) *Uses.* Large lounges are prohibited on any parcel of land to which this Section is applicable under  
1898 [Sec. 3-D-Q.4.b. Applicability](#).
- 1899 (2) *Sunset.* Any other provisions of this Article to the contrary notwithstanding, any large lounge in  
1900 active operation on any parcel of land to which this Section is applicable under [Sec. 3-D-Q.4.b.](#)  
1901 [Applicability](#) as of the effective date of this Section shall be deemed to be a Non-Conforming use  
1902 of land until the date that is 5 calendar years following the effective date of this Section, whereupon  
1903 it shall become unlawful and must cease operations. During the 5-year period of non-conformity,  
1904 such use may lawfully continue, subject to the provisions and limitations set forth in [Part B Non-](#)  
1905 [Conformities](#) hereof.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 1906 DIVISION R MASTER PLANNED COMMUNITIES

#### 1907 Sec. 3-D-R.1. General Provisions of the Master Planned Communities

##### 1908 **3-D-R.1.a. Purpose and intent**

1909 The Clay County Comprehensive Plan establishes goals, objectives, and policies to guide implementation  
1910 of the Branan Field (BF) and the Lake Asbury Master Planned Areas (LAMPAs) (hereby known as the Master  
1911 Planned Communities), with the intent to:

- 1912 (1) protect natural resources, which include environmental sensitive lands;
- 1913 (2) achieve desirable development patterns with variety of housing types;
- 1914 (3) establish good transportation planning principles with an efficient and safe roadway network; and
- 1915 (4) provide adequate public facilities to meet the needs of the communities.

##### 1916 **3-D-R.1.b. Implementation of the Plan**

1917 In order to implement the Master Planned Communities consistent with the Plan, Division R provides  
1918 general development guidelines and standards which apply to these communities. Those specific district  
1919 or zone standards, design features, and other development standards pertinent to each Master Planned  
1920 Community can be found in Divisions S and T.

#### 1921 Sec. 3-D-R.2. Applicability

1922 The provisions of this Division shall apply to all existing, new development, and/or redevelopment of existing  
1923 uses within the boundaries of the Master Planned Communities.

#### 1924 Sec. 3-D-R.3. Conflict

##### 1925 **3-D-R.3.a. Conflicting Standards**

1926 Where there is a conflict between the text and graphics in this Division, the text is in conflict with other  
1927 Divisions of the Land Development Code or any State provisions, the standards in the applicable Master  
1928 Planned Community Division shall govern and control.

##### 1929 **3-D-R.3.b. Silent Standards**

1930 When the standards in Divisions R, S and T are silent on an issue that would otherwise be governed by  
1931 other codes of the County, those codes shall prevail. To the extent that there is internal conflict, the stricter  
1932 provision shall prevail.

#### 1933 Sec. 3-D-R.4. Application Requirements

##### 1934 **3-D-R.4.a. Application**

1935 In addition to the application submittal requirements in [Article 2 Procedures for Development Review](#) of this  
1936 Code, applications specific to the Planned Communities shall include, but are not limited to the following:

- 1937 (1) jurisdictional wetland delineation (a minimum of 200 feet in width or a minimum of 25 feet from the  
1938 jurisdictional wetland line, whichever is greater); and

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

1939 (2) building elevations when applicable that specifically demonstrate how the project meets the  
1940 [Architectural Design Guidelines in Part F Division F](#). A design book may replace individual sheets  
1941 of building elevations.

### 1942 **3-D-R.4.b. Procedures**

1943 Project review and approval shall be in compliance with [Article 2 Procedures for Development Review](#) of  
1944 this Code. Refer to [Sec. 3-F-I. Application Requirements](#).

### 1945 Sec. 3-D-R.5. Modifications

#### 1946 **3-D-R.5.a. Determination of Modifications**

1947 Any proposed major or substantial change in the approved project which affects the intent of the  
1948 development, the intensity or land use pattern, the internal circulation, or similar substantial changes shall  
1949 be reviewed by the Planning and Zoning Director or his/her designee. Any modifications to an approved  
1950 development order and any addition to or expansion of an existing use shall require the same application,  
1951 review and approval for the original approval of the use.

1952 (1) *Major Change*. A major change is defined as an increase in dwelling units which equates to a  
1953 change of 5 percent or 50 units, whichever is greater. For Non-Residential projects, a change which  
1954 results in an increase of 5 percent or 60,000 square feet, whichever is greater, is determined to be  
1955 substantial.

1956 (2) *Minor Change*. Changes in these areas that are not major or substantial may be approved by the  
1957 Director of Planning and Zoning or his/her designee. Minor changes in the site plan of an  
1958 administrative approved development order which are consistent with the standards and/or  
1959 conditions of approval, and which do not result in additional external impacts, including but not  
1960 limited to, a minor shift in the location of a building or structure, the realignment of parking spaces  
1961 and aisles, and the relocation of a driveway, may be approved by the Planning and Zoning Director  
1962 or his/her designee pursuant to [Article 2 Procedures for Development Review](#) of this Code.

#### 1963 **3-D-R.5.b. Pre-application Meeting**

1964 A pre-application meeting with the Planning and Zoning Director or his/her designee is required to  
1965 determine the proposed changes are considered as major or minor.

### 1966 Sec. 3-D-R.6. Variance

1967 A landowner may apply to the Board of Adjustment for a variance in accordance with the procedures and  
1968 standards provided generally for variances as set forth in [Sec. 12-10 of Article 12, Administrative, Amendment and Enforcement](#). This procedure shall be allowed only for specific and measurable standards  
1969 that the applicant contends to cause a hardship due to unique site characteristics.  
1970

### 1971 Sec. 3-D-R.7. Appeal

#### 1972 **3-D-R-7.a. Appeal**

1973 Questions of interpretation which do not involve specific and measurable standards may be appealed to  
1974 the Planning Commission and Board of County Commissioners subject to applicable requirements as set  
1975 forth in [Sec. 12-12 of Article 12 Administration, Amendment and Enforcement](#).

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

1976	<b>3-D-R.7.b. Appeal procedures</b>
1977	Such an appeal may be filed within 45 days of the written issuance of interpretation by the Director of Planning and Zoning Director or his/her designee. The Director shall schedule a public hearing within 21 days from receipt of the appeal. The appeal hearing shall follow the procedures and public notification of a quasi-judicial hearing pursuant to <a href="#">Sec. 12-14 of Article 12 Administration, Amendment and Enforcement</a> .
1978	
1979	
1980	
1981	<b>Sec. 3-D-R.8. Homeowners' or Property Owners' Association</b>
1982	<b>3-D-R.8.a. Homeowners' or Property Owners' Association</b>
1983	Homeowners' Associations (HOAs) or Property Owners' Associations (POAs) are required for all Residential or Non-Residential developments.
1984	
1985	<b>3-D-R.8.b. Formation</b>
1986	<ol style="list-style-type: none"><li>(1) <i>Residential.</i> HOAs shall be established prior to the construction of 50 percent of the lots within a development.</li><li>(2) <i>Non-Residential.</i> Concurrent with the first recorded plat of a Non-Residential development, a POA shall be established.</li></ol>
1987	
1988	
1989	
1990	<b>3-D-R.8.c. Covenants and Restrictions</b>
1991	All properties within a development shall be subject to a declaration of covenants and restrictions, which provide the formation of a single master association. The covenants and other relevant documents shall be submitted to the Clay County Attorney's Office for review and approval prior to the recordation of the first plat or pursuant to a condition or approval of a development order.
1992	
1993	
1994	
1995	<b>3-D-R.8.d. Responsibility of a Homeowners' Association (HOA)</b>
1996	<ol style="list-style-type: none"><li>(1) Maintenance responsibilities shall be that of the developer until such time that such responsibilities are turned over to a functional HOA.</li><li>(2) The HOA shall formally assume maintenance responsibility, submitted to the County a fully executed indemnification and maintenance guarantee regarding common areas and facilities, and shall be invested with the power to levy recurring assessments on property within the development sufficient to fund the cost of such maintenance, and to compel the payment of such assessments through lien and foreclosure, whereupon such association shall bear such responsibility.</li><li>(3) The HOA shall be responsible for the maintenance in perpetuity of commonly owned facilities including but not limited to retention, neighborhood parks, private alleys and streets, and buffers.</li><li>(4) The HOA shall levy assessments on property owners that are adequate to maintain commonly owned facilities. The HOA shall carry insurance covering common areas and facilities.</li></ol>
1997	
1998	
1999	
2000	<b>Sec. 3-D-R.9. Interpretation Flexibility</b>
2001	
2002	
2003	
2004	
2005	
2006	
2007	<b>Sec. 3-D-R.9. Interpretation Flexibility</b>
2008	<b>3-D-R.9.a. Interpretation of Code</b>
2009	The Planning and Zoning Director or his/her designee, in conference with other Department heads, may consider and approve minor deviations from specific including use, building arrangement, street layout, parking location, pedestrian corridor location, landscape buffer width, and tree type.
2010	
2011	
2012	<b>3-D-R.9.b. Criteria</b>
2013	In considering whether an administrative approval of a request for deviations of the Code, the Director shall utilize the following criteria to make a decision for an approval or a denial of the applicant's request(s):
2014	

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 2015 (1) The request(s) will not create additional conflicts with other standards of this Article, and will be  
2016 consistent with the purpose and intent of the Master Planned community;  
2017 (2) The request(s) will not create a detrimental effect on the overall design and will be consistent with  
2018 the general layout, development pattern, vehicular and/or pedestrian circulation; and  
2019 (3) If the request(s) is/are granted, the improved outcome is apparent.

### 2020 **3-D-R.9.c. Through Street Criteria**

2021 In addition to [Subsection b.](#) above, the following criteria shall apply to a request for deviation of a through  
2022 street:

- 2023 (1) The through street spacing requirement may be relaxed when the presence of an existing wetland  
2024 or an existing development (prior to plan adoption) would prevent the placement of the connection  
2025 at that location. In that event, the connection shall be placed outside the wetland boundary, or if  
2026 the configuration of the wetland area or existing development practically prohibits through streets,  
2027 then that connection may be eliminated.

### 2028 **Sec. 3-D-R.10. Adequate Public Facilities**

2029 All developments shall be subject to the requirements as set forth in [Part F, Division B, Adequate Public](#)  
2030 [Facilities.](#)

### 2031 **Sec. 3-D-R.11. Master Planned Community Design Standards**

#### 2032 **3-D-R.11.a. Description**

2033 These design standards emphasize the importance of the pedestrian, while allowing for conveniences  
2034 associated with the vehicular traffic circulation. Streets within the Master Planned Communities FLU  
2035 categories that allow a mix of Residential and Commercial uses should be designed for slower speeds to  
2036 encourage pedestrian safety.

- 2037 (1) *Applicability.* The design standards shall apply to the following FLU or Zoning categories: BF CC,  
2038 BF AC, LA AC, LA VC, LA IVC, and any FLU category that the Planning and Zoning or his/her  
2039 designee may deem necessary to improve the aesthetic appearance of the proposed development  
2040 or redevelopment.

- 2041 (2) *Site Design Layout.* Generally, there are 3 types of Commercial/Retail and Office development that  
2042 may comprise of the following site design layout:

- 2043 (a) *Shopping Street.* This type of layout focuses on clustering of buildings in blocks with the  
2044 front side of the buildings oriented towards the internal shopping streets. The accumulated  
2045 square footage of multiple tenants is generally under 100,000 square feet. The majority of  
2046 the required parking is located at the rear, with access to the buildings through pedestrian  
2047 walkways. A smaller percentage of parking can be located on the side of the building,  
2048 and/or in the front of the building internal to the shopping streets.

- 2049 (b) *Conventional Shopping Centers (aka Parks Center).* This type of layout provides  
2050 landscaped pedestrian corridors within parking lots with a significant amount of landscaped  
2051 area. Parking is mainly provided at the rear of the Center. Pedestrian Corridors, which are  
2052 wide shaded walkways are the main design feature of the Center and connect the parking  
2053 lot to the main entrance of the principal buildings. The accumulated square footage of a  
2054 Park Center is usually under 100,000 square feet.

- 2055 (c) *Large-Scale Single Tenant (Big Box).* This type of layout usually consists of an individual  
2056 building that is over 100,000 square feet, and parking is located at the front of the building.  
2057 The building shall have wide sidewalks in the front, pedestrian corridors that link parking

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

2058 areas to the building, direct pedestrian links to adjacent shopping areas, and a significant  
2059 landscaped area component. Loading activities are located at the rear of the building.

### 2060 3-D-R.11.b. Alternative Option

2061 A development may have the option of combining a Shopping Street with a Single Tenant building >75,000  
2062 square feet, and shall comply with the following standards and applicable requirements of [Sec. 3-D-R.11.c.](#)  
2063 [Design Standards](#).

- 2064 (1) *Location*. One Single Tenant building may be located at any of the following:
- 2065 (a) *Terminal of Shopping Street*. Building shall have its main entrance fronting at the terminal  
2066 of a Shopping Street; or
- 2067 (b) *Separate Lot*. If such a building is located on a separate lot contiguous to the Shopping  
2068 Street, then the lot shall be connected to a Pedestrian Corridor from the Shopping Street.
- 2069 (2) *Access*. In both options, the Single Tenant building may have a separate access from an arterial or  
2070 collector street.
- 2071 (3) *Limited Percentage*. The Single Tenant building shall not exceed 40 percent of the total floor area  
2072 of the development.

### 2073 3-D-R.11.c. Design Standards

2074 The following standards shall apply to all site design layouts, except stated otherwise herein.

Design Components	Shopping Street Layout	Park Center Layout	Large-Scale Single Tenant Layout
Block Length	✓	Not Applicable	Not Applicable
Internal Shopping Street	✓	✓	Not Applicable
Connectivity	✓	✓	✓
Building Arrangement	✓	✓	✓
Building Frontage and Entrance	✓	✓	✓
Height Limitation	✓	✓	✓
Building Design	✓	✓	✓
Parking	✓	✓	✓
Sidewalk	✓	✓	✓

- 2075 (1) Block Lengths:
- (a) Maximum Length:
- i. BF CC and BF AC: 500 feet with a pedestrian or vehicular cut-through
- ii. LAMPA Non-Residential districts: 800 feet with a pedestrian or vehicular cut-through
- 2076 (b) *Cut-Through Establishment*. Shall be achieved by placing a Civic Space, walkway, or  
2077 driveway linking rear parking areas to internal streets.
- 2078 (c) *Cut-Through Exemption*.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 2079 i. A block that is less than 500 feet may be exempt from a cut-through, however,  
 2080 sidewalks shall be provided between the ends of buildings and the side lot lines.  
 2081 ii. Where an internal street is existing prior to the time of original Master Plan  
 2082 adoption, and where the lot dimensions do not allow room for such an internal  
 2083 street. In this case, development may be accessed by adjacent streets, with  
 2084 shared and limited access points required whenever possible.  
 2085 iii. When freestanding buildings on separate lots linked by internal streets do not have  
 2086 access to such internal streets from adjacent properties, temporary access may  
 2087 be allowed from adjacent non-internal streets.
- (2) *Internal Shopping Street.*
- 2088 (a) *Travel Lanes.* There shall be 2 travel lanes with on-street parking at least on 1 side of the  
 2089 street;  
 2090 (b) *On-Street Parking.* Shall be allowed in front of buildings in the form of a single row of  
 2091 parallel or diagonal parking spaces; and  
 2092 (c) *Median.* A landscape median may be included in the middle of the street.
- (3) *Connectivity.*
- 2093 (a) *Access.* Each street or building shall connect to adjacent parcels, where applicable. Any  
 2094 necessary stub street shall be shown on the approved Site Plan for future connection.  
 2095 i. To implement the future connection between the subject lot and the adjacent lot,  
 2096 an access easement for the portion of the stub street where it terminates at the lot  
 2097 line, shall be recorded prior to the issuance of a Certificate of Occupancy of the  
 2098 first building of the subject lot.  
 2099 (b) *Large-Scale Single Tenant.* An individual building, if located in a Shopping Street or Park  
 2100 Center layout, shall be located pursuant to [Sec. 3-D-R.11.b. Alternate Option](#).
- (4) *Building Arrangement.*
- 2101 (a) *Clustering.*
- 2102 i. Buildings shall be clustered on both sides of a shopping street with entrances  
 2103 oriented to that street; or  
 2104 ii. clustered the buildings on 1 side of a street that face a Park or Civic Space on the  
 2105 other side of the street.  
 2106 iii. There shall be a minimum of 75 percent of building frontage within a block.
- (5) *Building Frontage and Entrance.*
- 2107 (a) *Shopping Street Layout.* Front entrances of each building shall be oriented towards the  
 2108 internal street. There shall be a minimum of 75 percent of building frontage within a block.  
 2109 (b) *Large-Scale Single Tenant.* Shall front on a public street right-of-way. If located as part of  
 2110 a Shopping Street or Park Center Layout, refer to [Sec. 3-D-R.11.b. Alternate Option](#).  
 2111 (c) All building entrances shall be designed according to [Part F, Division F Architectural  
 2112 Design Guidelines](#).
- (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

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

2118	(7)	<i>Building Design.</i> Refer to <a href="#">Part F, Division F Architectural Design Guidelines</a> .
2119	(8)	<i>Parking.</i> In addition to the standards of <a href="#">Sec. 8-12. Parking Standards</a> of this Code, the following standards shall apply to all site design layouts, unless noted otherwise.
2120		
2121	(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 <sup>1</sup> : 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.
2122	(b)	<i>Large-Scale Single Tenant.</i> Parking shall comply with <a href="#">Sec. 8-12. Parking Requirements</a> of this Code.
2123		
2124	(9)	<i>Sidewalk.</i>
2125	(a)	<i>Location.</i> 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.
2126		
2127	(b)	Minimum Width:
2128		
	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
2129	(10)	<i>Pedestrian Corridor.</i>
2130	(a)	<i>Shopping Street and Park Center.</i> A Pedestrian Corridor shall be provided for all site design layouts and subject to the following:
2131		
	i.	Location and Dimensional Standards:
	A.	Where the distance between parking spaces and storefront sidewalks exceeds 200 feet: Every other double 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

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

	Shopping Street:	On either side of the sidewalk:	8 feet
iv.	Planting in Landscape Strip:		
	Shopping Street:		Palms at a maximum of 20 feet apart; or Shade Trees at a maximum of 35 feet apart <sup>1</sup>
	Park Center:		Shade Trees at a maximum of 30 feet apart <sup>1</sup>

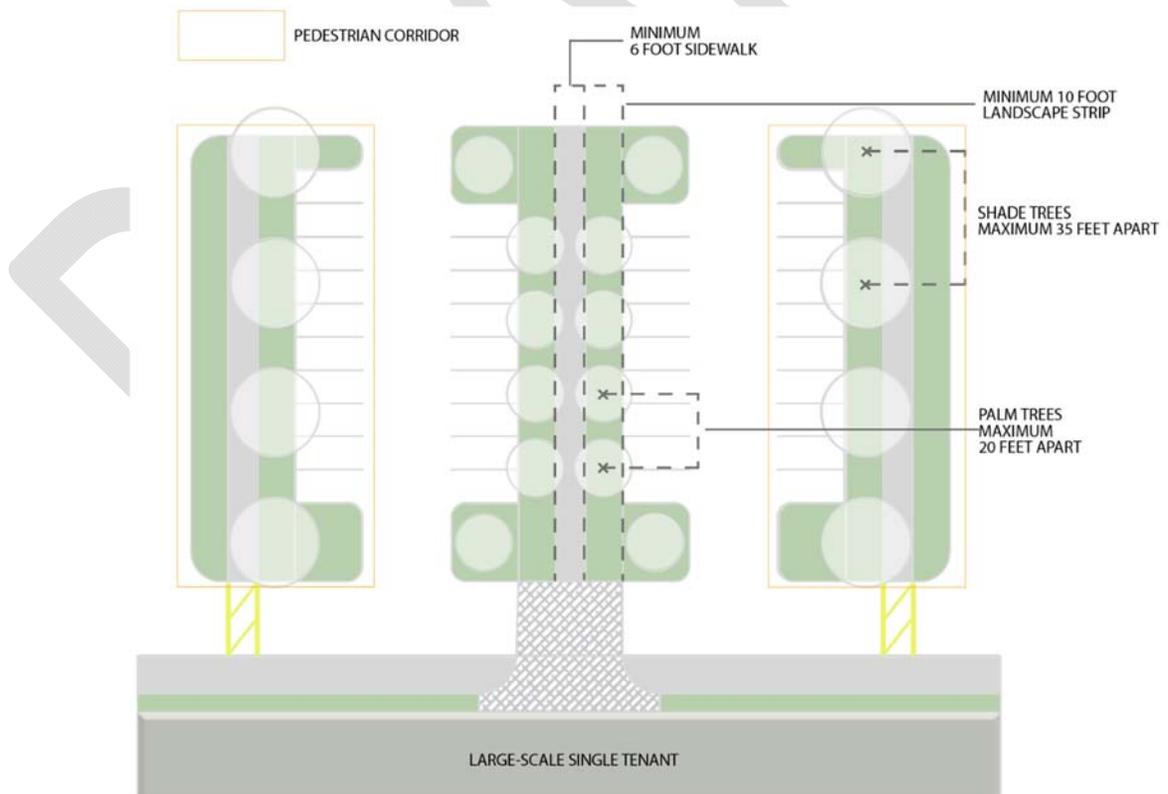
Footnote:

1 The spacing of Shade Trees may exceed the 35-foot standard no more than 150 percent, if the Landscape Reviewer finds that wider spacing is needed due to tree species.

2132  
2133  
2134  
2135

(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



# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

C.	Planting in Landscape Strip:	Palm Trees at a maximum of 20 feet apart; or Shade Trees at a maximum of 35 feet apart
----	------------------------------	----------------------------------------------------------------------------------------

2136 (c) *Identification.* All parking areas, where pedestrian crossings are provided, shall be clearly  
 2137 identified through the use of raised speed humps, crosswalk striping, different pavement  
 2138 patterns, or similar techniques.

2139 (d) *Deviation.* The Planning and Zoning Director or his/her designee may increase or decrease  
 2140 the spacing of the trees based on the selection of tree species or preservation of existing  
 2141 trees or palms.

2142 (11) *Landscaping.* In addition to the standards of [Article 6 Tree Ordinance](#), landscaping for these FLU  
 2143 categories of the Master Planned Communities shall consist of Buffer, Foundation Planting, Street  
 2144 Trees, and Parking Area.

2145 (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 <sup>1</sup> 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:  
 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.

2146 iii. At least 50 percent of the planted or preserved trees within the perimeter and right-  
 2147 of-way buffers shall be a minimum 4-inch caliper, with trees under 5 inches in  
 2148 caliper being counted as small for Tree Protection and Landscaping Standards  
 2149 calculation purposes.

2150 (b) *Building Facade Landscaping.* Buildings shall be designed to incorporate landscaping by  
 2151 varying building setbacks to accommodate raised planters, sidewalk cutouts, or portable  
 2152 planters.

2153 (c) *Foundation Planting.* A planting area with a minimum width of 10 feet may be provided as  
 2154 an alternative for planters and sidewalk cutouts.

2155 i. Foundation Planting may be placed on the front and sides of the building.

2156 ii. The minimum length of Foundation Planting shall be 20 percent of the front of a  
 2157 building, and the side of a building, where applicable. One flowering tree or palm  
 2158 shall be planted for each 15 lineal feet of the length of the planting area.

2159 iii. Foundation planting may be located between the building and the sidewalk, or  
 2160 adjacent to the street when the sidewalk abuts the building.

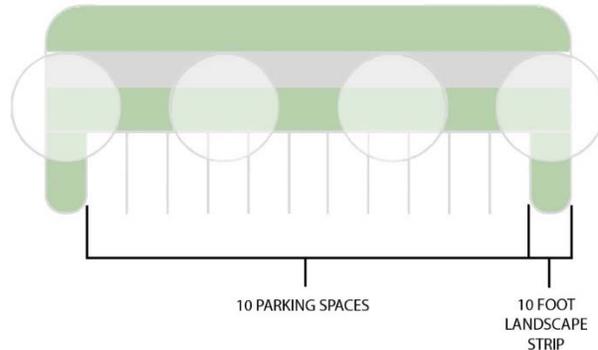
2161 (d) *Street Trees.*  
 2162 Street trees shall be placed in sidewalk cutouts along internal streets at a spacing that is  
 2163 at least an average of 40 feet on center.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

2164 (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 <a href="#">Sec. 3-D-R.10. Pedestrian Corridor.</a>



- 2165 iv. *Deviation of Spacing Interval.* The required distance may be increased to 1 island  
 2166 per a maximum of 12 spaces if:  
 2167 A. the width of each terminal island that is adjacent to the row of parking  
 2168 spaces is increased from the required minimum width to 1 additional foot;  
 2169 and/or  
 2170 B. it is to allow a preserved tree to remain in its original location.  
 2171 v. *Landscape Island and Median Dimensional 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

- 2172 (12) *Park or Civic Space.* Park or Civic areas which are utilized to replace the requirement of having  
 2173 buildings on 1 side of a Shopping Street shall have an average width of at least 75 feet and a  
 2174 minimum width of 40 feet.  
 2175 (a) *Shade Tree Planting.* Shall include Shade Trees at the ratio of 1 per 1,500 feet and include  
 2176 a sidewalk traversing the area.  
 2177 (b) *Exemption.* For freestanding buildings that are less than 7,500 square feet in size, the  
 2178 minimum 40-foot width is required but the average 75-foot width is not required.  
 2179 (13) *Retention Area.*  
 2180 (a) *Location.* Retention areas, which may be a water body or detention area, when adjacent  
 2181 to a street frontage, shall only occupy a maximum of 50 percent of the street.  
 2182 (b) *Calculation.* At least 50 percent of retention areas shall be utilized for the calculation of  
 2183 required trees within buffers. Such facilities shall visually and functionally complement the

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
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**Part D Zoning Districts and Development Standards**

- 2184 Park/Civic Space through the use of pedestrian bridges, boardwalks, and docks; fountains  
2185 for aeration and improved appearance, and shall include Shade Trees and other planted  
2186 or preserved vegetation around the retention areas.  
2187 (c) *Encroachment.* Retention areas may encroach into a landscape buffer a maximum of 10  
2188 feet, and if planting is allowed to be placed in the slope of the retention areas, those plants  
2189 may be allowed to be counted towards the buffer planting requirement.  
2190 (14) *Lighting.* Refer to [Part F, Division G Exterior Lighting](#) of this Code.  
2191

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ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

2192 DIVISION S BRANAN FIELD MASTER PLAN COMMUNITY

2193 Sec. 3-D-S.1. Applicability

2194 The boundary of the Branan Field Master Plan with allocation of the FLU categories is identified on the  
2195 FLUM [Current 2040 BF FLUM Map-1.pdf \(claycountygov.com\)](#). All the standards of this Division shall  
2196 apply to the lands located within this geographical boundary.

2197 Sec. 3-D-S.2. Future Land Use

2198 **3-D-S-2.a. FLU Categories and Zoning Districts**

2199 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)

2200 **3-D-S.2.b. Development Standards**

2201 The development standards of the Branan Field Master Plan are based on the FLU category of the parcel  
2202 of land, unless stated otherwise herein. For each FLU intensity, refer to [Sec. 3-C-B.2 Intensity](#).

2203 Sec. 3-D-S.3. General Design Standards

2204 **3-D-S.3.a. General Design Objectives and Standards**

2205 Each FLU category may differ but generally share common design themes and objectives to achieve a  
2206 unified community with a variety of uses that are located in close proximity and complement each other;  
2207 each FLU and affiliated zones are created with its individual identity with a Residential, Non-Residential, or  
2208 Mixed-Use component emulating a traditional town development.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 2209 **3-D-S.3.b. Specific Development Standards**

2210 Development and design standards that are specific to a FLU/zoning district or its affiliated zones are  
2211 located in each Section of Division S, Branan Field Master Planned Communities.

### 2212 **3-D-S.3.c. Other Development Standards**

2213 In addition to the general and specific development standards of these Divisions, other applicable technical  
2214 standards shall be pursuant to:

- 2215 (1) [Sec. 3-F-F. Architectural Design Guidelines](#);
- 2216 (2) [Sec. 3-F-G. Exterior Lighting](#);
- 2217 (3) [Sec. 3-F-H. Accessory Structures](#);
- 2218 (4) [Sec. 3-F-I. Landscaping](#);
- 2219 (5) [Sec. 3-F-J. Parking](#); [Sec. 8-12. Parking Requirements and Appendix A Parking Space](#)  
2220 [Requirements](#);
- 2221 (6) [Sec. 3-F-K. Application Submission Standards](#);
- 2222 (7) [Article 6 Tree Ordinance](#) and [Sec. 3-D-S.14. Wetland-Upland Buffers and Density Transfer](#); and  
2223 (8) [Article 7 Signs](#).

### 2224 **Sec. 3-D-S.4. Existing Developments**

#### 2225 **3-D-S.4.a. Residential and Non-Residential Lots of Records**

2226 Lots of records or developments created prior to plan adoption and located within the boundary of the  
2227 Branan Field Master Plan shall be exempt from standards of Divisions R and S, where applicable. These  
2228 properties shall be subject to provisions of the 2015 Comprehensive Plan, Zoning Code, and other  
2229 applicable standards in effect at the time of adoption of the Master Plan.

#### 2230 **3-D-S.4.b. Residential**

2231 This shall include properties with Rural Residential, Urban Core, and Urban Fringe Zoning Designation and  
2232 that are located within the BF Master Plan boundary.

#### 2233 **3-D-S.4.c. Non-Residential**

2234 Expansion of such uses that exceed 1,000 square feet in size, and new building and parking areas shall  
2235 be subject to the Code.

- 2236 (1) Properties with Zoning Designations of AG, AR, BB, BB-1, BB-2, BB-3, BB-4, BB-5 PS-1, PS-2,  
2237 PS-3, PS-4, PO-1, PO-2, PO-3, and PO-4 prior to adoption of the Master Plan may develop  
2238 consistent with permitted and conditional uses identified in each of these zoning categories at the  
2239 time of Master Plan adoption. However, such uses shall meet parking, landscaping, architectural,  
2240 and other applicable standards of Divisions R and S.
- 2241 (2) For areas that were under the PS-1, PS-2, PS-3, and PS-4 zoning districts prior to plan adoption  
2242 and upon plan adoption were put into Residential land use and zoning where it is not feasible to  
2243 designate such areas as Neighborhood Centers, applicants may obtain approval to expand from  
2244 the Board of County Commissioners, providing that such use expansions will not result in a  
2245 negative impact on adjacent Residential uses due to reasons of traffic, noise, and other measures  
2246 of intensity. Such expansions may not exceed the property and building area by more than 2 times.

#### 2247 **3-D-S.4.d. Branan Field Land Uses**

2248 Land uses within Branan Field are limited to those designations on the Branan Field FLUM but may also  
2249 include the Planned Community designation which shall be subject to the development standards set forth  
2250 in any such Planned Community DRI Development Order and Planned Unit Development zoning which  
2251 shall take precedence over these land development standards.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

2252 **Sec. 3-D-S.5. BF Rural Suburbs (BF RS)**

2253 **3-D-S.5.a. Description**

2254 The BF RS FLU category applies to much of the area west of the First Coast Expressway and is intended  
 2255 to maintain the rural character of the area. Development within the BF RS is characterized predominately  
 2256 by large lots served by wells and septic tanks.

2257 **3-D-S.5.b. Development Standards**

2258 The principal building(s), accessory building(s), and other lot uses shall be located so as to comply with the  
 2259 following standards, except for intensity bonus point development, which shall conform with standards of  
 2260 the BF Master Planned Community FLU category:

(1)	Intensity:	
	(a) Maximum:	1 unit per 5 acres
	(b) Bonus Intensity:	Refer to Part C, <a href="#">Division C, Intensity Bonus Programs</a>
(2)	Minimum Lot Dimensions	
	(a) Lot Size:	4 acres
	(b) Lot Width:	100 feet
	(c) Lot Depth:	100 feet
	(d) Lot Coverage:	30 percent
(3)	Minimum Setbacks (Principal Structure)	
	(a) Front:	20 feet
	(b) Side:	10 feet
	(c) Side Street:	15 feet
	(d) Rear:	30 feet
(3)	Minimum Setbacks (Accessory Structure)	
	(a) Front:	30 feet
	(b) Side:	7.5 feet
	(c) Side Street:	15 feet
	(d) Rear:	7.5 feet
	(e) Maximum Height:	45 feet
	(f) Minimum Living Area:	1,200 square feet

2261 **3-D-S.5.d. Intensity Bonus Programs**

2262 Properties eligible for the Intensity Bonus Program in the BF RS FLU category may opt for 1 or a  
 2263 combination of the applicable programs pursuant to:

[Sec. 3-C-C.2.](#)      [Clustering](#)

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

<a href="#">Sec. 3-C-C.3.</a>	<a href="#">Intensity Increase Evaluation</a>
<a href="#">Sec. 3-C-C.4.</a>	<a href="#">Infill Traditional Neighborhood Development</a>
<a href="#">Sec. 3-C-C.5.</a>	<a href="#">Transfer of Development of Rights</a>
<a href="#">Sec. 3-C-C.6.b.</a>	<a href="#">Additional Intensity not to exceed 1 unit per acre.</a>
<a href="#">Sec. 3-C-C.6.c.</a>	<a href="#">Additional Intensity that exceeds 1.5 unit per 2 net acres</a>
<a href="#">Sec. 3-C-C.6.d.</a>	<a href="#">Intensity Increase from Transfer of Wetlands</a>
<a href="#">Sec. 3-C-C.6.e.</a>	<a href="#">Complementary Use Bonus Intensity</a>
<a href="#">Sec. 3-C-C.6.f.</a>	<a href="#">BF PCN and Open Space Set-Aside Bonus Intensity</a>
<a href="#">Sec. 3-C-C.6.g.</a>	<a href="#">Additional 25 Percent or 100 Units</a>
<a href="#">Sec. 3-C-C.6.h.</a>	<a href="#">Central Water and Sewer</a>
<a href="#">Sec. 3-C-C.7.b.</a>	<a href="#">Wetland-Upland Buffers</a>
<a href="#">Sec. 3-C-C.7.c.</a>	<a href="#">Upland Preservation</a>

2264 (1) Intensity Bonus Programs shall apply to those properties that were in the Rural Residential FLU on  
 2265 the 2015 Comprehensive Plan at the time of adoption of this Article and shall also include those  
 2266 properties that were greater than 200 acres and under common ownership as shown by the  
 2267 Property Appraiser tax rolls at the time of adoption of this Article. An increase of intensity up to 1  
 2268 unit per acre may be permitted pursuant to [Sec. 3-C-C.6.b. Additional Intensity](#).

2269 **3-D-S.5.c. BF RS Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<a href="#">Special Exception:</a>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 2270 Sec. 3-D-S.6. BF Master Planned Community (BF MPC)

#### 2271 3-D-S.6.a. Description

2272 The BF MPC FLU and Zoning category is the principal suburban Residential category for the Master Plan  
2273 Area. This community is characterized by a mix of Residential, Recreation, and Neighborhood Commercial  
2274 uses within vegetative buffer, wetlands, and/or lakes, rather than physical barriers such as walls or fences.  
2275 Civic buildings for education, community meetings, religion and culture serve as landmarks by being  
2276 centrally located. This balanced mix of land uses allows for increased efficiency and economy by providing  
2277 home, work, and service places in close proximity to each other. The development pattern is arranged in  
2278 the form of villages, with 3 zones within each village, starting with the business and civic core known as the  
2279 Neighborhood Center, which is surrounded by the denser Village Zone, and finally with the periphery of the  
2280 Village being the Single-Family Suburban Zone.

2281 Higher intensity and senior housing are encouraged to be located close to Neighborhood Centers, BF  
2282 Community Centers, and BF Activity Centers, which shall provide travel opportunities for the least mobile  
2283 residents. Intensity may be reduced based on distance from the Neighborhood Centers, BF Community  
2284 Centers, and BF Activity Centers, placing housing with lower intensities near conservation areas, and  
2285 higher intensities in close proximity to the centers.

#### 2286 3-D-S.6.b. Land Use Mix

- 2287 (1) *Neighborhood Center Zone.* A small-scaled Business area with the following components:
- 2288 (a) *Size.* Range from 2 to 10 acres;
- 2289 (b) *Civic Park.* A central civic park, a minimum of 2,500 square feet in size.
- 2290 (c) *Retail.* A maximum of 8 acres of the total acreage of the Zone.
- 2291 (d) *Location.* Intersection of 2 collector roads or a collector and a local road, and shall be  
2292 located within 1 mile walking distance of the nearest residential community.
- 2293 (e) *Substitution.* A BF Activity or BF Community Center may substitute for a Neighborhood  
2294 Center.
- 2295 (f) *Separation.* A Neighborhood Center shall be separated by another center or a BF Activity  
2296 or Community Center a minimum of 1 mile to ensure adequate services are provided for  
2297 each community.
- 2298 (g) *Exemption.* Neighborhood Centers shall not be required when the surrounding  
2299 development is less than 3 units per acre.
- 2300 (2) *Village Zone.* A Residential area around the Neighborhood Center with the following components  
2301 and development standards:
- 2302 (a) *Housing Type.* Multi-Family units, Single-Family Attached units, and smaller-lot Single-  
2303 Family detached units.
- 2304 (b) *Location.* The Village Zone is also appropriate for areas close to designated BF Community  
2305 Centers and BF Activity Centers.
- 2306 (c) *Open Space.* A minimum of 5 percent of the total land area of each development shall be  
2307 dedicated as upland Open Space.
- 2308 (3) *Suburban Zone.* This Zone is intended to be an “outer ring” around the Village Zone and shall be  
2309 designated primarily for Single-Family Detached units
- 2310 (a) *Housing Type.* Multi-Family units, Single-Family Attached units, and Single-Family  
2311 Detached units.
- 2312 (b) *Location.* A Suburban Zone may be located adjacent to a Neighborhood Center.
- 2313 (c) *Open Space.* A minimum of 10 percent of the total land area of each development shall be  
2314 dedicated as upland open space.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 2315 **3-D-S.6.c. Development Standards – Neighborhood Center**

2316 The principal buildings, accessory buildings, and other lot uses shall be located so as to comply with the  
 2317 following standards for a Neighborhood Center.

(1)	Intensity:	
(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 <sup>2</sup>
(b)	Lot Width:	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 lot line when adjacent to a Residential zoning district or zone: 0 feet
(c)	Rear:	From lot line when adjacent to Residential zoning district or zone: 8 feet

Footnote:

1 Not including Private or Public Schools, Places of Worship, and Multi-Family development parcels.

2318 (4) *Additional Standards.*  
 2319 (a) To ensure opportunities for small businesses as well as a walkable design, at least 25  
 2320 percent of parcel within the Neighborhood Center shall be less than 12,500 square feet in  
 2321 size, and additional 25 percent shall be less than 20,000 square feet.

### 2322 **3-D-S.6.d. Development Standards – Village Zone**

2323 The principal buildings, accessory buildings, and other lot uses shall be located so as to comply with the  
 2324 following standards for a Village Zone.

(1)	Intensity:	
(a)	Minimum:	6 units per acre
(b)	Maximum:	12 units per acre
(c)	Average:	5 units per acre <sup>1</sup>
(2)	Minimum Lot Dimensions:	
(a)	Detached Single-Family:	
i.	Lot Size: <sup>2</sup>	2,700 square feet

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

	ii. Lot Width:		32 square feet
	iii. Lot Depth:		Not Applicable
(b)	Attached Single-Family:		
	i. Lot Size: <sup>1</sup>		1,350 square feet
	ii. Lot Width:		15 feet
	iii. Lot Depth:		Not Applicable
(c)	Multi-Family:		
(d)	Maximum Lot Coverage:		80 percent
(3)	Minimum Setbacks:		
(a)	Detached Single-Family:		
	i. Front:		15 feet <sup>2</sup>
			25 feet Maximum
	ii. Side:	From lot line when adjacent to a Non-Residential zoning district or zone:	7.5 feet
	iii. Rear:	From lot line when adjacent to a Non-Residential zoning district or zone:	10 feet
(b)	Attached Single-Family:		
	i. Front:	From lot line when adjacent to a Non-Residential zoning district or zone:	15 feet <sup>3</sup>
	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	To ensure that the intensity will not deviate substantially from the planned average of the BF MPC development, an average intensity of 3 units per acre is recommended, this average may not depart from the range of to 2 to 5 units per acre at any time.		
2	Not including Private or Public Schools, Places of Worship, and Multi-Family development parcels.		
3	May be reduced by 5 feet if the unit has a front porch.		

- 2325 (4) *Additional Standards.*
- 2326 (a) *Lot Size Variety.* A minimum of 2 different lot widths within a Detached Single-Family
- 2327 subdivision. The 2 lot widths shall vary by at least 25 percent. A minimum of 30 percent of

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 2328 the lots shall have a different lot width as listed in [Subsection 3-D-S.6.d.\(2\) Minimum Lot](#)  
 2329 [Dimensions](#).  
 2330 (b) *Walkability*. To ensure walkability, at least 75 percent of Single-Family lot sizes within a  
 2331 development shall be less than 6,000 square feet.  
 2332 (c) *Accessory Apartments*. To promote housing diversity and affordable housing, no more  
 2333 than 1 accessory structure and 1 garage apartment shall be allowed in conjunction with a  
 2334 Single-Family home.  
 2335 i. For the purposes of calculating intensity only, accessory units shall not be  
 2336 recognized as a separate unit, and for concurrency purposes, shall be counted as  
 2337 ½ of a unit. Accessory apartments shall conform to the following standards:

A. Ownership:	The primary unit and the accessory unit shall remain under single ownership.
B. Form:	Accessory apartments in conjunction with Single-Family homes shall be in the form of a garage apartment (an apartment over a freestanding garage).
C. Size:	Accessory apartments may not exceed 600 square feet.
D. Entrances:	Entrances to garage apartments shall face the principal residence to which they are associated.

- 2338 (d) *Civic and Open Space*. Developments with more than 200 units shall be required to have  
 2339 a central Civic Space within a Neighborhood Park as set forth in [Part F, Division E Parks](#)  
 2340 [and Recreation](#).  
 2341 i. The park shall include a clubhouse or open-air pavilion. This structure shall be  
 2342 constructed prior to the issuance of a building permit for more than 50 percent of  
 2343 the lots and/or units of the development.  
 2344 ii. Size of this structure shall comply with the following:

Recreational Facilities	Within Each Development
Enclosed pavilion	5 square feet per unit <sup>1</sup>
Open-air pavilion	10 square feet per unit <sup>1</sup>
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.

- 2345 (e) *Open Space*. A minimum of 5 percent upland open space is required for each  
 2346 development. Open space may include parks, buffers, and other common areas.

### 3-D-S.6.e. Development Standards – Suburban Zone

2348 The principal buildings, accessory buildings, and other lot uses shall be located so as to comply with the  
 2349 following standards for a Suburban Zone.

(1) Intensity:	
(a) Minimum:	1 unit per 3 acre
(b) Maximum:	6 units per acre
(c) Maximum:	Units with Rear Alley: 7 units per acre
(2) Minimum Lot Dimensions:	
(a) Detached Single-Family:	5,500 square feet

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

	Units with Rear Alley:	3,500 square feet
(b)	Lot Width:	50 feet
	Units with Rear Alley:	40 feet
(c)	Maximum Lot Coverage:	50 percent
(3)	Minimum Setbacks:	
(a)	Front:	15 feet <sup>1</sup>
	With attached or detached front facing garage:	20 feet
(b)	Side:	From lot line when adjacent to a Non- Residential zoning district or zone: 5 feet
(c)	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.	

- 2350 (4) *Additional Standards.*
- 2351 (a) *Lot Size Variety.* A minimum of 2 different lot widths within a Detached Single-Family
- 2352 subdivision. The 2 lot widths shall vary by at least 15 percent. A minimum of 25 percent of
- 2353 the lots shall have a different lot width as listed in [Subsection 3-D-S.6.e.\(2\) Minimum Lot](#)
- 2354 [Dimensions.](#)
- 2355 (b) *Civic and Open Space.* Developments with more than 200 units shall be required to have
- 2356 a central Civic Space within a Neighborhood Park as set forth in [Part F, Division E Parks](#)
- 2357 [and Recreation.](#)
- 2358 i. Refer to [Subsection 3-D-S.6.d.\(4\)\(d\) Civic and Open Space](#) for development
- 2359 standards.
- 2360 ii. *Open Space.* A minimum of 10 percent upland open space is required for each
- 2361 development. Open space may include parks, buffers, and other common areas.

### 3-D-S.6.f. Design Standards

- 2363 (1) The following minimum design standards, unless stated otherwise, shall apply to each Center or
- 2364 Zone within the BF MPC:

Design Standards	Neighborhood Center	Village Zone	Suburban Zone
Block Lengths	Maximum 500 feet	Maximum 600 feet	Maximum 600 feet May expand up to 1,000 feet <sup>2</sup>
Block percentage on street frontage	Minimum 65 percent	Not Applicable	Not Applicable
Alleys or rear courtyard	Refer to <a href="#">Sec. 3-F-C.3.c. Alleys and Interior Courtyards</a>	Refer to <a href="#">Sec. 3-F-C.3.c. Alleys and Interior Courtyards</a>	Refer to <a href="#">Sec. 3-F-C.3.c. Alleys and Interior Courtyards</a>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

Sidewalks <sup>1</sup>	15 feet with a 7.5- foot clear zone	Not Applicable	Not Applicable
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Footnote:

1 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 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.

2365 (2) All Non-Residential buildings or structures shall comply with [Part F, Division F Architectural Design](#)  
 2366 [Guidelines](#).

### 2367 3-D-S.6.g. Parking and Loading

2368 Parking and loading in the BF MPC shall be in accordance with [Sec. 8-12 Parking Requirements](#) and  
 2369 [Appendix A Parking Space Requirements](#), in additional to the following:

2370 (1) Where parking is accessed by alleys, parallel on-street parking is allowed in the front of the  
 2371 buildings, but no driveways or curb cuts shall be located on the streets, except determined by the  
 2372 Director of Planning and Zoning or his/her designee that it complies with the development  
 2373 standards for the BF MPC.

2374 (2) In addition, parking for individual uses in the different Zones of the BF MPC shall comply with the  
 2375 following, where applicable:

Parking Requirements	Neighborhood Center	Village Zone	Suburban Zone
Single-Family Detached unit: Accessed by rear alley or front-loaded garage <sup>1</sup>	Not Applicable	✓	✓
Multi-Family, townhome, Non-Residential buildings: Courtyards in rear or on side of building. <sup>2</sup>	✓	✓	✓
Rear access shall be by alleys		Minimum of 80 percent at the rear	
On-street parking in parallel or diagonal layout	✓	✓	✓

Footnote:

1 Front-loaded garages shall be allowed for Single-Family Detached units if located at the perimeter boundary of the development.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

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2 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.

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2376 **3-D-S.6.h. BF MPC Uses**

- |     |                                 |                                                           |
|-----|---------------------------------|-----------------------------------------------------------|
| (1) | Permitted and Conditional uses: | Refer to <a href="#">Part E Use Types and Standards</a>   |
| (2) | <b>Special Exception:</b>       | <a href="#">Sec. E-X-X</a>                                |
| (3) | Accessory:                      | Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>       |
|     |                                 | Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>       |
|     |                                 | Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a> |
- 

2377 **Sec. 3-D-S.7. BF Primary Conservation Network (BF PCN)**

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2378 **3-D-S.7.a. Description**

2379 The BF PCN depicted on the FLUM will interconnect natural resources throughout the Master Plan area  
2380 protecting drainage systems and headwaters of the regional tributaries. This network will serve to separate  
2381 and buffer adjacent land uses while providing for wildlife habitat and opportunities for passive recreation.

2382 **3-D-S.7.b. Allowable Activities and Impacts**

2383 Pedestrian walkways, bicycle paths, boardwalks, docks built for water access, fences necessary to protect  
2384 habitat areas, and similar uses as articulated in the conservation easement.

- 2385 (1) Impacts. Any impacts to the network shall be limited to the possible extent. All roadway and utility  
2386 encroachments not shown on the adopted plan shall be avoided and/or minimized when practical.  
2387 Impacts may include:
- 2388 (a) filling for roadway and utility construction for crossings shown on the adopted plan;
  - 2389 (b) road crossings not shown on the adopted plan where no other practical alternatives exist;
  - 2390 (c) excavation of stormwater management systems when accompanied by the dedication of  
2391 additional land that is generally equivalent in quality and quantity for conservation; and
  - 2392 (d) construction of the passive recreational facilities identified above.
- 2393 (2) BF PCN impacts to accommodate vertical development are allowed only in cases where there is  
2394 no net loss of wetlands and where additional uplands are added. The quantity of upland additions  
2395 to the BF PCN shall exceed 50 percent of impacted wetlands.

2396 **3-D-S.7.c. Boundary Determination**

2397 The boundary of the BF PCN shall be a minimum of 200 feet in width or 25 feet from the jurisdictional  
2398 wetland line, whichever is greater.

- 2399 (1) Changes to the BF PCN boundary must be approved by the Board of County Commissioners.
- 2400 (2) Wetland systems not identified on the FLUM as BF PCN lands are eligible for inclusion within the  
2401 BF PCN boundary only if these lands contain a viable creek system providing a functioning,  
2402 reasonable connection to Black Creek. In the event that the width of the wetland identified as part  
2403 of the BF PCN is less than 150 feet, then each owner of the property on each side of the wetland  
2404 shall provide 50 percent of the additional width required so that the BF PCN attains the minimum  
2405 required 200-foot width.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

2406 **3-D-S.7.d. Ownership and Control**

2407 Except for that portion of the BF PCN that lies within the BF Community Park Overlay, all natural vegetation  
 2408 and wetlands within the PCN shall be protected by a Conservation easement that is dedicated to the St.  
 2409 Johns River Water Management District, the Florida Fish and Wildlife Conservation Commission, an  
 2410 established private non-profit land trust, or the County. These lands shall be deeded to 1 of these agencies,  
 2411 the Homeowners' or Property Owners' Association, or retained by the landowner or developer, but shall  
 2412 not be deeded to individual Association.

2413 (1) Specific restrictions shall be placed on these lands prohibiting development or disturbance except  
 2414 for environmental management or the creation of hiking trails and other passive recreational uses  
 2415 described above.

2416 **Sec. 3-D-S.8. BF Rural Activity Center (RAC)**

2417 **3-D-S.8.a. Description**

2418 The intent of this FLU category is to serve the daily Commercial needs of the BF Rural Suburban  
 2419 community.

2420 **3-D-S.8.b. Development Standards**

2421 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
 2422 following minimum standards:

(1)	Minimum Lot Dimensions:	
(a)	Lot Size:	3 acres
(b)	Lot Width:	200 feet
(c)	Lot Depth:	200 feet
(d)	Maximum Lot Coverage:	30 percent <sup>1</sup>
(2)	Minimum Setbacks:	
(a)	Front:	25 feet
(b)	Side:	From lot line when adjacent to a Non- Residential zoning district: 15 feet
		From lot line when adjacent to a Non- Residential zoning district: 30 feet
(c)	Rear:	From lot line when adjacent to a Non- Residential zoning district: 25 feet
		From lot line when adjacent to a Residential zoning district: 50 feet

Footnotes:

1 Each building shall not exceed 35,000 square feet.

2423 (3) *Additional Standards.*

2424 (a) *Building Arrangement.* Buildings may front on a collector or an internal street of the  
 2425 development. If fronting on internal streets, the rear of buildings shall be visually screened  
 2426 through landscape buffers from adjacent streets.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 2427 (b) *Blocks.* Each development shall occupy at least 75 percent of frontage within a block. Block  
 2428 length shall not exceed 500 feet. Block limits shall be defined as through side streets and  
 2429 pedestrian walkways or Civic Spaces.  
 2430 (c) *Building Design.* Refer to [Part F, Division F Architectural Design Guidelines](#).  
 2431 (d) *Sidewalk.* Shall be provided in front of buildings with connection to the parking lot or other  
 2432 amenities within the development.

i.	Infront of Buildings:	≤10 feet in width
ii.	For outdoor restaurant and outdoor retail display:	Additional 15 feet in width, and defined with movable planters, at 36 inches in height.

- 2433 (e) Parking and loading in the BF RAC shall be in accordance with [Sec. 8-12 Parking](#)  
 2434 [Requirements](#) and [Appendix A Parking Space Requirements](#). Location of parking shall be  
 2435 limited to the following:  
 2436 i. *Front.* A maximum of 10 percent of the total required parking may be located at  
 2437 the front of the building(s), and in the form of a single row of parallel or diagonal  
 2438 on-street parking along internal shopping streets.  
 2439 ii. *Side.* For shopping centers, side parking areas may not exceed 75 percent of a  
 2440 block. Side parking shall have a street wall or a hedge a minimum of 42 inches in  
 2441 height;  
 2442 iii. *Rear.* A minimum of 50 percent of the total required parking shall be located at the  
 2443 rear of the building(s).

### 2444 3-D-S.8.c. BF RAC Uses

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<b>Special Exception:</b>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

### 2445 Sec. 3-D-S.9. BF Rural Neighborhood Center (BF RNC)

#### 2446 3-D-S.9.a. Description

2447 The intent of the BF RNC FLU category is to serve daily retail needs of the rural Residential suburbs and  
 2448 is characterized by a variety of neighborhood scaled Retail and Office establishments. The proposed  
 2449 Commercial developments shall not be expanded along roadways or created at multiple Commercial  
 2450 corners at road intersections.

#### 2451 3-D-S.9.b. Development Standards

2452 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
 2453 following minimum standards:

(1)	Minimum Lot Dimensions:	
(a)	Lot Size:	2 acres
(b)	Lot Width:	200 feet
(c)	Lot Depth:	250 feet
(d)	Maximum Lot Coverage:	30 percent <sup>1</sup>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

(2)	Minimum Setbacks:		
(a)	Front:		25 feet
(b)	Side:	From lot line when adjacent to a Non-Residential zoning district:	15 feet
		From lot line when adjacent to a Non- Residential zoning district:	30 feet
(c)	Rear:	From lot line when adjacent to a Non- Residential zoning district:	25 feet
		From lot line when adjacent to a Residential zoning district:	50 feet

Footnotes:

1 Each building shall not exceed 10,000 square feet.

- 2454 (3) *Additional Standards.*
- 2455 (a) *Size Limitation.* Individual uses in each building shall not exceed 5,000 square feet.
- 2456 i. Exception. Community Residential Homes; Place of Worship; Private and Public
- 2457 School; or a Grocery Store (Retail Sales, General) that have an integrated drive-
- 2458 through pharmacy, may have building square footage not to exceed 52,000 square
- 2459 feet.
- 2460 (b) *Block.* Buildings in each block shall occupy at least 65 percent of the street frontage. The
- 2461 percentage shall not apply to buildings equal to or less than 52,000 square feet.
- 2462 i. Block length shall not exceed 500 feet. Block limits shall be defined as through
- 2463 side streets and pedestrian walkways or Civic Spaces.
- 2464 (c) *Sidewalks.* Shall be provided in front of buildings with a connection to the parking lot or
- 2465 other amenities within the development, and subject to the following widths:
- |     |                                                    |                                                                                                                         |
|-----|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| i.  | Infront of Buildings:                              | ≤ 10 feet in width                                                                                                      |
| ii. | 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. |
- 2466 (d) Parking and loading in the BF RAC shall be in accordance to [Sec. 8-12 Parking](#)
- 2467 [Requirements](#) and [Appendix A Parking Space Requirements](#). Location of parking shall
- 2468 be limited to the following:
- 2469 i. *Front.* A maximum of 10 percent of the total required parking may be located at
- 2470 the front of the building(s), and in the form of a single row of parallel or diagonal
- 2471 on-street parking along internal shopping streets.
- 2472 ii. *Side.* For shopping centers, side parking areas may not exceed 75 percent of a
- 2473 block. Side parking shall have a street wall or a hedge a minimum of 42 inches in
- 2474 height;
- 2475 iii. *Rear.* A minimum of 50 percent of the total required parking shall be located at the
- 2476 rear of the building(s).

### 2477 3-D-S.9.c. BF RNC Uses

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<a href="#">Special Exception:</a>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

Refer to [Sec. 3-F-H. Accessory Structures](#)

### 2478 Sec. 3-D-S.10. BF Community Center (BF CC)

#### 2479 **3-D-S.10.a. Description**

2480 The BF Community Center FLU category is characterized by a variety of community-scaled Residential,  
2481 Restaurant, Office, and Commercial facilities (including grocery store, but excluding “big box” uses)  
2482 intended to generally serve a population of 25,000. It is the County’s intent to encourage a mix of uses  
2483 within the BF Community Center to serve the surrounding Residential community.

#### 2484 **3-D-S.10.b. Land Use Mix**

2485 The quantification of land use mix shall comply with the following, not to exceed 100 percent of the total  
2486 land area of a BF CC. BF Community Centers are 30 to 50 acres in size and located at the intersections of  
2487 major collector and/or arterial roads. The mixture of uses indicated in the following table shall be applied to  
2488 the entire BF Community Center, not individual parcels, as follows:

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 <sup>1</sup>
Civic Space/Parks:	2 percent	20 percent

Footnote:

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 an intensity listed in [Sec. 3-D-S.10.c.\(1\)](#) below.

#### 2489 **3-D-S.10.c. Development Standards**

2490 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
2491 following minimum standards:

(1) Intensity:		
(a) Minimum:		8 units per acre
(b) Maximum:		16 units per acre
(2) Minimum Lot Dimensions:		
(a) Lot Size:		30 acres
(b) Lot Width:		500 feet
(c) Lot Depth:		800 feet
(d) Maximum Lot Coverage:		80 percent <sup>1</sup>
(3) Minimum Setbacks:		
(a) Front:		25 feet

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

(b)	Side:	From lot line when adjacent to a Non-Residential zoning district:	15 feet
		From lot line when adjacent to a Residential zoning district:	30 feet
(c)	Rear:	From lot line when adjacent to a Non-Residential zoning district:	25 feet
		From lot line when adjacent to a Residential zoning district:	50 feet

Footnotes:

- 1 The maximum intensity for each Non-Residential development within the BF AC FLU category shall not exceed an average of 40 percent.

2492 **3-D-S.10.d. BF CC Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E Use Types and Standards</a>
(2)	<b>Special Exception:</b>	<a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

2493 **Sec. 3-D-S.11. BF Activity Center (BF AC)**

2494 **3-D-S.11.a. Description**

2495 BF Activity Centers are planned to accommodate a range of activities from employment-based Office and  
 2496 Light Industrial activities to Commercial services, Recreational facilities, and housing. Design shall  
 2497 emphasize walkability and strategic landscaping to create a human-scale, attractive built environment.  
 2498 These areas shall be high-intensity, design-unified areas containing a concentration of different urban  
 2499 functions and housing. The concentration of uses will provide the opportunity for the efficient provision of  
 2500 Public Facilities and will minimize the need to provide buffers for incompatible uses. BF Activity Centers  
 2501 are generally designed to serve a regional population of at least 75,000.

2502 **3-D-S.11.b. Land Use Mix**

2503 The quantification of land use mix shall comply with the following, not to exceed 100 percent of the total  
 2504 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

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

Residential:	10 percent	15 percent <sup>1</sup>
Public and Civic:	5 percent	20 percent
Civic Space/Parks/Open Space:	5 percent	10 percent

Footnote:

<sup>1</sup> Residential development may utilize the TND standards as set forth in [Sec. 3-C-C.4. Infill Traditional Neighborhood Development \(TND\)](#)

2505 **3-D-S.11.c. Development Standards**

2506 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
2507 following minimum standards:

(1)	Intensity:	
	(a) Minimum:	8 units per acre
	(b) Maximum:	20 units per acre
(2)	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 <sup>1</sup>
	(b) Side:	From lot line when adjacent to a Residential zoning district with Single-Family Detached units: 5 feet
		From lot line when adjacent to a Residential zoning district with Single-Family Attached or Multi-Family units: 10 feet
		From lot line when adjacent to a Non-Residential zoning district: 15 feet
	(c) Rear:	From lot line when adjacent to a Residential zoning district: 10 feet
		From lot line when adjacent to a Non- Residential zoning district: 15 feet

Footnote:

<sup>1</sup> Front Setback from Right-of-Way shall be 15 feet from front facade; 10 feet for units with a front porch or a stoops; and 20 feet for front facing garages.

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# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 2509 (5) *Additional Standards.*
- 2510 (a) *Variation in Lot Size.* To promote a diversity of housing types, there shall be at least 2
- 2511 different lot widths. The two lot widths shall vary by at least 15 percent. At least 30 percent
- 2512 of the lots shall have a different lot width as described in [Section 3-D-S.11.c. Development](#)
- 2513 [Standards.](#)
- 2514 (2) *Lot Size Standards.* To ensure walkability and affordability, at least 75 percent of Single-
- 2515 Family lot sizes within a development shall be less than 6,000 square feet.
- 2516 (3) *Housing Diversity.* No more than 1 accessory structure and 1 garage apartment shall be
- 2517 allowed in conjunction with a Single-Family Detached home.
- 2518 i. For the purposes of calculating intensity only, accessory units shall not be
- 2519 recognized as a separate unit, and for concurrency purposes, shall be counted as
- 2520  $\frac{1}{2}$  of a unit. Accessory 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.

- 2521 (4) *Design Standards.* Refer to [Sec. 3-D-R.11. Master Planned Community Design Standards.](#)
- 2522 (5) *Open Space.* A minimum of 5 percent upland open space is required for each
- 2523 development. Open Space may include parks, buffers, and other common areas. Refer to
- 2524 [Part F, Division G Parks and Recreation.](#)

### 2525 3-D-S.11.d. BF AC Uses

- |                                     |                                                           |
|-------------------------------------|-----------------------------------------------------------|
| (1) Permitted and Conditional uses: | Refer to <a href="#">Part E Use Types and Standards</a>   |
| (2) <b>Special Exception:</b>       | <a href="#">Sec. E-X-X</a>                                |
| (3) Accessory:                      | Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>       |
|                                     | Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>       |
|                                     | Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a> |

### 2526 Sec. 3-D-S.12. BF Mixed Use (BF MU)

#### 2527 3-D-S.12.a. Description

2528 The BF MU District is intended to be a focal point for economic activity characterized by a mix of Office,

2529 Commercial, Light Industrial, high intensity Residential, Recreation, and neighborhood Commercial uses

2530 providing a range of employment opportunities and integrated Residential development. This balanced mix

2531 of land uses allows for increased efficiency and economy and the efficient provision of Public Facilities. BF

2532 MU Districts are generally designed to serve a regional population of at least 75,000. The BF MU District

2533 may be applied to parcels or a contiguous combination of parcels which total a minimum of 500 acres

2534 adjacent to or located near major arterial roads.

#### 2535 3-D-S.12.b. Land Use Mix

2536 The BF MU is organized to provide a functionally integrated development pattern consisting of three Sub-

2537 categories: Gateway; Multi-field Recreational Complex; and Office/Industrial, with its individual

2538 components as follows:

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

Sub-categories	Land Use Mix
Gateway	Commercial and Residential uses Allow more Commercial intensity along or closest to Challenger Drive
Multi-field Recreational Complex	Recreational and Commercial uses
Office/Industrial	Office, Business or Professional and Light Industrial uses

### 2539 3-D-S.12.c. Development Standards

2540 The principal and accessory buildings, and other lot uses shall be located so as to comply with the following  
2541 minimum standards.

(1)	Intensity:		
	(a)	Minimum:	8 units per acre
	(b)	Maximum:	16 units per acre
(2)	Minimum Lot Dimensions (Non-Residential Building):		
	(a)	Lot Size:	Per Approved BF MU
	(b)	Lot Width:	25 feet
	(c)	Lot Depth:	Per Approved BF MU
	(d)	Maximum Lot Coverage:	80 percent <sup>1</sup>
(3)	Minimum Lot Dimensions (Non-Residential):		
	(a)	Lot Size:	Per Approved BF MU <sup>2</sup>
	(b)	Lot Width:	Per Approved BF MU <sup>2</sup>
	(c)	Lot Depth:	Per Approved BF MU <sup>2</sup>
(4)	Minimum Setbacks (Residential):		
	(a)	Front:	Per Approved BF MU <sup>2</sup>
	(b)	Side:	From lot line when adjacent to any zoning districts: 0 <sup>3</sup>
	(c)	Rear:	Per Approved BF MU <sup>2</sup>
	(d)	Maximum Lot Coverage:	50 percent
(5)	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

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

	> 300 feet from Lot Line, then increase 1-foot setback for every 1-foot vertical height:	To adjacent Residential zoning district:	75 feet
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Footnote:

1	An average not to exceed 50 percent of Lot Coverage.
2	The minimum necessary to meet required utility standards and to protect street trees.
3	Provide a minimum of 2-foot-wide easement where necessary to accommodate access for maintenance purpose, if applicable.

- 2542 (6) *Additional Standards.*
- 2543 (a) *Roadways.* The proposed roadways with a BF MU development shall be designed as a
- 2544 grid system, as property configuration limitations and topography allow, and the additional
- 2545 standards as follows:
- 2546 i. Access to properties along Challenger Drive shall be limited to rear service
- 2547 driveways from the interior roadway network. No more than 2 access points to
- 2548 Challenger Drive shall be permitted.
- 2549 ii. Roundabouts shall not be required.
- 2550 iii. When any planned 4-lane road is constructed initially with only 2 lanes, sidewalks
- 2551 shall only be required to be constructed on 1 side of the lanes and the sidewalks
- 2552 for the other side shall be constructed when the remaining lanes are constructed.
- 2553 (b) *Curbs.* Miami curbs shall be permitted in the BF MU district on all streets classified as local
- 2554 and private streets. Both entrance roads from Challenger Drive shall have a minimum 6
- 2555 inch-high curb, meeting FDOT Type F.
- 2556 (c) Residential and Non-Residential building design shall comply with applicable sections of
- 2557 [Part F, Division F Architectural Design Guidelines.](#)
- 2558 i. To retain the pedestrian-scale of the BF MU Residential areas, no building footprint
- 2559 shall exceed 20,000 square feet. Individual uses shall not exceed 5,000 square
- 2560 feet.
- 2561 (d) *Parking and Loading.* Parking and loading in the BF MU shall be in accordance with Sec.
- 2562 8-12 Parking Requirements and Appendix A Parking Space Requirements. Location of
- 2563 parking shall be limited to the following:
- 2564 i. *Front.* A maximum of 10 percent of the total required parking, and in the form of a
- 2565 single row of parallel or diagonal on-street parking along internal shopping streets
- 2566 shall be permitted in the front of the building(s).
- 2567 ii. *Side.* For shopping centers, side parking areas may not exceed 75 percent of a
- 2568 block. Side parking shall have a street wall or a hedge a minimum of 42 inches in
- 2569 height.
- 2570 iii. *Rear.* A minimum of 50 percent of the total required parking shall be permitted at
- 2571 the rear of the building(s).
- 2572 iv. All off-street loading facilities shall be located at the rear or side of the building and
- 2573 visually screened from any abutting public or approved private street or Residential
- 2574 property.
- 2575 (e) *Buffers.* Buffers shall be installed between properties with different BF FLU categories and
- 2576 right-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 <sup>1</sup>

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

Part D Zoning Districts and Development Standards

Right-of-Way Buffer	Width: 25 feet
	Buffer shall be placed between sidewalk and street, 1 shade tree at 30 feet on center <sup>1</sup>

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.

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- (f) *Landscaping in Parking Area.* Any landscape in a parking area shall meet the requirements of Article 6 Tree Ordinance, where applicable. For standards calculation purposes, at least 10 percent of the parking lot shall be landscaped area (not including the perimeter and right-of-way buffers).
- (g) *Interior Landscaping.* In addition to the standards as set forth in [Table 4. Minimum Shade Coverage Standards](#) of Article 6 Tree Ordinance, Non-Residential developments shall comply as follows:

		Raised planters, sidewalk cutouts for tree wells, or planters.
i.	Commercial >100,000 square feet:	May vary building setbacks to accommodate planters. Street trees to be planted in sidewalk cutouts at 40 feet on center <sup>1</sup> .
		10-foot-wide landscape strip at front and side facades of the building.
		A 5-foot-wide sidewalk may be placed on either side of this landscape strip.
ii.	Commercial and Industrial < 100,000 square feet:	Trees to be planted at 30 feet on center <sup>1</sup> . 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.
		Landscape strip to be installed between sidewalk and the street.
iii.	Commercial and Industrial Planned Developments:	Trees to be planted at 30 feet on center <sup>1</sup> . Parking shall be located only on the side or rear of the building. Side parking areas shall have a 4-foot-high street wall or a hedge continuing from the front facade of the buildings to screen parking area.

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.

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- (h) *Outdoor Storage.* All outdoor storage areas for vehicles shall comply with the following requirements. The remainder of the required landscaped areas shall be covered with turf

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

2586 grass, ground cover, or other landscape materials acceptable to the Planning and Zoning  
2587 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 42 inches; 2 shrubs or vines at every 10 feet of the wall or fence, planted on the exterior side. Shrubs or vines shall be planted at 24 inches in height above grade at time of planting.
iv.	Height of and planting for Wall or Fence:	Shrubs or vines shall reach 30 inches in height 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.

2588 (i) *Civic and Open Space.* Developments with more than 200 Residential units shall be  
2589 required to have a central Civic Space within a Neighborhood Park as set forth in Part F,  
2590 [Division E Parks and Recreation](#).

2591 i. The park shall include a clubhouse or open-air pavilion. This structure shall be  
2592 constructed prior to the issuance of a building permit for more than 50 percent of  
2593 the lots and/or units of the development.

2594 ii. Size of this structure shall comply with the following:

Recreational Facilities	Within Each Development
Enclosed pavilion	5 square feet per unit <sup>1</sup>
Open-air pavilion	10 square feet per unit <sup>1</sup>

Footnote:

<sup>1</sup> 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.

2595 (j) *Retention Facilities.* Retention facilities such as a lake including lake easements, may  
2596 occupy up to 30 percent of Park/Civic Space in Non-Residential areas. At least 50 percent  
2597 of retention lands shall be utilized for required landscaping.

2598 i. *Amenities.* Such facilities shall visually and functionally complement the Park/Civic  
2599 Space through the use of pedestrian bridges, boardwalks, and docks; provide  
2600 fountains for aeration and improved appearance, and shall include shade trees  
2601 and other landscaping planted or preserved around the retention facility.

2602 (k) *Signs.* Signs in the BF MU FLU category shall be pursuant to Article 7 Signs, and apply  
2603 the following specific standards:

2604 i. All freestanding signs shall be monument signs. All Non-Residential signs shall be  
2605 channel letter style.

2606 ii. Residential signs shall be limited to monument signs and allowed a sign area of  
2607 30 square feet.

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

2608

**3-D-S.12.d. BF MU Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E, Use Types and Standards</a>
(2)	<b>Special Exception:</b>	Refer to <a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

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# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 2609 DIVISION T LAKE ASBURY MASTER PLAN AREA

#### 2610 Sec. 3-D-T.1. Applicability

2611 The boundary of the Lake Asbury Master Plan Area (LAMPAs) with allocation of the FLU categories is  
2612 identified on the FLUM [Current 2040 LA FLUM Map.pdf \(claycountygov.com\)](#). All the standards of this  
2613 Division shall apply to the lands located within this geographical boundary.

#### 2614 Sec. 3-D-T.2. Future Land Use and Zoning District

##### 2615 **3-D-T.2.a. Overlay Design Standards**

2616 Each land use category within the LAMPAs has zoning districts and has standards in the form of an overlay.  
2617 The standards in [Sec. 3-D-R.11. Master Planned Community Design Standards](#) shall apply to all  
2618 development within the LAMPAs boundary.

##### 2619 **3-D-T.2.b. Base Zoning Standards**

2620 The base zoning reflects uses and intensity within the LAMPAs boundary. Certain zoning districts other than  
2621 the base zoning are identified as consistent with each FLU category, subject to approval under the rezoning  
2622 standards in [Article 2 Procedures for Development Review](#) of this Code.

##### 2623 **3-D-T.2.c. FLU Categories and Zoning Districts**

2624 Within the Lake Asbury Master Planned Area (LAMPAs), there are n 9 FLU categories and base zoning  
2625 Districts in LAMPAs, 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)

##### 2626 **3-D-T.2.d. FLU Intensity**

2627 For the allowable intensity of each FLU and Zoning District, refer to [Sec. 3-C-B.2 Intensity](#).

##### 2628 **3-D-T.2.e. Intensity Transfer**

2629 For transfer of intensity from the wetland-upland buffer areas, refer to [Sec. 3-D-T.14. LA Wetland-Upland](#)  
2630 [Buffers](#).

##### 2631 **3-D-T.2.f. FLU Consistency**

2632 Other zoning districts permitted in the LAMPAs FLU category are PO-1, PO-2, PO-3, PO-4, PS-1, PS-2, PS-  
2633 3, PS-4, and PS-5.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 2634 Sec. 3-D-T.3. General Design Standards

#### 2635 **3-D-T.3.a. General Design Objectives and Standards**

2636 Each FLU category may differ but generally share common design themes and objectives to achieve a  
2637 unified community with a variety of uses that are located in close proximity and complement each other;  
2638 each FLU and affiliated zones are created with its individual identity with a Residential, Non-Residential, or  
2639 Mixed-Use component emulating a traditional town development.

#### 2640 **3-D-T.3.b. Other Development Standards**

2641 In addition to Design Standards in [Sec. 3-D-R.11.](#) and specific development standards of this Division,  
2642 other applicable technical standards shall be complied with:

- 2643 (1) [Sec. 3-F-F. Architectural Design Guidelines;](#)
- 2644 (2) [Sec. 3-F-G. Exterior Lighting;](#)
- 2645 (3) [Sec. 3-F-H. Accessory Structures;](#)
- 2646 (4) [Sec. 3-F-I. Landscaping;](#)
- 2647 (5) [Sec. 3-F-J. Parking;](#) [Sec. 8-12. Parking;](#) and [Appendix A Parking Space Requirements;](#)
- 2648 (6) [Sec. 3-F-K. Application Submission Standards;](#)
- 2649 (7) [Article 6 Tree Ordinance](#) and [Sec. 3-D-S.14. Wetland-Upland Buffers and Intensity Transfer;](#) and
- 2650 (8) [Article 7 Signs.](#)

### 2651 Sec. 3-D-T.4. Existing Developments

#### 2652 **3-D-T.4.a. Vested Rights**

2653 A Residential or Non-Residential property shall be vested and may not be subject to any standards of  
2654 [Division R Master Planned Communities](#) and this Division, if the property meets the description under  
2655 Subsections (b) and (c).

#### 2656 **3-D-T.4.b. Residential**

- 2657 (1) *Subdivisions.* Those with a preliminary plat approval as of October 24, 2006 are vested from the  
2658 standards of this Master Development Plan.
- 2659 (2) *Existing Lots of Record (LOR).* Those that are recorded in the public records of Clay County as of  
2660 October 24, 2006 are vested from the standards of the Master Development Plan for up to 3  
2661 Residential units.
- 2662 (3) *Development of up to 3 Residential Units per LOR.* Shall be subject to the zoning district applicable  
2663 to the LOR on October 23, 2006 and the non-LAMPAs land development standards applicable at  
2664 the time of development.
- 2665 (4) *Zoning District and FLU Category.* If the zoning district applicable on October 23, 2006 provides a  
2666 range of lot sizes based on FLU category, the lot size standards for the LOR shall be the size  
2667 associated with the FLU category for the LOR on October 23, 2006.
- 2668 (5) *Wells and Septic.* Residential homes on lots of record may be served by individual wells and septic  
2669 systems.

#### 2670 **3-D-T.4.c. Non-Residential**

- 2671 (1) *Existing Non-Residential Uses.* Those uses located within the LAMPAs at the time of Master Plan  
2672 adoption shall be exempt from the standards of the Master Plan and Divisions R and T of this  
2673 Article.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 2674 (2) *Applicable Standards.* These properties shall be subject to the provisions of the 2015  
 2675 Comprehensive Plan, Zoning Code, and other applicable standards in effect at the time of adoption  
 2676 of the Master Plan.
- 2677 (3) *Building Expansion.* If expansion of existing building square footage is proposed, then new building  
 2678 and parking areas shall be subject to the parking, landscaping, architectural, and other applicable  
 2679 standards of the LAMPA in effect at the time of the expansion.
- 2680 (4) *Zoning.* Properties with zoning districts of AG, AR, BA-2, BA-1, BA, BB, BB-1, BB-2, BB-3, BB-4,  
 2681 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  
 2682 Plan may develop consistent with permitted and conditional uses identified in each of these zoning  
 2683 districts at the time of development. However, such uses shall meet parking, landscaping,  
 2684 architectural, and other applicable standards of the LAMPA in effect at the time of development.

### 2685 Sec. 3-D-T.5. LA Master Planned Community (LA MPC)

#### 2686 3-D-T.5.a. Description

2687 Development within the LA MPC will be in a form of walkable neighborhoods. Local and collector streets  
 2688 and pedestrian/bicycle paths will contribute to a connected system of routes from individual neighborhoods  
 2689 to Village Centers, the Activity Center, and other neighborhoods. Street design shall encourage pedestrian  
 2690 and bicycle use. Neighborhoods shall contain a diversity of housing types through lot size varieties and are  
 2691 encouraged to provide for affordable housing utilizing garage apartments; small lot subdivisions, and  
 2692 townhomes as indicated in the development standards. To create a sense of neighborhood identity,  
 2693 neighborhoods within this category shall have primary Neighborhood Parks as well as Pocket Parks where  
 2694 neighbors can interact.

#### 2695 3-D-S.5.b. Development Standards

2696 The principal building(s), accessory structure(s), and other lot uses shall be located so as to comply with  
 2697 the following standards, except for intensity bonus point development, which shall conform with standards  
 2698 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 <a href="#">Part C, Division C Intensity Bonus Programs</a> : 3 units per net acre <sup>1</sup>
(2)	Minimum Lot Dimensions:	
	(a) Lot Size:	5,500 square feet <sup>2</sup>
		With Rear Alley: 3,500 square feet
	(b) Lot Width:	40 feet <sup>3</sup>
		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):	

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

(a) Front:		10 feet <sup>4, 5</sup>
(b) Side:	From lot line when adjacent to a Non-Residential zoning district:	5 feet
(c) Rear:	From lot 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.

- 2699 (4) *Additional Standards.*  
 2700 (a) *Location.* Single-Family Attached units shall be located adjacent to Village Centers.  
 2701 (b) *Limitation in Single-Family Attached Unit Percentage.* Single-Family Attached units may  
 2702 not exceed 10 percent of potential units in the LA MPC category within each village.

### 2703 Sec. 3-D-T.6. LA Rural Reserve (LA RRSV)

#### 2704 3-D-T.6.a. Description

2705 Development within the LA RRSV FLU category shall focus on the provision of different housing types with  
 2706 a high percentage of land being dedicated as preserved open space.

#### 2707 3-D-T.6.b. Development Standards

2708 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
 2709 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)	<i>Open Space.</i> 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)	<i>Multi-Family Units.</i> 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

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

(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 <sup>1,2</sup>
(b)	Side:	From lot line when adjacent to a Non-Residential zoning district: 5 feet
(c)	Rear:	From lot 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.
- 2 Front setback shall be increased to 20 feet if the unit has an attached front- loaded garage.

2710 **3-D-T.6.c. LA RRSV Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E, Use Types and Standards</a>
(2)	<b>Special Exception:</b>	Refer to <a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

2711 **Sec. 3-D-T.7. LA Rural Community (LA RC)**

2712 **3-D-T.7.a. Description**

2713 Development within this category will be characterized predominantly by Single-Family homes on large  
 2714 lots, served by well and septic tank or by clustered subdivisions which preserve large expanses of  
 2715 environmental Open Space.

2716 **3-D-T.7.b. Development Standards**

2717 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
 2718 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 <sup>1</sup>
(b)	Side:	From lot line when adjacent to a Residential zoning district or zone:	20 feet
(c)	Rear:	From lot 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 <sup>1</sup>
(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

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

(6)	Minimum Setbacks (Accessory Structure):		
(a)	Front:		30 feet <sup>2</sup>
(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.

2719 **3-D-T.7.c. LA RC Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E, Use Types and Standards</a>
(2)	<b>Special Exception:</b>	Refer to <a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

2720 **Sec. 3-D-T.8. LA Rural Fringe (LA RF)**

2721 **3-D-T.8.a. Description**

2722 Development within this category shall be characterized predominantly by Single-Family homes on large  
 2723 lots, served by well and septic tank, but where lands within the LA RF FLU category are accessible to urban  
 2724 services, then central water and sewer services are required, and that will justify for allowing smaller homes  
 2725 and increased intensity.

2726 **3-D-T.8.b. Development Standards**

2727 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
 2728 following minimum standards:

(1)	Maximum Intensity:		
(a)	Base Intensity		1 unit per net acre
(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

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

(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 <sup>1</sup>
(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
(d)	Rear with Alleys:		14 feet
(5)	Minimum Setbacks (Accessory Structure):		
(a)	Front:		30 feet <sup>2</sup>
(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.

2729

### 3-D-T.8.c. LA RF Uses

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E, Use Types and Standards</a>
(2)	<b>Special Exception:</b>	Refer to <a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 2730 Sec. 3-D-T.9. LA Activity Center (LA AC)

#### 2731 3-D-T.9.a. Description

2732 This FLU category shall accommodate a range of activities from employment-based Office, large-scale  
 2733 Retail, Light Industrial, Civic, and Recreational uses, as well as Multi-Family housing. A higher standard of  
 2734 design, aesthetics, and environmental protection and enhancement will be emphasized in this category.  
 2735 The category is particularly intended to attract higher-intensity, design-unified corporate campuses that  
 2736 contain a concentration of different urban functions. The concentration of these multiple uses provides the  
 2737 opportunity for the efficient provision of public facilities.

#### 2738 3-D-T.9.b. Land Use Mix

2739 *Land Use Mix.* The quantification of uses shall comply with the following, not to exceed 100 percent of the  
 2740 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

#### 2741 3-D-T.9.c. Development Standards

2742 The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the  
 2743 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 REGULATIONS

## Part D Zoning Districts and Development Standards

(4)	Minimum Setbacks (Principal Structure):	
(a)	Front:	15 feet <sup>1,2</sup>
(b)	Side:	5 feet
(c)	Rear:	14 feet
(5)	Minimum Setbacks (Accessory Structure):	
(a)	Front:	30 feet <sup>3</sup>
(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.	

### 2744 3-D-T.9.d. LA AC Uses

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E, Use Types and Standards</a>
(2)	<b>Special Exception:</b>	Refer to <a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

### 2745 Sec. 3-D-T.10. LA Village Center (LA VC)

#### 2746 3-D-T.10.a. Description

2747 Village Centers shall serve as the mixed-use focal point and central place of a village, and shall provide  
 2748 community shopping and Parks arranged in a walkable and human-scale manner. New Private or Public  
 2749 Schools are encouraged to locate close to or adjacent to Village Centers. The Retail and Office component  
 2750 is limited to small-scale uses, except for stand-alone grocery stores and drug stores.

#### 2751 3-D-T.10.b. Land Use Mix

2752 The quantification of land use mix shall comply with the following, not to exceed 100 percent of the total  
 2753 land area of a VC. Residential uses are allowed in the form of small-lot Single-Family Detached  
 2754 subdivisions, Single-Family Attached (townhouse), Multi-Family (apartment) and upper floor units above  
 2755 Non-Residential uses.

FLU Sub-Category:	Minimum	Maximum
Village Center	0	75 acres <sup>1</sup>
Residential:	25 percent	65 percent
Commercial:	0 percent	25 percent
Office, Business and Professional		
Commercial:	25 percent	65 percent
Retail Sales, General		

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

Civic Space/Parks:	10 percent	No Maximum
Footnote:		
1	Total acreage shall not include schools and Community Parks.	
2756	<b>3-D-T.10.c. Development Standards</b>	
2757	The principal building(s), accessory structure(s), and other uses shall be located so as to comply with the following minimum standards:	
2758		
(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 units per 1 net acre
	Non-Residential:	Overall maximum average of 60 percent. Refer to <a href="#">Sec. 3-D-T.14 Wetland and Upland Buffers and Intensity Transfer</a> : 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 <sup>1,2</sup>
	Front (Single-Family Attached):	10 feet <sup>2</sup>
(b)	Side:	5 feet
(c)	Rear:	8 feet
(5)	Minimum Setbacks (Accessory Structure):	
(a)	Front:	30 feet <sup>3</sup>
(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.	

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

3	In no event an accessory structure shall be located nearer to the front lot line than the front of the principal building.
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- 2759 (6) *Additional Standards.*  
 2760 (a) *Maximum Number and Size.* A maximum of 10 Village Centers shall be allowed in the  
 2761 LAMPA. Village Center size may not be greater than 75 acres, with this figure not including  
 2762 Schools and Community Parks.  
 2763 (b) *Location.* Village Centers shall be located around the intersections of roads classified as  
 2764 minor collector and above.  
 2765 (c) *Use Limitations.* Village Centers adjacent to the Rural Community may only include Private  
 2766 or Public Schools, Parks, and rural Commercial development, with individual buildings  
 2767 (excluding Schools) less than 5,000 square feet in size and total building area less than  
 2768 15,000 square feet.  
 2769 (d) Open Space requirements may provide Park Space in the form of Civic Spaces, plazas,  
 2770 and urban Parks, as well as Community Parks.

2771 **3-D-T.10.d. LA VC Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E, Use Types and Standards</a>
(2)	<b>Special Exception:</b>	Refer to <a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>



# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

2772 **Sec. 3-D-T.11. LA Interchange Village Center (LA IVC)**

2773 **3-D-T.11.a. Description**

2774 LA IVC shall serve as an access point to the First Coast Expressway and, at the same time, serve as a -  
 2775 Mixed-Use Center of a village. LA IVC shall provide regional and community needs. Light Industrial, Office,  
 2776 and shopping uses in this district are vital. Local Parks and Private or Public Schools may be considered  
 2777 in this District and shall be arranged in a walkable and human-scale manner.

2778 **3-D-T.11.b. Land Use Mix**

2779 The quantification of land use mix shall comply with the following, not to exceed 100 percent of the total  
 2780 land area of an IVC.

FLU Sub-Category:	Minimum	Maximum
Residential:	10 percent	65 percent
Commercial:		
Office, Business and Professional	10 percent	25 percent
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.	

2781 **3-D-T.11.c. Development Standards**

2782 The principal structure(s) and/or accessory structure(s) shall comply with the standards as set forth in the  
 2783 LA VC Development Standards, refer to [Sec. 3-D-T.10.c.](#)

2784 **3-D-T.11.d. LA IVC Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E, Use Types and Standards</a>
(2)	<a href="#">Special Exception:</a>	Refer to <a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 2785 Sec. 3-D-T.12. LA Solite (LA SOL)

#### 2786 **3-D-T.12.a. Description**

2787 The Solite FLU category shall be that property known as the Solite site, located on the north side of CR  
2788 209, east of CR 209B. This property is under Federal EPA Administrative Order on Consent US EPA Docket  
2789 # 95-05-Rs. 3008(h) of RCRA as amended, 42 USC § 6928(h)., Effective Date September 13, 1996. The  
2790 underlying FLU of LA SOL is Mining.

#### 2791 **3-D-T.12.b. Intensity**

2792 The Board of County Commissioners may consider granting an intensity a maximum of 3 units per net acre  
2793 if a binding commitment to remediate this site is proffered by the owner and applicant.

#### 2794 **3-D-T.12.c. LA SOL Uses**

(1)	Permitted and Conditional uses:	Refer to <a href="#">Part E, Use Types and Standards</a>
(2)	<b>Special Exception:</b>	Refer to <a href="#">Sec. E-X-X</a>
(3)	Accessory:	Refer to <a href="#">Sec. 3-E-I. Accessory Uses</a>
		Refer to <a href="#">Sec. 3-E-J. Temporary Uses</a>
		Refer to <a href="#">Sec. 3-F-H. Accessory Structures</a>

### 2795 Sec. 3-D-T.13. LA Greenway (LA GW)

#### 2796 **3-D-T.13.a. Description**

2797 The Asbury Greenway FLU category includes most creeks, streams, or riverbanks, major drainageways,  
2798 major wetlands, floodways, and associated upland buffers within the LAMPA that, when combined with the  
2799 Greenbelt Zoning Overlay produces a wildlife corridor continuing throughout the LAMPA. The intent of the  
2800 Greenway is to protect drainage systems and headwaters of the regional tributaries.

#### 2801 **3-D-T.13.b. Development Standards**

2802 Development within the Greenway shall be limited to the following:

- 2803 (1) passive Recreational facilities such as: pedestrian walkways, bicycle paths, boardwalks, and docks  
2804 built for water access;
- 2805 (2) fences may be allowed to protect habitat areas and similar uses from which minimal adverse effects  
2806 to the network would result;
- 2807 (3) road crossings not shown on the adopted plan where no other practical alternatives exist;
- 2808 (4) excavation of stormwater management systems when accompanied by the dedication of additional  
2809 land that is generally equivalent in quality and quantity for Conservation;
- 2810 (5) underground utilities and drainage conveyances excluding retention ponds; and
- 2811 (6) vertical development may be allowed only in cases where there is no net loss of wetlands and  
2812 where additional uplands are added. The quantity of upland additions to the Greenway shall exceed  
2813 50 percent of impacted wetlands. Changes to the Greenway boundary shall be approved by the  
2814 Board of County Commissioners.

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

2815 **Sec. 3-D-T.14. LA Wetland-Upland Buffers**

2816 **3-D-T.14.a. Wetland - Upland Buffers**

2817 Buffers shall meet standards set forth in [Article 6 Tree Ordinance](#), with the following additional standards:

- 2818 (1) *Wetland-Upland Buffers.* Natural water bodies and major drainage features within the LAMPA shall  
2819 be protected through required wetland-upland buffers. These buffers shall be protected by  
2820 conservation easements that are dedicated to the St. Johns River Water Management District, the  
2821 Florida Fish and Wildlife Conservation Commission, an established private non-profit land trust or  
2822 the County.
- 2823 (2) *Deeds.* These lands shall be deeded to one of these agencies, the homeowners' association, or  
2824 retained by the landowner or developer, but shall not be deeded to individual homeowners.
- 2825 (3) *Limited Crossings.* Crossings of the wetland-upland buffers are permitted for roadways, utility  
2826 crossings, trails and pathways, and drainage outfalls, all subject to agency permitting. No wetland-  
2827 upland buffer is required between jurisdictional wetlands and road crossings, public infrastructure,  
2828 utility crossings, wetlands impacts permitted by State and Federal regulatory agencies nor berms  
2829 associated with stormwater ponds.
- 2830 (4) *LA Greenway.* In addition to the wetland-upland buffers for jurisdictional wetlands as required by  
2831 other regulatory agencies, wetland-upland buffers shall be required for certain creeks within the  
2832 Asbury Greenway as follows, where the offset distance is defined as the perpendicular distance  
2833 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
Bradley Creek	100 feet	50 feet
Black Creek South Prong	50 feet	30 feet

- 2834 (a) *Buffer Width Reduction.* Creek tributary buffer width may be adjusted and transitioned  
2835 between the average and minimum width as set forth in [Subsection \(4\)](#) above. The 30-foot  
2836 standard at a decreasing buffer width rate not to exceed 15 linear feet for each foot of  
2837 buffer width.

- 2838 i. *Example.* A 30-foot buffer at 75 feet in length can be reduced down to 25 feet.

2839 **3-D-T.14.b. Intensity Transfer**

2840 Refer to the following Intensity Bonus Programs:

- 2841 (1) [Sec. 3-C-C.7.b. Wetland-Upland Buffers](#);  
2842 (2) [Sec. 3-C-C.7.c. Upland Preservation](#); and  
2843 (3) [Sec. 3-C-C.7.d. Upland Preservation Area Identification](#).

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
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**Part D Zoning Districts and Development Standards**

2844

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# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 2845 DIVISION A GENERAL STANDARDS

#### 2846 Sec. 3-E-A.1. Purpose and Intent

2847 The purpose and intent of this Division is to provide a description of types of use, establish development  
2848 standards, and identify where such use is allowed, and subject to what type of application process.

#### 2849 **3-E-A.1.a. Organization**

2850 The types of use are organized to be consistent with the FLU category and/or zoning district, as follows:

- 2851 (1) Agricultural;
- 2852 (2) Residential;
- 2853 (3) Commercial;
- 2854 (4) Recreational;
- 2855 (5) Transportation;
- 2856 (6) Institutional/Public and Private Facilities (includes Communications Tower);
- 2857 (7) Industrial/Excavation;
- 2858 (8) Accessory Uses/Structures; and
- 2859 (9) Temporary Uses/Structures.

#### 2860 **3-E-A.1.b. Application Process**

2861 A Use Matrix is established for each use category and identifies the use approval process in standard  
2862 zoning districts, planned development districts, and the Master Planned Communities. Application  
2863 processes are:

- 2864 (1) Permitted Use (P);
- 2865 (2) Conditional Use (C);
- 2866 (3) **Special Exception Use (S)**; and
- 2867 (4) Accessory Use (A).

#### 2868 **3-E-A.1.c. Development or Additional Standards**

2869 Each type of use includes a description and development standards specific to the use.

#### 2870 **3-E-A.1.d. Other Development and Design Standards**

2871 Where applicable, all types of uses shall comply with the following development and design standards:

Architectural Design Guidelines:	<a href="#">Part F, Division F Architectural Design Guidelines</a>
Exterior Lighting:	<a href="#">Part F, Division G Exterior Lighting</a>
Accessory Structures:	<a href="#">Part F, Division H Accessory Structures</a>
Landscaping:	<a href="#">Article 6, Tree Ordinance</a> <a href="#">Part F, Division I Landscaping</a>
Parking:	<a href="#">Article 8, Design and Improvement Standards</a> <a href="#">Part F, Division J Parking</a>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 2872 Sec. 3-E-A.2. Determination of Use Types

#### 2873 3-E-A.2.a. Principal Use

2874 A Principal use, as defined in [Sec. 1-15.P.\(29\)](#), is only listed in the Use Matrix. Collocated or Accessory  
2875 uses to a Principal use may be allowed and are identified in the Supplementary Use Standards of each use  
2876 type.

#### 2877 3-E-A.2.b. Collocated Use

2878 A Collocated use, as defined in [Sec. 1-15.C.\(18\)](#), may only be allowed if the Principal use is allowed in that  
2879 zoning district, and shall comply with the same approval process and development standards of the  
2880 Principal use.

#### 2881 3-E-A.2.c. Accessory Use

2882 An Accessory use, as defined in [Sec. 1-15.A.\(9\)](#), may only be allowed in a zoning district, unless specified  
2883 in the Specific Use Standards of the Principal use. Additional use standards for Accessory and Temporary  
2884 structures are included in [Part F, Division H](#).

#### 2885 3-E-A.2.d. Unlisted Use

2886 A use that is not listed in Part E of this Code shall be subject to the determination by the Planning or Zoning  
2887 Director, or his/her designee. The Director may allow the use as requested by the applicant to follow one  
2888 of the processes set forth in [Article 2 Procedures for Development Review](#), and may determine whether the  
2889 use is an intensity and nature that will cause incompatibility and significantly adverse the impacts to the  
2890 surrounding properties and/or communities.

2891 If the proposed use is determined to be most closely related to an established use within [Part E Use Types  
2892 and Standards](#), then the use is permitted and shall follow the development standards most closely related  
2893 to the established use.

2894 If the proposed use does meet the description of an established use, then the use shall be prohibited in  
2895 addition to those uses explicitly stated as prohibited in [Sec. 3-E-A.3.b. Specific Prohibited Use or Activity](#).

### 2896 Sec. 3-E-A.3. Prohibited Use or Activity

#### 2897 3-E-A.3.a. Specific Prohibited Use or Activity

2898 Prohibited uses or activities shall not be permitted in a specific zoning district, as follows:

Zoning District	Uses, Activities or Structures
All districts:	(1) Any use or activity which would create any obnoxious, corrosive, or offensive noise, gas, odor, smoke, dust, fumes, vibration or light, and which would be detrimental to other surrounding properties or to the welfare and health of the citizens in the area.
	(2) Any Agricultural pursuit as a Commercial venture or enterprise or the keeping or maintaining of any animal, reptile or rodent, as a Commercial venture or enterprise.
AR-1, AR-2, BF RS:	(3) Any Commercial Agricultural pursuit or the breeding, raising, grazing, or keeping of animals, fowl, and insects.
	(4) Boat piers and slips for Commercial docking of watercraft.
	(5) Mobile Homes.

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS

**Part D Zoning Districts and Development Standards**

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PS-2:	(6)	With respect to Assembly, Non-Profit or Membership, any activity not permitted under Section 501 (C)(3) of the Internal Revenue Code, private ownership of homes, or sale or service of alcoholic beverages.
Wells Road:	(7)	Large lounges are prohibited on any parcel of land as set forth in <a href="#">Sec. 3-D-Q.4. Wells Road Special Regulations.</a>

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2899 **Sec. 3-E-A.4. Process Threshold**

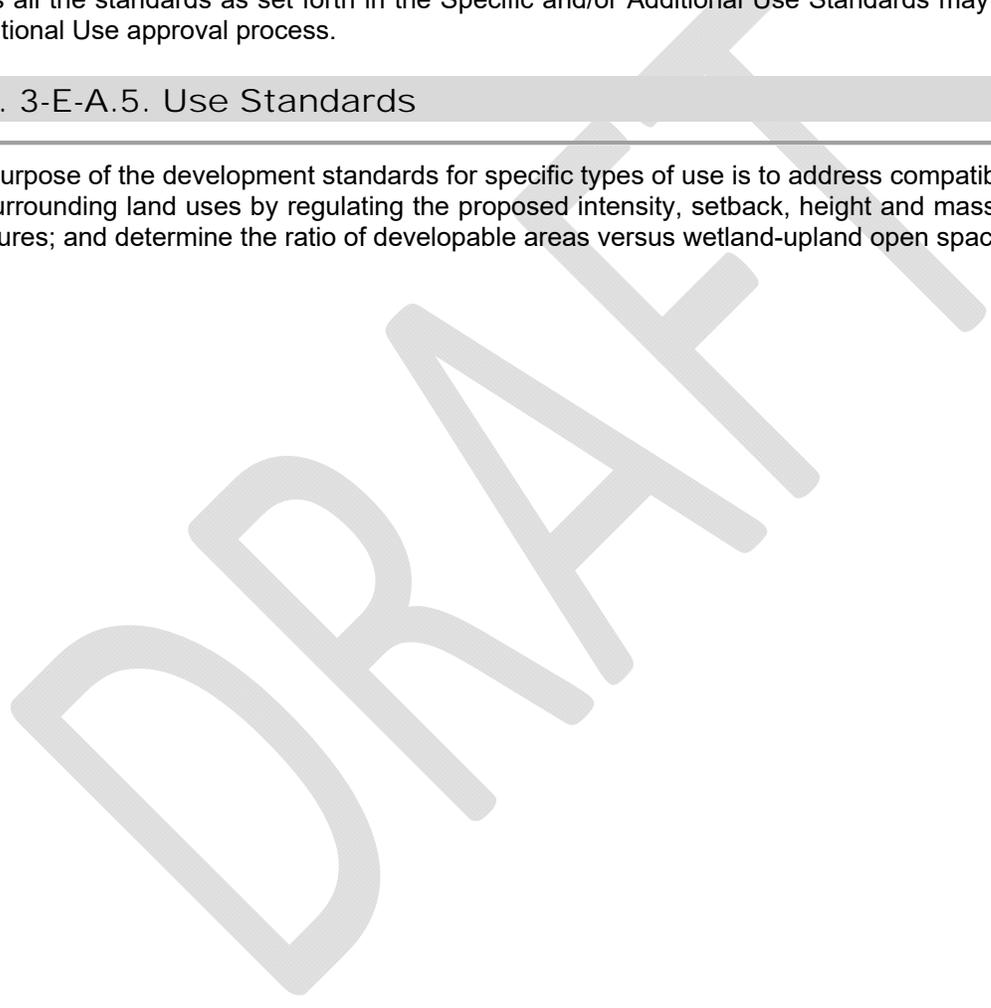
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2900 Any use that is subject to a [Special Exception](#) approval process but with a proposed lesser intensity and  
2901 meets all the standards as set forth in the Specific and/or Additional Use Standards may proceed with a  
2902 Conditional Use approval process.

2903 **Sec. 3-E-A.5. Use Standards**

---

2904 The purpose of the development standards for specific types of use is to address compatibility issues with  
2905 the surrounding land uses by regulating the proposed intensity, setback, height and mass of buildings or  
2906 structures; and determine the ratio of developable areas versus wetland-upland open spaces.



# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

2907

### DIVISION B AGRICULTURAL USES

2908

#### Sec. 3-E-B.1. Agricultural Uses

2909

All Agricultural uses within Clay County are identified in [Table 3-E-B.1.a. Agricultural Use Matrix](#) which only identifies those zoning districts or FLU categories where the Agricultural use is allowed subject to a Permitted use, Conditional use, or [Special Exception use](#) approval process based on the proposed intensity. Development standards specific to each use type shall be in compliance regardless of the approval process identified. If a use is provided at a lesser intensity than what is required, then the Planning and Zoning Director or his/her designee may allow a lesser permitted process of the application(s) and make a final decision of either approve or deny.

2916

**Table 3-E-B.1.a. Agricultural Use Matrix – Standards Zoning Districts**

	AG	AR	AR-1	AR-2	RA	RB	RC	RE	IA	PO-3	BB	BB-3	BB-4
Agricultural, Bona Fide	P	P											
Agricultural Sales and Services	C								P			P	
Agricultural Storage	P	P								P			
Agritourism	C	C											
Apiculture	P	P	C	C	C	C	C	C					
Aviculture	C	C	C	C	C	C	C	C					
Broiler House	P												
Commercial Feed Lot	C												
Plant Nursery, Retail Garden Center	P	C										P	
Plant Nursery, Wholesale		C									P		P
Equestrian Facilities	C	C	C										
Legend: <b>P</b> – Permitted Use <b>C</b> – Conditional Use <b>S</b> – (Special Exception)													

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS  
**Part D Zoning Districts and Development Standards**

2917

**Table 3-E-B.1.b. Agricultural Use Matrix – Master Planned Communities**

	BF										LAMPA					
	RS	MPC NC	MPC Village Zone	MPC Suburban	RAC	RNC	CC	AC	MU	MPC	RRSV	RC	RF	AC	VC	IVC
Agriculture, Bona Fide																
Agricultural Sales and Services																
Agricultural Storage																
Agritourism																
Apiculture																
Aviculture	C															
Broiler House																
Commercial Feed Lot																
Plant Nursery, Retail Garden Center						C	P	C				C				
Plant Nursery, Wholesale								C				C				
Equestrian Facility	C															
Legend: P – Permitted Use C – Conditional Use S – (Special Exception)																

2918 **Sec. 3-E-B.2. Agricultural, Bona Fide**

2919 **3-E-B.2.a. Description and Typical Uses**

2920 A parcel dedicated for the Commercial Agricultural use of land such as, growing, cultivating, harvesting of  
2921 agricultural crops and/or horticultural, dairy, forestry poultry, apiarian, and any form of farm products.

2922 **3-E-B.2.b. Specific Use Standards**

(1)	Dimensional Use Standards:		
(a)	Minimum Lot size:		1 acre
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable
		Animal enclosure on lots < 1 acre <sup>2</sup> :	From any lot line: 50 feet
		Animal enclosure on lots ≥ 1 acre:	From any lot line: 150 feet

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

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Footnotes:

- |   |                                                                                                                                                                                                             |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Non-Commercial keeping and raising of horses, cattle, sheep, goats, swine, and other similar farm animals 6 months of age or older shall be permitted to be raised, grazed, kept or maintained.             |
| 2 | Legal lots that are less than 1 acre shall be considered as non-conforming lots and all proposed structures shall comply with the lesser setback. Refer to <a href="#">Sec. 3-B-6. Non-Conforming Uses.</a> |

- 2923 (2) *Additional Use Standards.*
- 2924 (a) *Maximum Number of Animals.* 2 farm animals per ½ acre of land. Also refer to [Sec. 3-E-B.2.b. Footnote 1.](#)
- 2925
- 2926 (b) *Spraying.* Aerial spraying shall not be permitted.
- 2927 (c) *Agricultural Storage.* Storage on the premises of the owner's or tenant's heavy equipment including, but not limited to, the following: bulldozers, road graders, front end loaders, backhoes, well drilling equipment, trucks (unlimited tonnage).
- 2928
- 2929

2930 **3-E-B.2.c. Accessory or Collocated Uses**

**Use**

Agricultural Storage (Indoor)	Refer to <a href="#">Sec. 3-E-B.4.</a>
Agricultural Storage (Outdoor)	Refer to <a href="#">Sec. 3-E-B.4.</a>
Agritourism	Refer to <a href="#">Sec. 3-E-B.5.</a>
Keeping of Domesticated Animals	Refer to <a href="#">Sec. 3-E-I.7.</a>

2931 **Sec. 3-E-B.3. Agricultural Sales and Services**

2932 **3-E-B.3.a. Description and Typical Uses**

2933 An establishment that is engaged in the sale and/or rental of Agriculture-related products, such as feed, grain, tools, farm equipment and machinery, which includes but is not limited to tractors, harvesters, or rotary tillers.

2934

2935

2936 **3-E-B.3.b. Specific Use Standards**

(1)	Dimensional Use Standards:		
(a)	Minimum Lot size:		1 acre
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable
		Outdoor storage, repair service or display area on a lot < 1 acre <sup>1</sup> :	From any lot line: 25 feet
		Outdoor storage, repair service or display area on a lot ≥ 1 acre:	From any lot line: 50 feet

---

Footnote:

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

1 Legal lots that are less than 1 acre shall be considered as non-conforming lots and all proposed structures shall comply with the lesser setback. Refer to [Sec. 3-B-6. Non-Conforming Uses](#).

- 2937 (2) *Additional Use Standards.*  
 2938 (a) *Access.* Vehicular access shall be from an arterial or collector street.  
 2939 (b) *Outdoor Storage.* Outdoor storage visible from any Residential use shall be subject to the  
 2940 specific screening standards in [Sec. 6-8.\(5\) Perimeter Buffers](#).  
 2941 (c) *Repair Services.* Repair or maintenance of farm equipment shall be permitted if the service  
 2942 activities are carried out in an enclosed building or area.  
 2943 (d) *Buffer.* No buffer shall be required when an Agricultural use is adjacent to another  
 2944 Agricultural use.

### 2945 3-E-B.3.c. Accessory or Collocated Uses

#### Use

Agricultural Storage Refer to [Sec. 3-E-B.4.](#)

### 2946 Sec. 3-E-B.4. Agricultural Storage

#### 2947 3-E-B.4.a. Description and Typical Uses

2948 Storage of Agriculture-related tools, machinery, materials, and products. Examples of Agricultural Storage  
 2949 equipment includes, but is not limited to, the following: bulldozers, road graders, front end loaders,  
 2950 backhoes, well drilling equipment, trucks (unlimited tonnage).

#### 2951 3-E-B.4.b. Specific Use Standards

(1)	Dimensional Use Standards:		
(a)	Minimum Lot size:		5 acres
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable
		Outdoor storage area on lots < 5 acres <sup>1</sup> :	From any lot line: 50 feet
		Outdoor storage area on lots ≥ 5 acres:	From any lot line: 100 feet

#### Footnote:

1 Legal lots that are less than 5 acres shall be considered as non-conforming lots and all proposed structures shall comply with the lesser setback. Refer to [Sec. 3-B-6. Non-Conforming Uses](#).

- 2952 (2) *Additional Use Standards.*  
 2953 (a) *Hazardous Material.* The storage of hazardous materials shall comply with County, State  
 2954 or Federal applications, where applicable.  
 2955 (b) *Sales.* Sale of agricultural products, equipment and machinery shall be prohibited.  
 2956 (c) *Storage.* Products and equipment shall be stored in an enclosed building and heavy  
 2957 agricultural machinery and equipment may be stored outdoors subject to the following  
 2958 standards:

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 2959 i. Outdoor storage area adjacent to a public right-of-way or a property with  
 2960 Residential use shall be screened from view. Screening shall include a 6-foot-high  
 2961 opaque fence or wall with a 6-foot-high hedge along the entire perimeter of the  
 2962 outdoor storage area, except where gates are located.
- 2963 (d) *Storage of Petroleum Products.*
- 2964 i. Petroleum used for heating and/or cooking not to exceed 500 gallons.
- 2965 ii. Gasoline not to exceed 2,500 gallons, and fuel oil and tanks are designed for the  
 2966 storing of these products. Storage tanks and equipment must meet or exceed all  
 2967 standards of the State Fire Marshall and National Board of Fire Under writers  
 2968 Code. Wholesale or retail sale of any petroleum products is prohibited.
- 2969 (e) *Parking.* The parking of Commercial vehicles with a limit of 1 per acre shall be allowed.

### 2970 Sec. 3-E-B.5. Agritourism

#### 2971 3-E-B.5.a. Description and Typical Uses

2972 A farm or ranch for visitors to engage in Agriculture-based activities and educational opportunities that  
 2973 support bona fide agricultural production and thus provide revenue.

#### 2974 3-E-B.5.b. Specific Use Standards

(1)	Dimensional Use Standards:		
(a)	Minimum Lot size:		5 acres
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable
		Animal enclosure on lots < 5 acres <sup>1</sup> :	From any lot line: 50 feet
		Animal enclosure on lots ≥ 5 acres:	From any lot line: 150 feet

Footnote:

- 1 Legal lots that are less than 5 acres shall be considered as non-conforming lots and all proposed structures shall comply with the lesser setback. Refer to [Sec. 3-B-6. Non-Conforming Uses.](#)

#### 2975 (2) *Additional Use Standards.*

- 2976 (a) *Access.* Vehicular access shall be from an arterial or collector street.
- 2977 (b) *Outdoor Activity.* Activities such as cooking classes, yoga classes, or outdoor displays shall  
 2978 be subject to a Special Event permit approval, refer to [Sec. 3-E-J.3 Special Event.](#)

#### 2979 3-E-B.5.c. Accessory or Collocated Uses

**Use**

Retail Sales, General (produce store)	Refer to <a href="#">Sec. 3-E-D.17.</a>
Hotel or Motel (lodging)	Refer to <a href="#">Sec. 3-E-D.9.</a>
Restaurant, Class 2	Refer to <a href="#">Sec. 3-E-D-16.</a>
Agritourism (lodging)	Refer to <a href="#">Sec. 3-E-B.5.</a>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

2980 **Sec. 3-E-B.6. Apiculture**

2981 **3-E-B.6.a. Description and Typical Uses**

2982 The keeping, raising, breeding and care of honey bees maintained in movable-frame hives. Typical uses  
 2983 may include, but are not limited to Commercial bee farms and hobby beehives.

2984 **3-E-B.6.b. Specific Use Standards**

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:	Commercial:	5 acres
		Hobbyist:	Refer to Subsection <a href="#">3-E-A.7.b.(4) Hobbyist</a>
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable
		Commercial hives (colonies):	From any lot line: 50 feet
		Hobbyist hives (colonies):	From any lot line: 20 feet
(2)	Maximum Number of Beehives:		
(a)	Size of bee raising area:	Number of beehives (colonies):	
	≤ 7,500 square feet	2	
	≤ 15,000 square feet	5	
	> 15,000 square feet	5 for the first 15,000 square feet and 1 additional hive per 5,000 square feet	
(3)	<i>Additional Use Standards.</i>		
(a)	<i>Licensure.</i> The site shall be licensed by the Department of Agriculture and Consumer Services (DACS)		
(b)	<i>Hours of Operation.</i> The hives (colonies) of bees may not be manipulated between the hours of sunset and sunrise unless the hives are being moved to or from another location.		
(4)	<i>Supplemental Application Standards.</i> In addition to the applicable procedures and submittal standards as set forth in <a href="#">Article 2, Procedures for Development Review</a> , the applicant shall submit the following documents:		
(a)	<i>Site Plan.</i> Show location of proposed and/or existing beehives, dimension of spacing and separation of hives and related structures.		
(b)	<i>Narrative.</i> A description of the facility outlining the intended method of operation.		
(c)	<i>Proof of License.</i> A copy of the required license shall be submitted to the Planning and Zoning Director or his/her designee.		

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 2998 Sec. 3-E-B.7. Aviculture

#### 2999 3-E-B.7.a. Description and Typical Uses

3000 The keeping, raising, and/or breeding of exotic birds, excluding poultry. This description is intended to  
 3001 encompass aviculture activities which can result in the sale or exchange of birds.

#### 3002 3-E-B.7.b. Specific Use Standards

(1)	Dimensional Use Standards:		
(a)	Minimum Lot size:		5 acres
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable
		Animal enclosure on lots < 5 acres <sup>1</sup> :	From any lot line: 50 feet
		Animal enclosure on lots ≥ 5 acres:	From any lot line: 100

Footnote:

1 Legal lots that are less than 5 acres shall be considered as non-conforming lots and all proposed structures shall comply with the lesser setback. Refer to [Sec. 3-B-6. Non-Conforming Uses](#).

#### 3003 (2) Additional Use Standards.

3004 (a) *Licensure*. The site shall be licensed by the State Game and Fresh Water Fish  
 3005 Commission.

3006 (b) *Access*. Vehicular access shall be from an arterial or collector street.

3007 (c) *On-site Care*. The facility shall have the owner or a caretaker residing on-site to provide  
 3008 security and on-going care.

3009 (d) *Noise Alleviation*. Buildings designated for raising and breeding the birds shall be sound-  
 3010 proofed.

3011 (e) *Perimeter Buffer*. A Type D perimeter buffer shall be provided along all lot lines. For specific  
 3012 screening standards, refer to Sec. 6-8.(5) Perimeter Buffers.

3013 (f) *Sales for Hobbyists*. The sale of birds shall be in compliance with the standards as follows:

3014 i. Not more than 2 pairs of birds over 500 grams in weight shall be located in  
 3015 structures other than the principal residence.

3016 ii. No sale of feed or aviary products.

3017 iii. *Gross sales*. Receipts cannot exceed \$2,500.00 annually.

3018 (3) *Supplemental Application Standards*. In addition to the applicable procedures and submittal  
 3019 standards as set forth in [Article 2, Procedures for Development Review](#), the applicant shall submit  
 3020 the following documents:

3021 (a) *Site Plan*. Show the location, height and intended use of all existing and proposed  
 3022 structures.

3023 (b) *Narrative*. A description of the facility outlining the intended method of operation, including  
 3024 the number, types and characteristics of the birds.

3025 (c) *Proof of License*. A copy of the required license shall be submitted to the Planning and  
 3026 Zoning Director or his/her designee.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 3027 Sec. 3-E-B.8. Broiler House

#### 3028 3-E-B.8.a. Description and Typical Uses

3029 A heated structure designed and intended to raise chickens for Commercial meat production and/or mass  
3030 production egg laying.

#### 3031 3-E-B.8.b. Specific Use Standards

(1)	Dimensional Use Standards:			
(a)	Minimum Lot Size:			15 acres
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable	
		Broiler house:	From any lot line:	200 feet
(c)	Minimum Broiler House Dimensions:			654 feet by 1000 feet

#### 3032 (2) Additional Use Standards.

3033 (a) *Access.* Vehicular access shall be from an arterial or collector street.

3034 (b) *Licensure.* The facility shall comply with State and Federal rules and regulations.

3035 (3) *Supplemental Application Standards.* In addition to the applicable procedures and submittal  
3036 standards as set forth in [Article 2, Procedures for Development Review](#), the applicant shall submit  
3037 the following documents:

3038 (a) *Site Plan.* Show the location, height and intended use of all existing and proposed  
3039 structures.

3040 (b) *Narrative.* A description of the facility outlining the intended method of operation,  
3041 maintenance, and other relevant information pertinent to the facility.

3042 (c) *Proof of License.* A copy of the required license shall be submitted to the Planning and  
3043 Zoning Director or his/her designee.

### 3044 Sec. 3-E-B.9. Commercial Feed Lot

#### 3045 3-E-B.9.a. Description and Typical Uses

3046 A lot or building or combination of both for the purpose of feeding or fattening up livestock in preparation to  
3047 market or sell.

#### 3048 3-E-B.9.b. Specific Use Standards

(1)	Dimensional Use Standards:			
(a)	Minimum Lot size:			5 acres
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable	
		Animal enclosure on lots < 5 acres <sup>1</sup> :	From any lot line:	50 feet
		Animal enclosure on lots ≥ 5 acres:	From any lot line:	100 feet

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

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Footnote:

- 1 Legal lots that are less than 5 acres shall be considered as non-conforming lots and all proposed structures shall comply with the lesser setback. Refer to [Sec. 3-B-6. Non-Conforming Uses](#).
- 

- 3049 (2) *Additional Use Standards.*  
 3050 (a) *Access.* Vehicular access shall be from an arterial or collector street.  
 3051 (b) *Licensure.* The facility shall comply with State and Federal rules and regulations.  
 3052 (3) *Supplemental Application Standards.* In addition to the applicable procedures and submittal  
 3053 standards as set forth in [Article 2, Procedures for Development Review](#), the applicant shall submit  
 3054 the following documents:  
 3055 (a) *Site Plan.* Show the location, height and intended use of all existing and proposed  
 3056 structures.  
 3057 (b) *Narrative.* A description of the facility outlining the intended method of operation,  
 3058 maintenance, and other relevant information pertinent to the facility.  
 3059 (c) *Proof of License.* A copy of the required license shall be submitted to the Planning and  
 3060 Zoning Director or his/her designee.

### 3061 Sec. 3-E-B.10. Plant Nursery, Retail Garden Center

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#### 3062 3-E-B.10.a. Description and Typical Uses

3063 An establishment engaged in the retail sale of horticultural plants, sod, and other materials such as fertilizer,  
 3064 mulch, flower pots, and decorative stones for ornamental and landscaping purposes.

#### 3065 3-E-B.10.b. Specific Use Standards

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:		1 acre
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable
		Shade structure and outdoor storage area:	From any lot line: 50 feet

- 3066 (2) *Additional Use Standards.*  
 3067 (a) *Access.* Vehicular access shall be on an arterial or collector street.  
 3068 (b) *Outdoor Bulk Storage.* Any storage of bulk goods including soil, mulch, rock, or similar  
 3069 landscaping materials shall not exceed the height of 10 feet and shall require a 6-foot-high  
 3070 wall enclosure on 3 sides of the pile, refer to [Sec. 3-F-H.2 Fence, Wall and Column](#).  
 3071 (c) *Loading and Delivery.* All service areas for loading and unloading activities shall occur on  
 3072 the site.  
 3073 (d) *Perimeter Buffer.* If the retail center has a growing area adjacent to a Residential property  
 3074 line, then it shall be screened with a 6-foot-high opaque fence or hedge, refer to [Sec. 3-F-  
 3075 H.2 Fence, Wall and Column](#), where applicable.  
 3076 (e) *Security Fence.* Security fencing shall be permitted, subject to the standards in [Sec. 3-F-  
 3077 H.2 Fence, Wall and Column](#). Barbed wire or razor wire shall not be permitted.  
 3078 (f) *Hours of Operation.* If the retail center is adjacent to a property with a Residential use, then  
 3079 delivery to the center shall comply with the following hours of operation: 8:00 a.m. to 5:00

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 3080 p.m. weekdays, 9:00 a.m. to 6:00 p.m. on Saturdays. Delivery activities shall be prohibited  
 3081 on Sundays.  
 3082 (g) *Aerial Spraying*. No aerial spraying of chemicals such as fertilizers, insecticides, or any  
 3083 other chemicals may occur on the site.  
 3084 (h) *Sales*. The sale of motorized equipment shall not be permitted.

### 3085 3-E-B.10.c. Accessory or Collocated Use

#### Use

Office (Administrative)

Refer to [Sec. 3-E-D.12.](#)

### 3086 Sec. 3-E-B.11. Plant Nursery, Wholesale

#### 3087 3-E-B.11.a. Description and Typical Uses

3088 An establishment engaged in the wholesale of horticultural plants, sod, and other materials such as  
 3089 fertilizer, mulch, flower pots, and decorative stones for ornamental and landscaping purposes.

#### 3090 3-E-B.11.b. Specific Use Standards

##### (1) Dimensional Use Standards:

(a)	Minimum Lot Size:	1 acre	
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable
		Shade structure, and outdoor storage area:	From any lot line: 50 feet

##### (2) Additional Use Standards.

- 3092 (a) *Access*. Vehicular access shall be on an arterial or collector street.  
 3093 (b) *Outdoor Storage*. Any storage of bulk goods including soil, mulch, rock, or similar  
 3094 landscaping materials shall not exceed the height of 12 feet and shall have an 8-foot-high  
 3095 wall enclosure on 3 sides of the piles.  
 3096 (c) *Loading and Delivery*. All service areas for loading and unloading activities shall occur on  
 3097 the site.  
 3098 (d) *Perimeter Buffer*.  
 3099 i. Refer to [Sec. 6-8, Table 5. Perimeter Buffer Screening](#). The Planning and Zoning  
 3100 Director or his/her designee may increase the width of buffer to address  
 3101 incompatibility issues to adjacent properties.  
 3102 (e) *Security Fence*. Security fencing shall be permitted, subject to the standards in [Sec. 3-F-](#)  
 3103 [H.2 Fence, Wall, and Column](#). Barbed wire or razor wire shall not be permitted.  
 3104 (f) *Hours of Operation*. If the retail center is adjacent to a property with a Residential use, then  
 3105 delivery shall comply with the following hours of operation: 6:00 a.m. to 7:00 p.m.  
 3106 weekdays, 8:00 a.m. to 6:00 p.m. on Saturdays. Delivery activities shall be prohibited on  
 3107 Sundays.  
 3108 (g) *Aerial Spraying*. No aerial spraying of chemicals such as fertilizers, insecticides, or any  
 3109 other chemicals may occur on the site.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 3110 3-E-B.11.c. Accessory or Collocated Uses

Use	
Office (Administrative)	Refer to <a href="#">Sec. 3-E-D.12.</a>
Plant Nursery, Retail Garden Center	Refer to <a href="#">Sec. 3-E-B.10.</a>

### 3111 Sec. 3-E-B.12. Equestrian Facilities

#### 3112 3-E-B.12.a. Description and Typical Uses

3113 An establishment which is engaged in the boarding of horses for rental, riding, and other equestrian  
 3114 activities. Typical uses may include, but are not limited to: breeding, raising, and training of horses.

#### 3115 3-E-B.12.b. Specific Use Standards

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:		1 acre
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable
		Animal enclosure on lots < 1 acre <sup>1</sup> :	From any lot line: 50 feet
		Animal enclosure on lots ≥ 1 acre:	From any lot line: 150 feet

Footnote:

1 Legal lots that are less than 1 acre shall be considered as non-conforming lots and all proposed structures shall comply with the lesser setback. Refer to [Sec. 3-B-6. Non-Conforming Uses.](#)

#### 3116 (2) Additional Use Standards.

- 3117 (a) *Access.* Vehicular access shall be from an arterial or collector street.
- 3118 (b) Comply with Clay County Animal Care and Control rules and regulations.
- 3119 (c) *Maximum Number of Stalls.* 1 stall per ½ acre.
- 3120 (d) *Hours of Operation.* Outdoor activity shall be limited to 6:00 a.m. to 9:00 p.m. daily.
- 3121 (e) *Loudspeaker.* No outdoor audio address systems shall be used, except for a Special Event  
 3122 and shall be limited to the time-period of the event and subject to an approved Special  
 3123 Event permit.
- 3124 (f) *Ownership.* Horses may be owned by the owners of the establishments.

### 3125 3-E-B.12.c. Accessory or Collocated Uses

Use	
Office	Refer to <a href="#">Sec. 3-E-D.12.</a>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

3126

### DIVISION C RESIDENTIAL USES

3127

#### Sec. 3-E-C.1. Residential Uses

3128  
3129  
3130  
3131  
3132  
3133  
3134

All Residential uses within Clay County are identified in [Table 3-E-C.1.a. Residential Use Matrix](#) which only identifies those zoning districts or FLU categories where the Residential use is allowed subject to a Permitted use, Conditional use, or [Special Exception use](#) approval process based on the proposed intensity. Development standards specific to each use type shall be in compliance regardless of the approval process identified. If a use is provided at a lesser intensity than what is required, then the Planning and Zoning Director or his/her designee may allow a lesser permitted process of the application(s) and make a final decision of either approve or deny.

3135

**Table 3-E-C.1.a. Residential Use Matrix – Standard and Planned Development Districts**

	AG	AR	AR-1	AR-2	RA	RB	RC	RD-1	RD-2	RD-3	RD-4	PS-3	RE	RMHP	PUD
Community Residential Homes (CRH)(6 or less)	C	C	C	C	C	C	C	C	C	C	C	P	C		C
Community Residential Homes (CRH)(6 or more)							C		C	C	C	P			C
Mobile Home	P	P											P	P	P
Multi-Family							P								P
Single-Family Detached	P	P	P	P	P	P		P	P				P	P <sup>1</sup>	P
Single-Family Attached							P	P	P	P	P				P
Footnotes:															
1	1 Single-Family unit not less than 750 square feet indoor area use by the resident manager.														
Legend: <b>P</b> – Permitted Use <b>C</b> – Conditional Use <b>S</b> – (Special Exception)															

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

3136

**Table 3-E-C.1.b. Residential Use Matrix– Master Planned Communities**

	BF										LAMPA						
	RS	MPC NC	MPC Village Zone	MPC Suburban	RAC	RNC	CC	AC	MU		MPC	RRSV	RC	RF	AC	VC	IVC
Community Residential Homes (CRH)									C								
Community Residential Homes (CRH)(6 or more)									C								
Mobile Home																	
Multi-Family			P				P	P	P		P					P	P
Single-Family, Attached			P						P	P	P						
Single-Family, Detached	P		P	P					P	P	P	P	P				
Legend: <b>P</b> – Permitted Use <b>C</b> – Conditional Use <b>S</b> – (Special Exception)																	

3137 **Sec. 3-E-C.2. Community Residential Homes (CRH)**

3138 **3-E-C.2.a. Description and Typical Uses**

3139 A facility that provides housing and food service to residents that are not related by blood or by marriage to  
 3140 the owner, administrator, or operator of the facility. The facility provides a living environment and operates  
 3141 as the functional equivalent of a family and includes supervision and care by supportive staff as may be  
 3142 necessary to meet the physical, emotional, and social needs of the residents as defined in [Article 1, Section](#)  
 3143 [1-15.R.10. Definitions.](#)

3144 The applicant shall demonstrate that the proposed facility will not change the Residential character of the  
 3145 surrounding neighborhood by establishing an institutional ambience in the Residential community.

3146 Typical uses may include, but are not limited to, facilities that serve clients who are assigned by the  
 3147 Department of Juvenile Justice, Department of Elderly Affairs, the Agency for Persons with Disabilities, or  
 3148 the Agency for Health Care Administration.

3149 **3-E-C.2.b. Specific Use Standards**

(1)	Dimensional Use Standards:		
(a)	Minimum Separation <sup>1</sup> :	From any CRH ≤ 6 residents:	≥ 1,000 feet
		From any CRH with > 6 residents:	≥ 1,200 feet

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

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Footnote:

- 1 Separation standards may be exempt by Florida State Law for certain type of CRH. The applicant shall provide the exemption document to the Planning and Zoning Department.
- 

- 3150 (2) *Additional Use Standards.*  
3151 (a) *Access.* A CRH with 6 or less residents may be accessed from a local residential street. A  
3152 facility that exceeds 6 up to 14 residents shall be from an arterial or collector street.  
3153 (b) *Licensure.* License issued by the applicable Agencies.  
3154 (c) *Maximum Number of Residents.* 14.  
3155 (d) *Facility Access.* CRH uses with 7 to 14 residents shall provide an ADA-compliant drop-  
3156 off/pick-up area at the main public entrance to the facility.  
3157 (e) *Number of Buildings.* One or more buildings may be located on 1 lot.  
3158 (f) *Kitchens.* Facilities may include common kitchens.  
3159 (3) *Alternate Process.* Homes of 6 or fewer residents and meet the description of a CRH shall be  
3160 deemed a Single-Family unit, and may be allowed in any Residential zoning district subject to a  
3161 Permitted approval process and applicable standards.

### 3162 3-E-C.2.c. Prior Approved Group Homes

- 3163 (1) All previously approved Group Homes (Residential) that conform to the description of a CRH and  
3164 are certified by the State of Florida as of effective date of Article 3 of the Code, may continue to  
3165 exist and shall not be considered as a non-conforming use.  
3166 (2) However, if the facility is not certified or licensed by an applicable Agency, the owner or the operator  
3167 of the facility shall provide proof of license, certificate, or charter to the Planning and Zoning  
3168 Department within 1 year of the effective date of Article 3, otherwise the facility shall be immediately  
3169 ceased and vacated within 90 days. The owner or operator of the facility shall relocate the residents  
3170 to another facility or seek alternative accommodation for the residents prior to full vacation of the  
3171 facility.

### 3172 3-E-C.2.d. Pre-Application Meeting

- 3173 (1) An applicant proposing to establish a CRH shall attend a pre-application meeting to discuss the  
3174 proposed facility with the Planning and Zoning Director or his/her designee, prior to their formal  
3175 review. The Planning and Zoning Director or his/her designee, after reviewing the request with the  
3176 applicant, shall issue a letter determining compliance with the licensing, certification, number of  
3177 occupants, and location of standards.  
3178 (2) The applicant shall submit the formal application consistent with the pre-application discussion and  
3179 the response in the Planning and Zoning Director's determination letter.

## 3180 Sec. 3-E-C.3. Mobile Home

### 3181 3-E-C.3.a. Description and Typical Uses

3182 A prefabricated structure designed to be transported to a permanent site for use as a dwelling unit.

### 3183 3-E-C.3.b. Specific Use Standards

- 
- (1) Dimensional Use Standards:
- |                       |                                                                 |
|-----------------------|-----------------------------------------------------------------|
| (a) Minimum Lot Size: | Apply the standards of the lot's zoning district, if applicable |
| (b) Minimum Setback:  | Apply setbacks of the lot's zoning district, if applicable      |
-

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 3184 (2) *Additional Use Standards.*
- 3185 (a) *Removal Agreement.* If the lot on which it is located is changed or the use is no longer
- 3186 used for Bona Fide Agricultural use, then such agreement shall be provided to the Planning
- 3187 and Zoning Director and his/her designee.
- 3188 (b) *Parking.* A Mobile Home shall be parked only in a RMHP approved by the State Board of
- 3189 Health and shall be in compliance with the Florida Building Code. When such Mobile Home
- 3190 residences are parked in a lot where its zoning district permits this use, the wheels on such
- 3191 trailers shall be removed and the trailer shall be immobile.
- 3192 (c) *Skirting Standard.* Mobile Homes shall be skirted after inspection and approval pursuant to
- 3193 the Florida Building Code.

### 3194 3-E-C.3.c. Accessory or Collocated Uses

Use	
Mobile Home for Medical Hardships	Refer to <a href="#">Sec. 3-E-I.6.</a>
Caretaker's Quarter	Refer to <a href="#">Sec. 3-E-I.4.</a>

### 3195 Sec. 3-E-C.4. Multi-Family

#### 3196 3-E-C.4.a. Description and Typical Uses

3197 A classification of housing type constructed on a lot for 2 or more dwelling units which are attached. Typical

3198 uses may include, but are not limited to a duplex, triplex, fourplex, apartments, and independent living

3199 facilities.

#### 3200 3-E-C.4.b. Specific Use Standards

(1) Dimensional Use Standards:	
(a) Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(b) Minimum Setback:	Apply setbacks of the lot's zoning district, if applicable

- 3201 (2) *Additional Use Standards.*
- 3202 (a) *Access.* Vehicular access shall be from an arterial or collector street.
- 3203 (b) *Design.* Subject to Architectural standards in [Part F Adequate Public Facilities and](#)
- 3204 [Technical Development Standards.](#)
- 3205 (c) *Lake Asbury Rural Reserve (LA RRSV).* Single-Family Attached units and/or Multi-Family
- 3206 units shall not exceed a maximum of 25 percent of the total development units
- 3207 (d) *Lake Asbury Village Center (LA VC).* May allow 12 units per acre when in compliance with
- 3208 applicable standards of Article 3.
- 3209 (e) *BF NC, BF MU, and LAMPA FLU Categories.* Accessory apartments may be allowed over
- 3210 Commercial uses. These units shall be exempt from road concurrency requirements.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards



3211

3212 **3-E-C.4.c. Accessory or Collocated Uses**

3213 Refer to [Sec. 3-E-I.1. Accessory Use and Structure.](#)

3214 **Sec. 3-E-C.5. Single-Family Detached**

3215 **3-E-C.5.a. Description and Typical Uses**

3216 A classification of housing type constructed on an individual lot for 1 dwelling unit.

3217 **3-E-C.5.b. Specific Use Standards**

(1) Dimensional Use Standards:

(a)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(b)	Minimum Setback:	Apply setbacks of the lot's zoning district, if applicable

3218 (2) *Additional Use Standards.*

3219 (a) *Access.* Vehicular access shall be from an arterial or collector street.

3220 (b) *Cul-de-sac.* The required frontage of lots may be reduced by 40 percent when the lot abuts a cul-de-sac and shall be subject to the County Engineer's approval.

3221 (c) *LA Village Center (LA VC).* Single-Family Detached units shall not exceed 15 percent of the total Residential units in the VC and shall be located on the perimeter of the VC so as to provide transitioning intensity between the VC and the adjacent land uses.

3222 **3-E-C.5.c. Accessory or Collocated Uses**

3226 Refer to [Sec. 3-E-I.1.a. Accessory Use Matrix and Accessory Structure.](#)

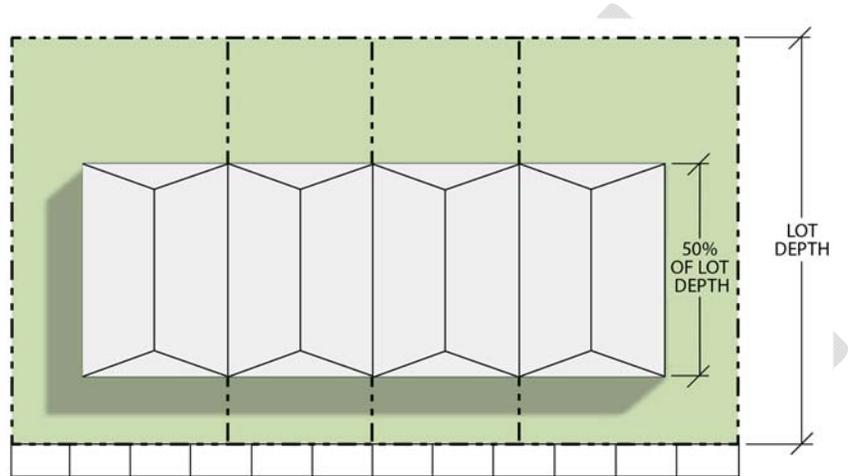
# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 3227 Sec. 3-E-C.6. Single-Family Attached

#### 3228 3-E-C.6.a. Description and Typical Uses

3229 A classification of housing type, a dwelling unit constructed on an individual lot under fee simple ownership,  
 3230 attached at least on 1 side of the wall but not more than 2 commonly shared walls. Single-Family Attached  
 3231 units are usually constructed in a row of 3 to 8 dwelling units. Typical uses may include, but are not limited  
 3232 to Townhomes.



3233

#### 3234 3-E-C.6.b. Specific Use Standards

(1)	Dimensional Use Standards:	
(a)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(b)	Minimum Setback:	Apply setbacks of the lot's zoning district, if applicable

#### 3235 (2) Additional Use Standards.

- 3236 (a) *Access.* Vehicular access shall be from an arterial or collector street.  
 3237 (b) *Design.* Subject to Architectural standards in [Part F Adequate Public Facilities and](#)  
 3238 [Technical Development Standards.](#)

#### 3239 3-E-C.6.c. Accessory or Collocated Uses

3240 Refer to [Sec. 3-E-I.1. Accessory Use and Structure.](#)

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

3241

### DIVISION D COMMERCIAL USES

3242

#### Sec. 3-E-D.1. Commercial Uses

3243

All Commercial uses within Clay County are identified in [Table 3-E-D.1.a Commercial Use Matrix](#) which only identifies those zoning districts or FLU categories where the Commercial use is allowed subject to a Permitted use, Conditional use, or [Special Exception use](#) approval process based on the proposed intensity. Development standards specific to each use type shall be in compliance regardless of the approval process identified. If a use is provided at a lesser intensity than what is required, then the Planning and Zoning Director or his/her designee may allow a lesser permitted process of the application(s) and make a final decision of either approve or deny.

3250

**Table 3-E-D.1.a. Commercial Use Matrix – Standard and Planned Development Districts**

	AG	AR	BA	BA-1	BA-2	BB	BB-1	BB-2	BB-3	BB-4	BB-5	BSC	IS	IA	BP	PCD	PID	PUD
Adult Entertainment Establishment						P	P	P	P	P	P							
Auction									P					C				
Bed and Breakfast	C	C	C															
Car Wash Facility			P					P	P									
Cocktail Lounge						P						P						
Funeral Home																		
Gas and Fuel Sales			P			P		P	P			P						
Hotel or Motel						C					C		P				P	P
Kennel	C	C							P									
Office, Business and Professional			P	P	P							P			P		P	P
Parking Facility, Commercial						C	C	C	C	P	P	P				P		
Personal Services			P	P	P		P	P				P					P	P
Restaurant, Class 1			C	C	P						P	P			P		P	
Restaurant, Class 2			P	P	P	P						P	P		P		P	P
Retail Sales, General			P	P	P	P	P	P	P	P	P	P					P	P
Retail Sales, Medical Marijuana			C	C		C	C	C				C				C		C
Self-Serve Storage Facility					C	C	C	C		P							C	
Vehicle Repair and Maintenance Facility			P						P	P								



# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

P – Permitted Use  
C – Conditional Use  
S – (Special Exception)

### 3252 Sec. 3-E-D.2 Adult Entertainment Establishment

#### 3253 3-E-D.2.a. Description and Typical Uses

3254 Any adult arcade, bookstore, theater, video store, motel, dancing establishment, or any sexually oriented  
3255 business that engages in activities where the employees, operators, or owners expose their anatomical  
3256 area for viewing by patrons, including but not limited to tanning spas, modeling studios, and massage  
3257 parlors. Refer to [Chapter 2.3 Adult Entertainment Regulations of the Clay County Code](#).

#### 3258 3-E-D.2.b. Intent

3259 The standards of this Section are intended to preserve the public peace and good order, and to safeguard  
3260 the health, safety, and welfare of the community and the citizens thereof, by establishing the locational  
3261 restrictions and standards of this Section with respect to adult entertainment and sexually oriented  
3262 businesses. These standards are in addition to those already in place for the lands subject to them based  
3263 upon their respective zoning designations.

#### 3264 3-E-D.2.c. Definitions

3265 Where applicable, the words or phrases used in this Section shall have the meanings defined in the Adult  
3266 Entertainment Regulations established under [Chapter 2.3 of the Clay County Code](#), unless the context  
3267 clearly suggests otherwise. In addition, as used in this Section, the words and phrases shall have the  
3268 meanings prescribed in applicable sections in [Sec. 1-15 Definitions](#), unless the context clearly suggests  
3269 otherwise:

#### 3270 3-E-D.2.d. Precedence

3271 Where the standards of this Section conflict with those of a particular zoning designation or of any other  
3272 provisions of the Land Development Code, the standards of this Section shall have precedence.

#### 3273 3-E-D.2.e. Specific Use Standards

(1) Dimensional Use Standards:

(a) Minimum Setback: Apply setbacks of the lot's zoning district, if applicable

(2) Additional Use Standards.

(a) *Principal Business Purpose.* With respect to an adult bookstore as defined in the Adult Entertainment standards established under [Chapter 2.3 of the Clay County Code](#), the phrase “principal business purpose” means the use of more than 10 percent of the area accessible to customers for the purpose of displaying, selling, renting, or otherwise offering to the public adult material.

(b) *Separation Standards.* Adult Entertainment Establishments shall not be permitted to be located or to operate:

i. Within 2,500 feet of any Private or Public School;

ii. Within 500 feet of any establishment that serves alcoholic beverages for consumption on premise, Place of Worship, Community Family Residence, Park, Residential zoning district or Private Services zoning district; and,

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 3286                   iii.       Within 1,000 feet of any other lawfully established and operating Adult  
3287                               Entertainment Establishment.
- 3288           (c)       *Measurement of Distances for Separation Requirements.* Shall be pursuant to [Sec. 3-A.7.a](#)  
3289                               [Measurement of Separation Distance.](#)
- 3290           (d)       *Exception for Separation Standards.* Any other provisions of the Land Development Code  
3291                               to the contrary notwithstanding, where any lot of record comprises 2 or more non-  
3292                               contiguous parcels and 1 or more, but not all, of the non-contiguous parcels meet the  
3293                               separation standards, an Adult Entertainment Establishment may be located and operated  
3294                               on any portion of such lot of record that meets such separation standards but not on any  
3295                               portion of such lot of record that does not meet such separation standards.
- 3296                   i.        *Exemption.* Restaurants operating under a valid SRX alcoholic beverage licensed  
3297                               issued by the State of Florida shall be exempt from the separation standard.
- 3298           (e)       *Prohibited Locations.* Except as indicated in the Commercial Use Matrix, no Adult  
3299                               Entertainment Establishment shall be permitted to be located or operate within the  
3300                               unincorporated area of the County. Any other provisions of the Land Development Code to  
3301                               the contrary notwithstanding, no Adult Entertainment Establishment shall be permitted to  
3302                               be located or operate upon any parcel of land that lies in whole or in part within the  
3303                               Middleburg Community or within the Wells Road Corridor.
- 3304           (f)       *Non-Conforming Uses.* Any existing and operating Adult Entertainment Establishments  
3305                               that are located within the unincorporated area of the County as of the adoption date of the  
3306                               ordinance establishing this Section, and which are not located within the permissible  
3307                               locations pursuant to the Commercial Use Matrix, shall be classified as non-conforming.
- 3308                   i.        If any such Non-Conforming Adult Entertainment Establishment voluntarily ceases  
3309                               to do business for a period of 90 consecutive days, then it shall be deemed  
3310                               abandoned and thereafter shall not reopen except in compliance with the location  
3311                               and separation distance standards of this Section.
- 3312                   ii.       A Non-Conforming Adult Entertainment Establishment shall not expand the square  
3313                               footage or cubic footage of the establishment or business beyond its existing  
3314                               dimensions.
- 3315                   iii.       Each Non-Conforming Adult Entertainment Establishment shall cease operations  
3316                               at the location by which it is non-conforming within 1 year following the adoption  
3317                               date of the ordinance establishing this Section, and thereafter may continue to  
3318                               operate only at a permissible location provided herein.
- 3319           (g)       *Change of Use as Applied to Adult Entertainment Establishments.* The conversion of a bar,  
3320                               cocktail lounge, saloon, tavern, nightclub or restaurant to an adult entertainment  
3321                               establishment or sexually oriented business shall not render the same a non-conforming  
3322                               use under [Subsection.3-E-D.2.d.\(2\)\(e\) Prohibited Locations.](#) Any conversion of a bar,  
3323                               cocktail lounge, saloon, tavern, nightclub, or restaurant to an Adult Entertainment  
3324                               Establishment shall conform to the locational standards of this Section.
- 3325                   i.        Unless the establishment selling or serving alcoholic beverages for consumption  
3326                               on premises is established prior to the adoption date of the Adult Entertainment  
3327                               Establishments ordinance; provided, this Subsection shall not apply to the  
3328                               establishment of a restaurant operating under a valid SRX alcoholic beverage  
3329                               license issued by the State of Florida.
- 3330                   ii.       Measurement of Distances for Alcoholic Beverages Establishment. Refer to [Sec.](#)  
3331                               [3-A.7.a. Measurement of Separation Distance.](#)

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 3332 Sec. 3-E-D.3. Auction

#### 3333 3-E-D.3.a. Description and Typical Uses

3334 A sale event that may occur in an enclosed building or at an outdoor site in which assets or services where  
3335 interested parties place competitive bids on such items and are sold to the highest bidder.

#### 3336 3-E-D.3.b. Specific Use Standards

(1) Dimensional Use Standards:

(a)	Minimum Lot Size:	Indoor Auction:	Apply the standards of the lot's zoning district, if applicable
		Outdoor Auction:	1 acre
(b)	Minimum Setback:	Outdoor Auction:	From outdoor display of sale items to lot line: 50 feet

3337 (2) *Additional Use Standards.*

3338 (a) *Outdoor Display for an Outdoor Auction Facility.*

3339 i. *Location.* Display shall not be located in landscape buffers, access easements or  
3340 occupy any required parking and loading spaces, and shall not block any vehicular  
3341 traffic circulation, including fire lanes.

3342 ii. All outdoor display shall be allowed at the Auction facility during the auction event  
3343 time.

3344 (b) *Outdoor Display for an Indoor Auction Facility.*

3345 i. An Indoor Auction facility may have outdoor display of sale items and shall comply  
3346 with the outdoor display setbacks in [Subsections 3-E-D.3.b.\(1\)\(b\) Minimum setback and 3-E-D.3.\(2\)\(a\) Outdoor Display for an Outdoor Auction Facility](#); and

3347 ii. Shall be limited to 30 percent of the outdoor area.  
3348

### 3349 Sec. 3-E-D.4. Bed and Breakfast

#### 3350 3-E-D.4.a. Description and Typical Uses

3351 A Single-Family residence managed and occupied by the owner of the lot providing at least 1 meal per day  
3352 and temporary sleeping accommodations for a person to rent on a daily or weekly basis.

#### 3353 3-E-D.4.b. Specific Use Standards

(1) Dimensional Use Standards:

(a)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(b)	Minimum Setback:	Apply setbacks of the lot's zoning district, if applicable

3354 (2) *Additional Use Standards.*

3355 (a) A resident owner or operator shall reside on site at all times.

3356 (b) Sales of alcohol beverages to the customers shall not be allowed at the Residential facility.

3357 (c) All additional social events such as receptions or weddings shall not be allowed, unless  
3358 subject to a Special Event permit.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 3359 (d) Any improvements or expansion of the Residential building shall be compatible with the  
 3360 general characteristics of the surrounding neighborhood, and may comply with [Part F,](#)  
 3361 [Division F Architectural Design Guidelines](#), where applicable.  
 3362 (e) All applicable regulations of the various health, building, and fire codes shall be met prior  
 3363 to the issuance of any building permits.  
 3364 (f) Overnight lodging for guests shall be limited to a maximum of 28 consecutive days.

### Sec. 3-E-D.5. Car Wash Facility

#### 3-E-D.5.a. Description and Typical Uses

A facility for the cleaning of either the exterior and/or interior of vehicles that may be self-service, automatic, or staffed by cleaners. Cleaning may include waxing and vacuuming services.

#### 3-E-D.5.b. Specific Use Standards

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:		1 acre
(b)	Minimum Setback:	Vehicle cleaning areas:	From any lot line in a Residential zoning district: 100 feet

#### (2) Additional Use Standards.

- (a) *Outdoor Screening.* All outdoor cleaning activities of a car wash facility shall be screened from view. A 6-foot-high opaque fence or wall shall be installed along the areas abutting adjacent lots or streets.  
 (b) Cleaning services may be conducted interior to a structure or exterior.

#### 3-E-D.5.c. Accessory or Collocated Uses

##### Use

Gas and Fuel Sales	Refer to <a href="#">Sec. 3-E-D.8.</a>
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### Sec. 3-E-D.6. Cocktail Lounge

#### 3-E-D.6.a. Description and Typical Uses

An establishment engaged in the preparation and sales of alcoholic beverages. Typical Uses may include any establishments (cocktail lounges, bars) that are licensed to sell and serve alcoholic beverages as defined in [F.S. § 561.01\(4\)\(a\)](#). This shall not include Restaurants that sells and serve alcoholic beverages.

#### 3-E-D.6.b. Specific Use Standards

(1)	Dimensional Use Standards:	
(a)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(b)	Minimum Setback:	Apply setbacks of the lot's zoning district, if applicable

#### (2) Additional Use Standards.

- (a) *Access.* Vehicular access shall be from an arterial or collector street.  
 (b) *Separation Criteria.*

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 3385 i. No 2 Cocktail Lounges or Bars shall be located within 1,000 lineal feet from one  
 3386 another. Refer to [Sec. 3-A.7. Measurement of Separation.](#)  
 3387 ii. A Cocktail Lounge or Bar shall be located a minimum of 250 lineal feet from a  
 3388 Place of Worship or a Private or Public School. Distance shall be measured from  
 3389 the main building entrance to the main building entrance, except that in the case  
 3390 of a Private or Public School, measurement shall be from the main building of a  
 3391 Cocktail Lounge or Bar to the closest point of the Private or Public School’s lot line.  
 3392 iii. *Exception.* Separation criteria shall not apply to a Cocktail Lounge or Bar that is  
 3393 located within a Hotel/Motel.

### 3394 Sec. 3-E-D.7. Funeral Home

#### 3395 **3-E-D.7.a. Description and Typical Uses**

3396 An establishment engaged in preparing deceased human beings for burial and managing and arranging  
 3397 memorials.

### 3398 Sec. 3-E-D.8. Gas and Fuel Sales

#### 3399 **3-E-D.8.a. Description and Typical Uses**

3400 A Commercial establishment operating primarily as a fueling station for gasoline-powered vehicles.

#### 3401 **3-E-D.9.b. Specific Use Standards**

(1)	Dimensional Use Standards:	
(a)	Minimum Lot Size:	Apply the standards of the lot’s zoning district, if applicable
(b)	Minimum Setback:	Apply setbacks of the lot’s zoning district, if applicable
(c)	Minimum Use Separation:	Measured from any lot line of a Gas and Fuel Sales use to the lot line of another Gas and Fuel Sales use: 700 feet

#### 3402 **3-E-D.8.c. Accessory or Collocated Uses**

Use	
Retail Sales, General (Convenience Store)	Refer to <a href="#">Sec. 3-E-D.17.</a>
Car Wash Facility	Refer to <a href="#">Sec. 3-E-D.5.</a>

### 3403 Sec. 3-E-D.9. Hotel or Motel

#### 3404 **3-E-D.9.a. Description and Typical Uses**

3405 A public lodging establishment providing overnight accommodations to guests for a limited period of time  
 3406 that includes amenities such as providing meals complementary or for sale, housekeeping services, and  
 3407 on-site concierge services. Typical uses may include, but are not limited to a hotel, boutique hotel, motel,  
 3408 long-term stay facility, boatel.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 3409 3-E-D.9.b. Specific Use Standards

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:		1 acre
(b)	Minimum Setback:	From all lot lines to any zoning districts or uses:	25 feet
(c)	Maximum Lot Coverage:		40 percent
(d)	Maximum Intensity:		50 units per acre

- 3410 (2) *Additional Use Standards.*
- 3411 (a) *Access.* Vehicular access shall be from an arterial or collector street.
- 3412 (b) *Floor Area.* A minimum of 350 square feet shall be provided for each sleeping room unit.
- 3413 The floor area shall be increased for additional beds or bedrooms in the unit.
- 3414 (c) *Open Space.* A total of 40 percent of the lot's area shall be dedicated for usable open space
- 3415 and/or outdoor amenities.
- 3416 (d) *Height Increase.* If multiple stories are provided for a Hotel/Motel, and the building exceeds
- 3417 35 feet, then the required setbacks shall be increased by 1 foot for each additional 2 feet
- 3418 in height, until the allowable maximum height of 75 feet has been reached.
- 3419 (e) *Waste Storage Area.* Refer to [Sec. 3-F-H.3 Waste Storage Area](#).
- 3420 (f) *Lodging Overnight to Guests.* Shall be for a limited period of time not to exceed 28
- 3421 consecutive nights.

### 3422 3-E-D.9.c. Accessory or Collocated Uses

Use	
Cocktail Lounge	Refer to <a href="#">Sec. 3-E-D-6</a> .
Office (Administration)	Refer to <a href="#">Sec. 3-E-D-12</a> .
Personal Services (Fitness Center, Spa)	Refer to <a href="#">Sec. 3-E-D-14</a> .
Restaurant, Class 2	Refer to <a href="#">Sec. 3-E-D-16</a> .

### 3423 Sec. 3-E-D.10. Kennel, Class 1

#### 3424 3-E-D.10.a. Description and Typical Uses

3425 An establishment for the boarding, sale of, training of, or treatment purposes, except in Veterinary Clinic,

3426 as allowed by these standards. A Kennel is classified under Class 1 and Class 2 based on the number of

3427 animals the establishment is licensed to keep and provide services. Typical uses may include, but are not

3428 limited to a pet grooming facility, boarding facility or Commercial pet related business.

#### 3429 3-E-D.10.b. Permitted Process

3430 A Residential use may allow a Kennel, Class 1 on site subject to approval by the Planning and Zoning

3431 Director or his/her designee, subject to the standards of this Section.

### 3-E-D.10.c. Specific Use Standards

(1)	Dimensional Use Standards:	
(a)	Minimum Lot Size:	5 acres

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

(b)	Minimum Setback:	All structures unless stated otherwise:	From any lot line:	100 feet
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- 3432 (3) *Additional Use Standards.*  
 3433 (a) *Minimum Number of Dogs and Cats.* 5 or more dogs or cats, 6-month of age or older.  
 3434 (b) *Outdoor Activities.* Outdoor activities shall be supervised and shall be limited to 7:00 a.m.  
 3435 to 9:00 p.m., and all animals shall be on a leash.  
 3436 i. Outdoor activity areas shall be setback 25 feet from all property lines.  
 3437 (c) *Waste Disposal.* All animal waste shall meet the applicable regulations of the Clay County  
 3438 Solid Waste Authority and the County Health Department.

### 3439 Sec. 3-E-D.11. Kennel, Class 2

#### 3440 3-E-D.11.a. Description and Typical Uses

3441 An establishment for the boarding, sale of, training of, or treatment purposes, except in Veterinary Clinic,  
 3442 as allowed by these standards. A Kennel is classified under Class 1 and Class 2 based on the number of  
 3443 animals the establishment is licensed to keep and provide services. Typical uses may include, but are not  
 3444 limited to a pet grooming facility or Commercial pet related business.

#### 3445 3-E-D.11.b. Specific Use Standards

(1)	Dimensional Use Standards:			
(a)	Minimum Lot Size:			5 acres
(b)	Minimum Setback:	All structures unless stated otherwise:	From any lot line:	100 feet
(c)	Minimum Square Footage of Kennel:			5,000 square feet

- 3446 (2) *Additional Use Standards.*  
 3447 (a) *Minimum Number of Dogs and Cats.*  
 3448 i. 30 dogs or more are being housed at the same time;  
 3449 ii. 10 litters or more of dogs and cats combined are breed in a single year; and/or  
 3450 iii. 30 or more dogs or cats are kept overnight or for a 24-hour period.  
 3451 (b) *Licensure.* The site must be subject to Animal Care and Control (ACC) operation standards  
 3452 and permits.  
 3453 i. (c) *Retail Sales of Dogs and Cats.* Shall comply with Sec. 4-36 of Clay County Code.  
 3454 Refer to  
 3455 <https://www.claycountygov.com/home/showdocument?id=8254&t=638079210831123563>  
 3456 (d) *Outdoor Runs.* All runs shall be hard surfaced or grassed with drains provided every 10  
 3457 feet and connected to an approved sanitary facility.  
 3458 i. An outdoor run shall be surrounded by a 6-foot-high vinyl-coated or opaque fence.  
 3459 ii. Runs shall be hard surfaced or grassed with drains provided every 10 feet and  
 3460 connected to an approved sanitary facility.  
 3461 iii. Outdoor runs may be utilized from the hours of 8:00 a.m. to 4:00 p.m. Monday  
 3462 through Friday and Sunday. On Saturday, outdoor runs may be utilized from 7:00  
 3463 a.m. to 3:00 p.m.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 3464 (e) *Waste Disposal.* All animal waste shall meet the applicable regulations of the Clay County
- 3465 Solid Waste Authority and the County Health Department.
- 3466 (f) *Outdoor Activities.* Outdoor activities shall be supervised and shall be within allowable
- 3467 hours of operation, and all animals shall be on a leash.
- 3468 (g) *Contagious Disease.* No animal having a disease harmful to humans shall be boarded or
- 3469 maintained in the facility.
- 3470 (h) *Disposal of Animals.* Animals may not be burned, buried, dismembered, or used for
- 3471 exploitative purposes while housed in the facility.
- 3472 (i) *Caretaker's Quarters.* A single Residential unit for a caretaker may be constructed on site
- 3473 subject to standards in [Sec. 3-E-I.4 Caretaker's Quarters](#).

### 3474 **3-E-D.11.c. Accessory or Collocated Uses for Kennel, Class 2**

Use	
Office (Administration)	Refer to <a href="#">Sec. 3-E-D.12</a> .
Retail Sales, General	Refer to <a href="#">Sec. 3-E-D.17</a> .
Caretaker's Quarter	Refer to <a href="#">Sec. 3-E-I.4</a> .

- 3475 (1) *Accessory Retail Sales.* Sales shall be limited to food, toys, and accessory items for dogs and cats.

### 3476 **Sec. 3-E-D.12. Office, Business and Professional**

#### 3477 **3-E-D.12.a. Description and Typical Uses**

3478 An establishment primarily providing business, professional, or financial services. Typical uses may include,  
 3479 but are not limited to attorneys, engineering offices, accounting, medical or dental offices, auditing and  
 3480 bookkeeping services, corporate and consulting services, real estate sales, insurance companies, bank  
 3481 and finance offices.

#### 3482 **3-E-D.12.b. Permitted Process**

3483 The Planning and Zoning Director or his/her designee shall have the ability to make a final decision,  
 3484 approval or denial, of a development application if the proposed intensity is less than the minimum intensity  
 3485 required.

- 3486 (1) *A Bank with Drive-Through Facilities.* A maximum of 3 or less drive-through lanes with ATM or teller
- 3487 services shall be allowed subject to a Permitted process.

#### 3488 **3-E-D.12.c. Specific Use Standards**

- 3489 (1) *Access.* Vehicular access shall be from an arterial or collector street.
- 3490 (2) BF Master Planned Community (BF MPC).
- 3491 (a) *Drive-Throughs.* For lots located in the BF MPC, Neighborhood Center, drive-throughs
- 3492 shall not be permitted for Banks or Financial Institutions.
- 3493 (3) *Administration Office.* Office space shall be allowed as an accessory use for Non-Commercial or
- 3494 business type of uses.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 3495 Sec. 3-E-D.13. Parking Facilities, Commercial

#### 3496 3-E-D.13.a. Description and Typical Uses

3497 A structure or a lot used for temporary parking of vehicles for a fee. This may also include those parking  
3498 structures that serve a Residential use and does not charge a fee.

#### 3499 3-E-D.13.b. Specific Use Standards

##### (1) Dimensional Use Standards:

- |     |                   |                                                                 |
|-----|-------------------|-----------------------------------------------------------------|
| (a) | Minimum Lot Size: | Apply the standards of the lot's zoning district, if applicable |
| (b) | Minimum Setback:  | Apply setbacks of the lot's zoning district, if applicable      |

##### 3500 (2) Additional Use Standards.

3501 (a) *Access.* Vehicular access shall be from an arterial or collector street.

3502 (b) *Parking Layout.* Shall comply with [Article 8, Design and Improvement Standards](#).

3503 (c) *Design.* Where applicable, the exterior design of a Parking Structure shall comply with [Part F, Division F, Architectural Design Guidelines](#).  
3504

### 3505 Sec. 3-E-D.14. Personal Services

#### 3506 3-E-D.14.a. Description and Typical Uses

3507 An establishment which provides or supplies the needs of customers, and includes instructional,  
3508 informational, recreational or similar services. Typical uses may include, but are not limited to, shoe repair;  
3509 dry cleaning; barber, beauty or nail salon; spas, tanning salon, artist or photographic studio, dance or music  
3510 studio, tailor or dress makers.

### 3511 Sec. 3-E-D.15. Restaurant, Class 1

#### 3512 3-E-D.15.a. Description and Typical Uses

3513 An establishment which engages in the preparation and sale of food and beverages. The establishment  
3514 may be equipped with an outdoor menu board and drive-through lanes for order and sales. Indoor seating,  
3515 minimal at-table service, disposable utensils, and over the counter payment of the food and beverages are  
3516 generally associated with this type of Restaurant.

#### 3-E-D.15.b. Specific Use Standards

##### (1) Dimensional Use Standards:

- |     |                   |                                                                 |
|-----|-------------------|-----------------------------------------------------------------|
| (a) | Minimum Lot Size: | Apply the standards of the lot's zoning district, if applicable |
| (b) | Minimum Setback:  | Apply setbacks of the lot's zoning district, if applicable      |

##### 3517 (2) Additional Use Standards.

3518 (a) *Access.* Vehicular access shall be from an arterial or collector street.

3519 (b) *Building Design.* Shall comply with [Part F, Division F Architectural Design Guidelines](#).

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 3520 Sec. 3-E-D.16. Restaurant, Class 2

#### 3521 3-E-D.16.a. Description and Typical Uses

3522 An establishment which engages in the preparation and sale of food and beverages. The establishment  
3523 provides seating, staff's assistance upon entry of the restaurant, offers food and beverage menu, patrons'  
3524 orders are provided at the table, and payment is completed after the meals. May provide take-outs and  
3525 delivery service of food and beverages.

#### 3526 3-E-D.16.b. Specific Use Standards

##### (1) Dimensional Use Standards:

- |     |                   |                                                                 |
|-----|-------------------|-----------------------------------------------------------------|
| (a) | Minimum Lot size: | Apply the standards of the lot's zoning district, if applicable |
| (b) | Minimum Setback:  | Apply setbacks of the lot's zoning district, if applicable      |

##### (2) Additional Use Standards.

- 3527 (a) *Access.* Vehicular access shall be from an arterial or collector street.
- 3528 (b) *Outdoor Dining.* Outdoor seating affiliated with a Restaurant where patrons are served and  
3529 dined shall be considered as part of the Restaurant, and shall comply with all the standards  
3530 and other applicable standards of this Code.
- 3531 (c) *Take-Out Service.* Take-out service shall be allowed if there are no exterior menu order  
3532 windows or drive-through lanes.
- 3533 (d) *Dog Friendly Restaurant.* Restaurants that allow patrons' dogs shall provide a designated  
3534 outdoor area of the Restaurant.
- 3535 i. No dog shall be allowed in a Restaurant unless allowed by State law, F.S. 509.233  
3536 and the Restaurant has received and maintains an unexpired and valid permit  
3537 allowing a deviation from the applicable FDA regulations pursuant to this  
3538 subsection allowing dogs in designated outdoor areas of the Restaurant.  
3539

### 3540 Sec. 3-E-D.17. Retail Sales, General

#### 3541 3-E-D.17.a. Description and Typical Uses

3542 A facility providing goods or commodities for sale for consumer use. Typical uses may include, but are not  
3543 limited to grocery stores, home goods stores, clothing stores, drugstores, outlet stores, automotive parts  
3544 stores, monument tombstone stores, consignment, second hand shops, and convenience stores.

#### 3545 3-E-D.17.b. Specific Use Standards

##### (1) Dimensional Use Standards:

- |     |                                        |                                                            |          |
|-----|----------------------------------------|------------------------------------------------------------|----------|
| (a) | Minimum Lot Size:                      | Flea Market:                                               | 3 acres  |
| (b) | Minimum Setback:                       | Apply setbacks of the lot's zoning district, if applicable |          |
| (c) | Minimum Separation for<br>Flea Market: | Adjacent<br>Residential<br>use lot line:                   | 500 feet |

##### (2) Additional Use Standards.

- 3546 (a) *Access.* Vehicular access shall be from an arterial or collector street.  
3547

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 3548 i. Flea Market shall have a minimum of 100 feet of frontage on a public street right-  
 3549 of-way.
- 3550 (b) *Outdoor Display.* The outdoor display of retail items or merchandise for sale shall be  
 3551 permitted for all uses except for monument tombstone stores, and allowed during hours of  
 3552 operation.
- 3553 i. Display shall be removed and stored indoors after hours; and  
 3554 ii. Display shall not block or impede pedestrian or vehicular traffic circulation.
- 3555 (c) *Loading.* Loading and delivery for large Retail Sales over 30,000 square feet shall be  
 3556 screened from view in the rear of the facility.
- 3557 (3) *Additional Use Standards for Flea Market.*
- 3558 (a) *Vested Status.* Flea Market operations located on properties less than 3 acres in size are  
 3559 exempt from [Subsections 3-E-D.17.b.\(1\)](#) and [3-E-D.17.b.\(3\)\(d\) Additional Setback](#) of this  
 3560 Section, and from the general paving and drainage standards of the Code. These  
 3561 exemptions are only applicable to entirely enclosed buildings existing prior to February 24,  
 3562 2009. Additionally, all uses shall be conducted within the building and include no outside  
 3563 storage or activities.
- 3564 (b) *Performance Standards.* The operation of these facilities shall conform to all rules and  
 3565 regulations of all governmental agencies having appropriate jurisdiction.
- 3566 (c) *Additional Setback.* No building, mobile home, trailer, mechanical device, or merchandise  
 3567 storage shall be located closer to the lot line than 100 feet.
- 3568 (4) *BF Rural Neighborhood Center (BF RNC).* Grocery stores, including integrated pharmacies with  
 3569 drive-through, shall not exceed 52,000 square feet.

### 3-E-D.17.c. Accessory and Collocated Use

Use	
Office (Administration)	Refer to <a href="#">Sec. 3-E-D.12.</a>
Warehouse	Refer to <a href="#">Sec. 3-E-H.11.</a>

## 3571 Sec. 3-E-D.18. Retail Sales, Medical Marijuana

### 3572 3-E-D.18.a. Description and Typical Uses

3573 A facility that engages in the sale and dispensary of medical cannabis, medical cannabis marijuana  
 3574 products, or devices for the use of medical cannabis products to persons with identification cards or  
 3575 qualified patients.

### 3576 3-E-D.18.b. Specific Use Standards

(1)	Dimensional Use Standards:	
(a)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(b)	Minimum Setback:	Apply setbacks of the lot's zoning district, if applicable

### 3577 (2) *Additional Use Standards.*

- 3578 (a) *Licensure.* Shall comply with applicable F.S. 381.986, as amended.
- 3579 (b) *Advertising.* No advertising may be visible to members of the public from any street,  
 3580 sidewalk, park, or other public place except the dispensing facility may have a sign that is  
 3581 affixed to the outside or hanging in the window of the premises that identifies the

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 3582 dispensary by the licensee’s business name, an approved trade name, or an approved  
 3583 logo. A trade name or logo may not contain wording or images commonly associated with  
 3584 marketing targeted toward children or which promote recreational use of marijuana.  
 3585 (b) No dispensing from the premises of marijuana or marijuana delivery devices between the  
 3586 hours of 9 p.m. and 7 a.m.  
 3587 (c) May not be located within 500 feet of the real property that comprises a Private or Public  
 3588 School.

### 3589 Sec. 3-E-D.19. Self-Serve Storage Facility

#### 3590 3-E-D.19.a. Description and Typical Uses

- 3591 A building or group of buildings in a controlled access compound that contains equal or varying size of  
 3592 individual compartmentalized, and controlled access stalls or lockers for the dead storage of the customer’s  
 3593 goods or wares. Typical uses may include, but are not limited to, Limited Access or Multi-Access storage  
 3594 facility.  
 3595 (1) A Limited Access Storage Facility has limited access points from the exterior of the storage building,  
 3596 and access to individual units is from internal hallways. Limited Access Storage facilities typically  
 3597 has multiple stories.  
 3598 (2) Multi-Access Storage Facility is typically a single story in form with multiple access points from the  
 3599 exterior of the storage building to individual units. Multi-Access Storage generally provides units  
 3600 with bay doors and outdoor storage of larger items such as vehicles or watercrafts.

#### 3601 3-E-D.19.b. Specific Use Standards

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:		2 acres
(b)	Maximum Lot Size:		5 acres
(c)	Maximum Lot Coverage:		
	i.	Multi-Access:	55 percent
	ii.	Limited Access:	40 percent
(d)	Maximum Floor Area Ratio (FAR):		80 percent
(e)	Minimum Setbacks:		
	i.	Front:	25 feet
	ii.	Side:	15 feet
	iii.	Rear:	20 feet <sup>1</sup>
(f)	Maximum Height:	≤150 feet from Residential lot line:	35 feet

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

>150 feet and ≤ 300 feet  
from Residential lot line: 55 feet

Footnote:

1 An additional 5 feet of setback when adjacent to Single-Family Residential uses.

- 3602 (2) *Additional Use Standards.*
- 3603 (a) *Access.* Vehicular access shall be from an arterial or collector street.
- 3604 (b) *Building Design.* Shall comply with [Part F, Division F Architectural Design Guidelines](#),
- 3605 where applicable.
- 3606 (c) *Caretaker's Quarter.* A Caretaker's Quarter shall be provided. Refer to [Sec. 3-E-1.4](#)
- 3607 [Caretaker's Quarters](#).
- 3608 (d) *Use of Storage Facilities.* The use of property shall be limited to dead storage, whether
- 3609 interior to the buildings or outdoor. No activities shall occur within the site which the average
- 3610 person could construe to include the manufacture, repair, or sale of goods or services.
- 3611 (e) *Prohibited Activities.* The use of the property shall not include repair or maintenance
- 3612 activities interior to the buildings or outdoor.
- 3613 (f) *Prohibited Storage Materials.* Hazardous and explosive materials shall not be stored or
- 3614 permitted within the facility.
- 3615 (3) *Additional Use Standards for Limited-Access Storage Facility.*
- 3616 (a) *Open Space.* At least 40 percent of the site shall be in open space, which may include
- 3617 Landscape buffers and other vegetated areas.
- 3618 (4) *Additional Use Standards for Multi-Access Storage Facility.*
- 3619 (a) *Internal Access.* All storage buildings shall be separated by a distance of at least 24 feet
- 3620 for driveway, loading/unloading and fire-lane purposes.
- 3621 i. All one-way aisle ways shall be 10-foot-wide loading/unloading lane, and one 15-
- 3622 foot travel lane. The loading/unloading lanes may be eliminated if the aisle way
- 3623 does not serve storage units. Painted lines shall be used to indicate parking and
- 3624 traffic direction throughout the site.
- 3625 (b) *Screening and Security.*
- 3626 i. *Wall.* A 6-foot-high wall shall be installed along the entire perimeter of an outdoor
- 3627 storage area, this wall shall be attached to the storage building. No openings of
- 3628 the wall shall be allowed unless it is secured with controlled access and for
- 3629 maintenance purpose.
- 3630 ii. *Facade.* The facade of the required wall shall be finished on both sides of the wall
- 3631 pursuant to [Sec. 3-F-C.3.c. Exterior Wall Material or Finishing](#).
- 3632 iii. *Separate Storage Buildings.* This perimeter wall shall connect separate storage
- 3633 buildings to provide visual continuity and may only be exempt if Fire Rescue
- 3634 requires emergency access.
- 3635 (c) *Open Storage.* Open storage of materials or equipment, including RV's and boat storage,
- 3636 shall be permitted, provided the area designated for open storage is set back 50 feet from
- 3637 all property lines.
- 3638 (d) *Open Space.* At least 20 percent of the site shall be in open space, which may include
- 3639 Landscape buffers and other vegetated areas.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

3640 **Sec. 3-E-D.20. Vehicle Repair and Maintenance Facility**

3641 **3-E-D.20.a. Description and Typical Uses**

3642 A facility providing repair or maintenance for automobiles, motorcycles, watercrafts, golf carts. Typical uses  
 3643 or services may include, but are not limited to, tune-up or oil change stations, replacement of muffler, brake  
 3644 pads, tires, and/or alignment.

3645 **3-E-D. 20.b. Specific Use Standards**

(1)	Dimensional Use Standards:			
(a)	Minimum Lot Size:			Apply the standards of the lot's zoning district, if applicable
(b)	Minimum Setback:			Apply setbacks of the lot's zoning district, if applicable
(c)	Minimum Use Separation:	Service areas:	From lot line when adjacent to a Residential use:	100 feet

3646 (2) *Additional Use Standards.*

- 3647 (a) *Access.* Vehicular access shall be from an arterial or collector street.
- 3648 (b) No outdoor activities or services shall be allowed in an enclosed building.
- 3649 (c) Bay doors shall not be oriented towards the street or Residential use.

3650 **3-E-D. 20.c. Accessory and Collocated Use**

<b>Use</b>	
Agricultural Sales and Services	Refer to <a href="#">Sec. 3-E-B.3.</a>

3651 **Sec. 3-E-D.21. Vehicle Sales and Rental**

3652 **3-E-D.21.a. Description and Typical Uses**

3653 Means a facility providing new or used passenger vehicles, including cars, trucks, motorcycles, recreational  
 3654 vehicles, and watercrafts for direct sale, lease, or rent to consumers.

3655 **3-E-D.21.b. Specific Use Standards**

(1)	Dimensional Use Standards:			
(a)	Minimum Lot Size:			Apply the standards of the lot's zoning district, if applicable
(b)	Minimum Setback:			Apply setbacks of the lot's zoning district, if applicable
(c)	Minimum Use Separation:	Service areas:	From lot line when adjacent to a Residential use:	100 feet

3656 (2) *Additional Use Standards.*

- 3657 (a) *Access.* Vehicular access shall be from an arterial or collector street.
- 3658 (b) Testing of vehicles on Residential streets shall not be permitted.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 3659 3-E-D.21.c. Accessory and Collocated Use

Use	
Office (Administration)	Refer to <a href="#">Sec. 3-E-D.12.</a>
Vehicle Repair and Maintenance Facility	Refer to <a href="#">Sec. 3-E-D.20.</a>

### 3660 Sec. 3-E-D.22. Veterinary Clinic

#### 3661 3-E-D.22.a. Description and Typical Uses

3662 An establishment that provides medical treatment, temporary care and/or boarding for sick animals.

#### 3663 3-E-D.22.b. Specific Use Standards

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:		1-2 acres
(b)	Minimum Setback:	From any lot line of a Non-Residential use:	50 feet
		From any lot line of a Residential use:	150 feet
	Outdoor runs:	From any lot line:	50 feet

#### 3664 (2) Additional Use Standards.

- 3665 (a) *Outdoor Runs.*
- 3666 i. An outdoor run shall be surrounded by a 6-foot-high vinyl-coated or opaque fence.
- 3667 ii. Runs shall be hard surfaced or grassed with drains provided every 10 feet and
- 3668 connected to an approved sanitary facility.
- 3669 iii. Outdoor runs may be utilized from the hours of 8:00 a.m. to 4:00 p.m. Monday
- 3670 through Friday and Sunday. On Saturday, outdoor runs may be utilized from 7:00
- 3671 a.m. to 3:00 p.m.
- 3672 (b) *Waste Disposal.* All animal waste shall meet the applicable regulations of the Clay
- 3673 County Solid Waste Authority and the County Health Department.
- 3674 (c) *Examination Rooms.* All x-ray examination rooms shall be shielded from leakage. Such
- 3675 shielding shall meet the minimum standards established by the State of Florida.
- 3676 (d) *Limitation of Use.* No on-site disposal of animal parts or remains shall be permitted, and all
- 3677 such parts and remains shall be handled while on-site and transported off-site in
- 3678 accordance with the minimum required by the State of Florida.
- 3679 (e) *Evacuation Plan.* An evacuation plan in case of natural disasters to be submitted as part of
- 3680 application for this use.

### 3681 3-E-D.22.c. Accessory or Collocated Uses

Use	
Animal Control Facility	Refer to <a href="#">Sec. 3-E-G.2.</a>

3682

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

3683

### DIVISION E RECREATION USES

3684

#### Sec. 3-E-E.1. Recreational Uses

3685 All Recreational uses within Clay County are identified in [Table 3-E-E.1.a. Recreational Use Matrix](#) which  
 3686 only identifies those zoning districts or FLU categories where the Recreational use is allowed subject to a  
 3687 Permitted use, Conditional use, or [Special Exception use](#) approval process based on the proposed  
 3688 intensity. Development standards specific to each use type shall be in compliance regardless of the  
 3689 approval process identified. If a use is provided at a lesser intensity than what is required, then the Planning  
 3690 and Zoning Director or his/her designee may allow a lesser permitted process of the application(s) and  
 3691 make a final decision of either approve or deny.

3692

**Table 3-E-E.1.a. Recreational Use Matrix – Standard Development Districts**

	AG	AR	RD	RMHP	BB	BB-1	BB-2	BB-3	BB-4	BB-5	BSC	IS	IA	IB	PO-1	PO-2	PS-2	CO	PID
Assembly, Non-Profit or Membership																	P		
Campground Park																P	C		
Community Garden																	C		
Dog Park								C									C		
Entertainment, Indoor					P	P	C	C		P	P						P		
Entertainment, Outdoor					C	C				P							P		
Golf Course																	P	P	
Golf Range					C					C							P	P	
Marina				P	C				C	C		P	P	P			P		P
Off-Road Motorsport, Motorized	C				C					C									
Off-Road Motorsport, Non-Motorized	C	C			C					C							C		
Park, Active			P	P													P	C	
Park, Passive																	P	P	P
Shooting Range, Indoor					C					C					C				
Shooting Range, Outdoor	C														C		C		

Legend:

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

P – Permitted Use  
 C – Conditional Use  
 S – (Special Exception)

3693

**Table 3-E-E.1.b. Recreational Use Matrix – Master Planned Communities**

	BF										LAMPA					
	RS	MPC NC	MPC Village Zone	MPC Suburban	RAC	RNC	CC	AC	MU	MPC	RRSV	RC	RF	AC	VC	IVC
Assembly, non-profit or membership		P			P		P	P	P						P	P
Campground Park	C															
Community Garden																
Dog Park																
Entertainment, Indoor									P							
Entertainment, Outdoor									C							
Golf Course														P		
Golf Driving Range									C					P		
Off-Road Motorsport, Motorized																
Off-Road Motorsport, Non-Motorized																
Park, Active	C	P	P	P			P	P	P	P	P	P	P			
Park, Passive	C		P	P			P	P	P	P	P	P	P			
Shooting Range, Indoor																
Shooting Range, Outdoor																
Legend: P – Permitted Use C – Conditional Use S – (Special Exception)																

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 3694 Sec. 3-E-E.2. Assembly, Non-Profit or Membership

#### 3695 3-E-E.2.a. Description and Typical Uses

3696 An establishment generally operated by a non-profit organization that offers social, educational or  
 3697 recreational activities. The establishment may offer paid membership to the organization. Typical uses may  
 3698 include, but are not limited to the Boys and Girls Club, or a fraternity or cultural organization.

#### 3699 3-E-E.2.b. Specific Use Standards

(1) Dimensional Use Standards:

(a)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(b)	Minimum Setbacks:	Apply setbacks of the lot's zoning district, if applicable

### 3700 Sec. 3-E-E.3. Campground Park

#### 3701 3-E-E.3.a. Description and Typical Uses

3702 A development, under single ownership or condominium, or cooperative ownership, or subdivided into lots,  
 3703 in which sites are utilized for the placement of recreational vehicles (RV), cabins, or tents for temporary  
 3704 use, or uses providing recreational and/or educational activities more typically of an outdoor nature and  
 3705 providing short-term day use or residential care for school-aged children. Typical uses include camps  
 3706 owned and managed by religious organizations, Girl Scouts, Boy Scouts, other youth organizations, social  
 3707 service agencies, and other similar non-profit organizations.

#### 3708 3-E-E.3.b. Specific Use Standards

(1) Dimensional Use Standards:

(a)	Minimum Lot Size:	PO-2 Zoning District:	5 acres
		All other zoning districts:	10 acres
(b)	Minimum Setback: <sup>1</sup>	All permanent structures and individual sites <sup>2</sup> :	From any lot line: 75 feet
		All outdoor accessory uses/structures <sup>3</sup> :	Adjacent to a lot with a Residential FLU or use: 75 feet
		All temporary and permanent structures within individual sites <sup>4</sup> :	From the internal access road or trail: 5 feet
(c)	Maximum Height <sup>5</sup> :	All structures unless stated otherwise:	35 feet
(2)	(a)	Maximum Intensity:	Tents or RVs: 12 RVs or 24 tents per net acre

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

		Caretaker's Quarter:	1 unit per 4 acres
	(b)	Floor Area Ratio (FAR) <sup>6</sup> :	5 percent <sup>6</sup>
(3)	(a)	Minimum Buffer:	Perimeter buffer: 25 feet, Type B
		Buffer between campsites (RVs, tents, cabins):	15 feet, vegetated

Footnotes:

1	Setbacks may be required to be increased subject to compliance with the Florida Department of Health.
2	To be measured from the lot line in a platted campground or from the road in an unplatted campground.
3	Shall include all accessory uses not located in a fully enclosed structure, such as swimming pools, ball fields and courts, and parking areas.
4	Shall apply to all shelters, including RVs, cabins, and tents; seating; fire rings; and all other accessory facilities and equipment.
5	Shall include RV's and tents.
6	Floor Area Ratio calculations shall include all permanent structures in a Campground Park, including cabins, but excluding RV's, tents, and open-air picnic shelters. May increase to 10 percent if the Campground Park has an educational center.

3709 (4) *Additional Standards.* Recreational Areas, Cabin Sites, RV Sites, Tent Sites, and Semi-Primitive  
 3710 Wilderness Camp Sites, if these facilities are provided in a Campground Park, shall be subject to  
 3711 the following:

3712 (a) *Access to Facilities.* Each site, except for Semi-Primitive Wilderness Camp Sites, shall be  
 3713 accessed from an internal road located within the boundaries of the Campground Park.  
 3714 i. *Road.* All internal roads shall be suitable to accommodate emergency vehicles and  
 3715 other traffic as required by the current edition of the Florida Fire Prevention Code.  
 3716 ii. Such roads shall have a compacted or stabilized base, which shall be approved  
 3717 by the Clay County Director of Engineering and meet the clearance standards of  
 3718 the current edition of the Florida Fire Prevention Code and [Sec.8-11. Roadway](#)  
 3719 [Design and Improvements](#).  
 3720 iii. *Semi-Primitive Wilderness Camp Sites.* These sites shall be accessed by trail or  
 3721 from a surface water body if the site includes a landing and launch area for  
 3722 watercraft.

(b)	Minimum Percentage of Total Land Area of Campground Park:	
	i. Recreational Area:	10 percent <sup>1, 2</sup>
	ii. Tent Site:	10 percent <sup>3</sup>
	iii. RV Site:	10 percent
	Cabin:	20 percent of permitted spaces or lots <sup>4</sup>
(c)	Minimum Size:	
	i. Cabin:	1,000 square feet <sup>5</sup>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

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Footnotes:

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1	At least 1 Recreational Area shall be a minimum of 20,000 square feet.
2	Shall not include retention and buffer areas.
3	Shall not include Recreational Areas, retention, and buffer areas.
4	For short-term use only.
5	Shall not exceed 5,000 square feet.

---

- 3723 (d) *Recreational Area Standards.*
- 3724 i. There shall be, at a minimum, a picnic area with picnic tables, a playground and a
- 3725 multi-use playfield.
- 3726 (e) *Tent Site Standards.*
- 3727 i. Tent sites shall be clustered away from RV sites to minimize noise and visual
- 3728 impacts.
- 3729 ii. Tent camping may also be permitted on individual RV sites.
- 3730 iii. Access. Each tent site shall abut on at least 1 internal driveway within the
- 3731 boundaries of the campground, and access to the site shall be only from such an
- 3732 internal driveway.
- 3733 (f) *RV Site Standards.*
- 3734 i. Appurtenances and Accessory Structures. Temporary appurtenances, such as
- 3735 cabanas and awnings, may be erected on a RV site as long as such appurtenances
- 3736 do not intrude into a designated buffer.
- 3737 (g) *Parking.* All sites that allow parking of vehicles shall be constructed with a stabilized pad,
- 3738 and those applicable standards pursuant to [Sec. 8-12. Parking Requirements](#) and [Sec. 8-](#)
- 3739 [12.\(7\) Construction Standards](#).
- 3740 (h) *Construction and Provision of Recreational Areas.* Construction of a required Recreation
- 3741 Area and its affiliated facilities shall be completed prior to the issuance of the first Certificate
- 3742 of Occupancy of any building/structure of the Campground Park.
- 3743 i. *Phasing.* If the Campground Park is developed under several phases, and more
- 3744 than 1 Recreational Area is provided for the Park, then a minimum of 1
- 3745 Recreational Area shall be constructed concurrently under the first development
- 3746 phase of the Campground Park.
- 3747 (i) *Campground Operation.*
- 3748 i. *Responsibilities of Campground Management.* The owner of a Campground Park
- 3749 shall at all times maintain the Park and its facilities in a clean, orderly, and sanitary
- 3750 condition.
- 3751 ii. *Length of Occupancy.* No RV, Cabin, or Tent shall be considered to be a
- 3752 permanent residence, and occupancy shall be limited to no more than 180
- 3753 consecutive days, and to no more than 200 days in 1 year.
- 3754 iii. *Property Management.* A full-time property manager shall be required and shall
- 3755 live on-site.
- 3756 iv. *Animal Control.* It shall be the responsibility of the Campground manager to ensure
- 3757 that no person in charge of an animal shall permit the animal to run at large or to
- 3758 commit any nuisance within Campground Park property.
- 3759 (5) *Supplemental Application Standards.*
- 3760 (a) *Site Plan Standards.* In addition to the submission standards pursuant to [Article 2,](#)
- 3761 [Procedures for Development Review](#), the required Site Plan shall show the following
- 3762 elements: tent, RV, semi-primitive wilderness, and cabin sites; recreational areas;
- 3763 waterfront development such as swimming areas, boardwalks, docks or canoe launch

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 3764 sites; specific buildings and their uses; buffers; driveways and roads; access points;  
 3765 drainage and grading plans, and other elements as requested by County staff.  
 3766 (b) *Platting*. If the campground is to be platted, the campground shall meet all applicable  
 3767 standards pertaining to subdivisions  
 3768 (c) *Design Standards*. Youth camps shall meet all pertinent design and other standards of the  
 3769 Florida Department of Health and Florida Department of Children and Family Services or  
 3770 their successor agencies, including but not limited to setbacks from public road rights-of-  
 3771 way, parcel boundaries, wetland and surface water protection standards; intensity of camp  
 3772 sites on the parcel; minimum camp site size; separation of animal facilities from sleeping  
 3773 and eating quarters.

### 3-E-E.3.c. Accessory or Collocated Uses

- 3775 (1) Certain facilities or services that are provided as a convenience for the guests of the Campground  
 3776 Park shall not be considered as an Accessory or Collocated Uses, as follows:  
 3777 (a) Laundry facilities;  
 3778 (b) Playgrounds and picnic areas;  
 3779 (c) Ball and game courts;  
 3780 (d) Service buildings, restrooms and shower facilities; and/or  
 3781 (e) Educational and Conference centers.  
 3782 (f) Swimming Pool and Spa. Refer to [Sec. 3-F-H.5 Swimming Pool and Spa](#).  
 3783 (2) The following may be provided in a Campground Park as an Accessory Use or Structures as  
 3784 follows:

Use <sup>1</sup>	
Caretaker's Quarter	Refer to <a href="#">Sec. 3-E-I.4.</a>
Equestrian Facilities	Refer to <a href="#">Sec. 3-E-B.12.</a>
Golf Course	Refer to <a href="#">Sec. 3-E-E.8.</a>
Golf Driving Range	Refer to <a href="#">Sec. 3-E-E.9.</a>
Offices, Administration	Refer to <a href="#">Sec. 3-E-D.11.</a>
Outdoor Shooting Range	Refer to <a href="#">Sec. 3-E-E.16.</a>
Retail Sales, General May include: Boat rental, bait, fishing, and sports accessories sales and convenience store	Refer to <a href="#">Sec. 3-E-D.15.</a>
Place of Worship	Refer to <a href="#">Sec. 3-E-G.17.</a>
Swimming Pool	Refer to <a href="#">Sec. 3-F-H.5.</a>

Footnotes:

1 Includes affiliated structures to the use.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 3785 Sec. 3-E-E.4. Community Garden

#### 3786 3-E-E.4.a. Description and Typical Uses

3787 A parcel of land that is managed and maintained by people to grow and harvest food crops and non-food  
3788 ornamental crops, such as flowers, for personal or group use, consumption, donation, or limited sale. A  
3789 Community Garden may be divided into separate plots for cultivation by 1 or more individuals, or may be  
3790 farmed collectively by a group.

#### 3791 3-E-E.4.b. Specific Use Standards

(1) Dimensional Use Standards:

(a) Minimum Setbacks: Apply the setbacks of the lot's zoning district, if applicable

3792 (2) *Additional Use Standards.*

3793 (a) *Lot Maintenance.*

3794 i. The property owner shall be responsible for maintaining the lot in an orderly and  
3795 neat condition and shall not create a visual blight or offensive odors.

3796 ii. Plots shall not be consistently weedy, untended, or filled with debris. No trash or  
3797 debris shall be stored or allowed to remain on the lot.

3798 iii. Tools and supplies shall be stored indoors or removed from the lot daily.

3799 iv. Bulk supplies shall be stored to the rear 30 percent of the lot.

3800 v. The Community Garden shall be designed, managed, and maintained to prevent  
3801 any chemical pesticide, fertilizer, or other garden waste from draining off the lot.

3802 (b) *Hours of Operation and Equipment Limitations.*

3803 i. No gardening activities may take place before sunrise or after sunset. Use of hand  
3804 tools and domestic gardening tools and equipment is encouraged.

3805 ii. Use of small power equipment, such as gas-powered tillers and edgers, is allowed;  
3806 however, gas-powered equipment greater than 10 horsepower shall be prohibited.

3807 (c) *Sustainable Gardening.* Water conservation, composting, and non-polluting, integrated  
3808 pest and pathogen management are strongly recommended.

3809 (d) *Chemical Use and Storage.*

3810 i. Organic gardening is strongly encouraged.

3811 ii. Fertilizer, pesticide, insecticide, herbicide, or agricultural chemical use shall be  
3812 consistent with label instructions and shall be in compliance with applicable  
3813 ordinances and laws.

3814 iii. Pesticides and fertilizers may only be stored on the property in a locked structure  
3815 and shall comply with all applicable standards for hazardous material use and  
3816 handling.

3817 (e) *Sale of Surplus Produce and Plants.*

3818 i. A Community Garden is not intended to be a Commercial enterprise; however,  
3819 there may be occasions of surplus.

3820 ii. Produce and plants grown in community gardens shall not be sold wholesale or  
3821 offered for sale on the premises except limited sales may occur at yard sales,  
3822 which are limited to 2 per calendar year, each for a period of no more than 72  
3823 hours.

3824 (f) *Restoration.* If operation of a community garden has been discontinued for 6 months or  
3825 more, the property owner shall level and clean the property, including removal of plant  
3826 materials, planting structures and materials, debris, and any and all accessory structures.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

3827 Additionally, the Planning and Zoning Director or his/her designee shall cause the PS-2  
 3828 zoning designation to be removed from the Official Zoning Map and shall reinstate the  
 3829 zoning district which was in effect prior to the approval of the PS-2 rezoning. Notice of  
 3830 revocation shall be mailed, by certified mail, to the property owner.

3831 (3) *Supplemental Application Standards.*

3832 (a) A notarized letter signed by the property owner giving permission for use of the lot for a  
 3833 community garden.

3834 (b) A site plan showing the lot size and dimensions, the location of the community garden  
 3835 plot(s), the location of all existing structures, and the location of all proposed structures.

3836 **3-E-E.4.c. Accessory Structures**

(1)	Dimensional Use Standards for Accessory Structures:		
(a)	Maximum Floor Area:	Enclosed structures <sup>1</sup> :	300 square feet
		Open-air structures <sup>2</sup> :	1,200 square feet

Footnotes:  
 1 Shall apply to all greenhouses, hoopouses, storage sheds, and planting preparation houses.

3837 **Sec. 3-E-E.5. Dog Park**

3838 **3-E-E.5.a. Description and Typical Uses**

3839 A definable space outdoors that may be enclosed by perimeter fencing, defined by park elements such as  
 3840 topography, landscaping or pathways or a combination of elements where people and their dogs gather for  
 3841 off leash dog activity.

3842 **3-E-E.5.b. Permitted Process**

3843 A Dog Park accessory to a PUD or Residential community may be granted a permitted use subject to  
 3844 approval by the Planning and Zoning Director or his/her designee, and the standards of this Section.

3845 **3-E-E.5.c. Specific Use Standards**

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:	BB-3 zoning district:	2 acres
		All other zoning districts:	5 acres
(b)	Minimum Setback:	Apply setbacks of the lots zoning district, if applicable	

3846 (2) *Additional Use Standards.*

3847 (a) *Limitation of Use.* Such facilities are limited to the use by domesticated canines and their  
 3848 owners.

3849 (b) *Fencing.* To protect the general public, a 6-foot high vinyl-coated chain link fence shall be  
 3850 installed along the area where dogs will be unleashed.

3851 (c) *Buffering and Screening.* The site shall be buffered from adjacent land within a Residential  
 3852 zoning district or Residential land use category by a minimum 6-foot-high opaque privacy  
 3853 fence and a vegetative buffer at least 85 percent opaque with trees planted 30 feet on  
 3854 center and a minimum of 6 feet high at time of planting.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 3855 (d) *Prohibited Activity.* No boarding, retail sales of products, or services similar to dog  
 3856 grooming shall be permitted within a Dog Park facility, unless the facility is located on  
 3857 property zoned BB-3 Specialty Business District.  
 3858 (e) *Hours of Operation.* Hours of operation shall be limited from sun up to sunset, except in  
 3859 BB-3 Specialty Business District where the hours of operation for the outside facilities only,  
 3860 will be limited from sun up to sunset.

### 3861 Sec. 3-E-E.6. Entertainment, Indoor

#### 3862 3-E-E.6.a. Description and Typical Uses

3863 An establishment which provides space, equipment rental, instruction, or guiding for indoor activities.  
 3864 Typical uses include bowling alley, climbing walls or bouldering, movie theatre, gambling place, electronic  
 3865 gaming, laser tag, and skating rink.

#### 3866 3-E-E.6.b. Specific Use Standards

##### (1) Dimensional Use Standards:

(a)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable		
(b)	Minimum Setback:	From a Daycare, Private or Public School, Place of Worship, and Government Facility:	From lot line to lot line:	1,000 feet
		From a public park:	From lot line to lot line:	500 feet
		From another Entertainment, Indoor use:	From lot line to lot line <sup>1</sup> :	5,000 feet

##### Footnote:

- 1 Refer how to measure in [Sec. 3-A.7. Measurement of Use Separation.](#)

##### 3867 (2) *Additional Use Standards.*

- 3868 (a) *Access.* Vehicular access shall be from an arterial or collector street.  
 3869 (b) *Soundproofing.* For an Indoor Entertainment establishment, the interior space shall be  
 3870 soundproofed for any noise, vibration or base sound produced by any activity occurring  
 3871 inside the building.  
 3872 (c) *Wagering.* Any use which includes pari-mutuel wagering shall be located on the premises  
 3873 of a facility that is licensed by the State of Florida pursuant to Ch. 550, Florida Statutes.  
 3874 (d) *Design.* Shall comply with, where applicable, [Part F, Division F, Architectural Design](#)  
 3875 [Guidelines.](#)  
 3876 (e) *Hours of Operation.* Hours of operation shall be limited to between 9:00 am and 10:00 p.m.  
 3877 on Sunday through Thursday and between 9:00 a.m. and 11:00 p.m. on Friday and  
 3878 Saturday.

#### 3879 3-E-E.6.c. Accessory or Collocated Uses

##### Use

Office (Administration) Refer to [Sec. 3-E-D.12.](#)

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

Restaurant, Class 2	Refer to <a href="#">Sec. 3-E-D.16.</a>
Retail Sales, General	Refer to <a href="#">Sec. 3-E-D.17.</a>

### 3880 Sec. 3-E-E.7. Entertainment, Outdoor

#### 3881 3-E-E.7.a. Description and Typical Uses

3882 A facility that provides equipment rental, instruction, or guiding for outdoor activities. Use may include  
 3883 structures for administration, storage of equipment, and gathering. Typical uses include batting cages,  
 3884 paddleboarding, climbing walls, paintball fields, racetracks, mini golf, or ziplining or ropes courses. This  
 3885 shall exclude Park, Active or Passive and Golf Course or Golf Driving Range.

#### 3886 3-E-E.7.b. Specific Use Standards

(1)	Dimensional Use Standards:			
(a)	Minimum Lot Size:			5 acres
(b)	Minimum Setback:	Adjacent to Residential FLU or Uses:	All outdoor activity area and affiliated structures:	100 feet
		From lot line:	Permanent buildings:	50 feet

#### 3887 (2) Additional Use Standards.

- 3888 (a) *Access.* Vehicular access shall be from an arterial or collector street.
- 3889 (c) *Wagering.* Any use which includes pari-mutuel wagering, such as racetracks, shall be  
 3890 located on the premises of a facility that is licensed by the State of Florida pursuant to Ch.  
 3891 550, Florida Statutes.
- 3892 (d) All gaming-related activities shall occur indoors except for golf driving range, miniature golf  
 3893 course, skating rink, playground, and playfield.

#### 3894 3-E-E.7.c. Accessory or Collocated Uses

Use	
Entertainment, Indoor	Refer to <a href="#">Sec. 3-E-E.6.</a>
Restaurant, Class 1	Refer to <a href="#">Sec. 3-E-D.15.</a>
Restaurant, Class 2	Refer to <a href="#">Sec. 3-E-D.16.</a>

### 3895 Sec. 3-E-E.8. Golf Course

#### 3896 3-E-E.8.a. Description and Typical Uses

3897 An area of land developed and maintained for playing golf.

#### 3898 3-E-E.8.b. Specific Use Standards

(1)	Dimensional Use Standards:	
(a)	Minimum Lot Size:	5 acres
(b)	Minimum Setback:	Apply setbacks of the lot's zoning district, if applicable

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 3899 (2) *Additional Use Standards.*  
 3900 (a) *Access.* Vehicular access shall be from an arterial or collector street.  
 3901 (b) *Fencing.* Fences or netting may be constructed to prevent golf balls from impacting  
 3902 adjacent uses; vehicles; and/or pedestrians, and shall comply with the following minimum  
 3903 height, when adjacent to:  
 3904 i. *Street.* 20 feet;  
 3905 ii. *Residential or Non-Residential Uses.* 15 feet.  
 3906 iii. Where deemed necessary by the Board of County Commission to protect the  
 3907 general public, safety fences may increase an additional 5 feet as required. The  
 3908 Commission may also require a landscape screen of at least 75 percent  
 3909 opaqueness to protect neighboring property from potential loss of use or  
 3910 diminishment of land value or use.

3911 **3-E-E.8.c. Accessory and Collocated Uses or Structures**

Use	
Restaurant, Class 1	Refer to <a href="#">Sec. 3-E-D.15.</a>
Restaurant, Class 2	Refer to <a href="#">Sec. 3-E-D.16.</a>
Retail Sales, General	Refer to <a href="#">Sec. 3-E-D.17.</a>
Personal Services (Spa)	Refer to <a href="#">Sec. 3-F-H.14.</a>
Golf Driving Range	Refer to <a href="#">Sec. 3-E-E.9.</a>

3912 **Sec. 3-E-E.9. Golf Driving Range**

3913 **3-E-E.9.a. Description and Typical Uses**

3914 An area of land designed and maintained for playing golf.

3915 **3-E-E.9.b. Specific Use Standards**

(1) Dimensional Use Standards:	
(a) Minimum Lot Size:	5 acres
(b) Minimum Setback:	Adjacent to Residential FLU or Use: 100 feet

- 3916 (2) *Additional Use Standards.*  
 3917 (a) *Access.* Vehicular access shall be from an arterial or collector street.  
 3918 (b) *Fencing.* A driving range less than 1,000 feet from the front of the teeing area shall have a  
 3919 minimum 35-foot-high mesh barrier along the entire width of property.

3920 **3-E-E.9.c. Accessory or Collocated Uses**

Use	
Restaurant, Class 1	Refer to <a href="#">Sec. 3-E-D.15.</a>
Restaurant, Class 2	Refer to <a href="#">Sec. 3-E-D.16.</a>
Retail Sales, General	Refer to <a href="#">Sec. 3-E-D.17.</a>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

3921 **Sec. 3-E-E.10. Marina**

3922 **3-E-E.10.a. Description and Typical Uses**

3923 An establishment which offers sales and services on boating related merchandise, small equipment or  
 3924 goods. It also provides wet storage of watercrafts, yacht club, and/or charter boat operations.

3925 **3-E-E.10.b. Specific Use Standards**

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:		5 acres
(b)	Minimum Setback:	Apply setbacks of lot's zoning district, if applicable	

3926 **3-E-E.10.c. Accessory or Collocated uses**

Use	
Bootel (Hotel/Motel)	Refer to <a href="#">Sec. 3-E-D.9.</a>
Restaurant, Class 1	Refer to <a href="#">Sec. 3-E-D.15.</a>
Restaurant, Class 2	Refer to <a href="#">Sec. 3-E-D.16.</a>
Retail Sales, General	Refer to <a href="#">Sec. 3-E-D.17.</a>

3927 **Sec. 3-E-E.11. Off-Road Motorsport, Motorized**

3928 **3-E-E.11.a. Description and Typical Uses**

3929 An area for the activity of driving or riding a motorized vehicle on unpaved surfaces such as sand, gravel,  
 3930 riverbeds, mud, snow, rocks, and other natural terrain. Typical uses may include, but are not limited to  
 3931 motocross, mudbogging, and other leisure or competitive activities with unmodified or modified motorized  
 3932 implements.

3933 **3-E-E11.b. Specific Use Standards**

(1)	Dimensional Use Standards:		
(a)	Minimum Lot size:		40 acres
(b)	Minimum Setback:	From an adjacent residence, Public or Private School and Place of Worship:	1,000 feet
		From any jurisdictional wetland:	200 feet

- 3934 (2) *Additional Use Standards.*
- 3935 (a) *Access.* Vehicular access shall be from an arterial or collector street.
- 3936 (b) *Hours of Operation.* Racing activities shall be limited to weekends only between the hours  
 3937 of 9:00 a.m. to 7:00 p.m.
- 3938 (c) *Traffic Control.* Traffic Enforcement officers shall be present during the hours of operation.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 3939 (d) *Fencing.* A 6-foot-high vinyl-coated fencing shall be provided between the racing area and  
 3940 spectator areas.
- 3941 (e) *Perimeter Buffer.* A Type C 100-foot perimeter buffer shall be provided along the entire  
 3942 boundary of the facility.
- 3943 i. Existing vegetation that meets the standards of Article 6, Tree Ordinance, may be  
 3944 allowed to satisfy the planting standards.
- 3945 (f) *Amplification.* Any amplified sound shall be subject to the Clay County Code Sec. 15-5.
- 3946 (g) *Sanitation and Waste Management.* Provision of temporary sanitation facilities are required  
 3947 in accordance with Health Department regulations. Procurement of waste pickup services  
 3948 shall be required.
- 3949 (3) *Application Submission Standards.*
- 3950 In addition to [Article 2, Procedures for Development Review](#), the applicant shall provide the  
 3951 following information as part of the submission standards:
- 3952 (a) The Site Plan shall include:
- 3953 i. Location of the racing area, with setbacks to lot lines indicated ;
- 3954 ii. Location of areas for spectators;
- 3955 iii. Parking facilities;
- 3956 iv. Location and type of barrier between racing area and spectator area;
- 3957 v. Access point(s) to the facility;
- 3958 vi. Internal circulation system;
- 3959 vii. Location of residences on adjacent properties; and
- 3960 viii. A Written statement describing the proposed activities, the frequency of events,  
 3961 and estimated number of attendees, including participants and spectators.

### 3-E-E.11.c. Accessory or Collocated Uses

#### Use

Retail Sales, General Refer to [Sec. 3-E-D.17.](#)

- 3963 (1) No alcohol sales shall be permitted.
- 3964 (2) Retail sales shall be limited to items accessory to racing and motorsport activities.

### Sec. 3-E-E.12. Off-Road Motorsport, Non-Motorized

#### 3-E-E.12.a. Description and Typical Uses

3967 A facility for the activity of driving or riding a non-motorized vehicle on unpaved surfaces such as sand,  
 3968 gravel, riverbeds, mud, snow, rocks, and other natural terrain. Typical uses may include, but are not limited  
 3969 to, bicycle motocross (BMX) and other leisure or competitive activities with unmodified or modified non-  
 3970 motorized implements.

#### 3-E-E.12.b. Specific Use Standards

(1) Dimensional Use Standards:

- |     |                   |         |
|-----|-------------------|---------|
| (a) | Minimum Lot Size: | 5 acres |
| (b) | Minimum Setback:  |         |

From building, structure or track:	To all lot lines:	50 feet
---------------------------------------	-------------------	---------

3972

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 3973 (2) *Additional Use Standards.*
- 3974 (a) *Access.* Vehicular access shall be from an arterial or collector street.
- 3975 (b) *Performance Standards.* The operation of these facilities shall conform to all rules and regulations of all governmental agencies having appropriate jurisdiction.
- 3976
- 3977 (c) No alcohol sales shall be permitted.
- 3978 (d) Retail sales shall be limited to items accessory to non-motorsport activities.
- 3979 (e) *Fencing.* A 6-foot-high vinyl-coated fencing shall be provided between the racing area and
- 3980 spectator areas.

### 3981 3-E-E.12.c. Accessory and Collocated Uses

Use	
Retail Sales, General	Refer to <a href="#">Sec. 3-E-D.17.</a>

### 3982 Sec. 3-E-E.13. Park, Active

#### 3983 3-E-E.13.a. Description and Typical Uses

3984 A facility that may be owned and operated by either a public or private entity that consists of buildings or

3985 structures that are primarily used to accommodate indoor and outdoor athletic equipment and activities and

3986 may be owned and operated by either a private or public entity. The facility may also have outdoor athletic

3987 fields or courts for different types of sport activities, which may include but are not limited to tennis courts,

3988 pickleball courts, ball fields, swimming pools, shuffleboard courts and lawn bowling. Typical uses include

3989 playgrounds and recreational facilities.

#### 3990 3-E-E.13.b. Specific Use Standards

(1) Dimensional Use Standards:		
(a) Minimum Lot Size:		5 acres
(b) Minimum Setback:	Adjacent to Residential FLU or use:	100 feet
	From lot line to a Swimming Pool:	Refer to <a href="#">Sec. 3-F-H.5. Swimming Pool and Spa</a>
	From lot line to a Tennis Court:	25 feet
	From lot line to an Athletic Field:	50 feet
	From lot line to a Playground:	50 feet
	From lot line to a Campground:	100 feet
	From lot line to an Entertainment, outdoor use:	150 feet
	From lot line to all other structures, unless stated otherwise:	25 feet
	From lot line of another Entertainment, Indoor use <sup>1</sup> :	5,000 feet

Footnote:

- 1 Refer how to measure in [Sec. 3-A.7. Measurement of Use Separation.](#)

- 3991 (2) Additional Use Standards:

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 3992 (a) *Access.* Vehicular access shall be from an arterial or collector street with a minimum  
3993 frontage of 100 feet for the primary Park access.
- 3994 (b) *Parking and Loading.* In addition to [Sec. 8-12. Parking Requirements](#) and [Appendix A](#)  
3995 [Parking Space Requirements](#), the following use or activity shall provide the following:  
3996 i. Entertainment, outdoor. 5 spaces for each acre of this use.
- 3997 (c) *Fencing and Screening.* Where deemed necessary by the Board of County Commission to  
3998 protect the general public, safety fences up to a height of 10 feet may be required. The  
3999 Commission may also require a landscape screen of at least 75 percent opaqueness to  
4000 protect neighboring property from potential loss of use or diminishment of land value or  
4001 use.
- 4002 (d) *Performance Standards.* The operation of these facilities shall conform to all rules and  
4003 regulations of all governmental agencies having appropriate jurisdiction and to the  
4004 performance standards of this Ordinance.
- 4005 (e) *Public Park.* For additional standards of a Public Park, refer to [Sec. 3-F.D. Parks and](#)  
4006 [Recreation](#).

### 3-E-E.13.c. Accessory and Collocated Uses

#### Use

Office (Administration)	Refer to <a href="#">Sec. 3-E-D.12.</a>
Shooting Range, Outdoor	Refer to <a href="#">Sec. 3-E-E.16.</a>
Entertainment, Outdoor	Refer to <a href="#">Sec. 3-E-E.7.</a>
Marina	Refer to <a href="#">Sec. 3-E-E.10.</a>
Caretaker's Quarter	Refer to <a href="#">Sec. 3-E-I.4.</a>

### 4008 Sec. 3-E-E.14. Park, Passive

#### 4009 3-E-E.14.a. Description and Typical Uses

4010 An area that may be owned and operated by either a public or private entity that consists of low intensity  
4011 type of recreational activities such as trails, shade structures, water bodies for non-motorized vehicles,  
4012 vegetation preserves with man-made or natural geographical features. Typical uses may include, but are  
4013 not limited to, botanical gardens, wildlife management, and green space.

#### 4014 3-E-E.14.b. Specific Use Standards

(1) Dimensional Use Standards:	
(a) Minimum Lot Size:	5 acres

### 4015 Sec. 3-E-E.15. Shooting Range, Indoor

#### 4016 3-E-E.15.a. Description and Typical Uses

4017 An enclosed facility, designed specifically for the usage of firearms and ammunitions for the purpose of  
4018 training, practice, competitions, or recreation.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 4019 3-E-E.15.b. Specific Use Standards

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:	1 acre	
(b)	Minimum Setback:		
	i.	Front:	25 feet
	ii.	Rear:	25 feet
	iii.	Side:	20 feet
	iv.	Corner:	25 feet, 30 feet to public right-of- way

- 4020 (2) *Additional Use Standards.*
- 4021 (a) *Access.* Vehicular access shall be from an arterial or collector street.
- 4022 (b) *Minimum Room Length.* The room length in which the actual firing range is to be built shall be at least 75 feet long for a 50-foot range, to allow a minimum of 8 feet each for the bullet stop and firing line, and a 9-foot assembly and supervisory area.
- 4023
- 4024
- 4025 (c) *Minimum Firing Point Width.* The minimum firing point width shall be 3.5 feet. The Firing Point is that part of the range immediately in the rear of the firing line from which firing takes place.
- 4026
- 4027
- 4028 (d) *Soundproofing.* The facility shall be soundproofed for any noise, vibration, or base sound produced by any activity occurring inside the building.
- 4029
- 4030 (e) *Permit.* The facility shall comply with the Florida Building Code.

### 4031 3-E-E.15.c. Accessory Uses

Use	
Office (Administration)	Refer to <a href="#">Sec.3-E-D.12.</a>
Retail Sales, General	Refer to <a href="#">Sec. 3-E-D.17.</a>
Shooting Range, Outdoor	Refer to <a href="#">Sec. 3-E-E.16.</a>

### 4032 Sec. 3-E-E.16. Shooting Range, Outdoor

#### 4033 3-E-E.16.a. Description and Typical Uses

4034 A facility designed specifically for the usage of firearms and ammunitions for the purpose of training, practice, competitions, or recreation in the open fields. Typical uses may include, but are not limited to skeet shooting and archery.

4035

4036

#### 4037 3-E-E.16.b. Specific Use Standards

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:	5 acres	
(b)	Minimum Setback:	Enclosed buildings:	Apply the setbacks of the lot's zoning district, if applicable
		Outdoor shooting areas:	

- 4038 (2) *Additional Use Standards.*
- 4039 (a) *Access.* Vehicular access shall be from an arterial or collector street.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 4040 (b) *Shotguns.* Ranges for shotguns only permitted in PS-2 district subject to NRA design and  
 4041 construction guidelines.
- 4042 (c) *Skeet Shooting.*
- 4043 i. The minimum area for a skeet shooting range shall be a minimum cleared area of  
 4044 100 yards with a 300-yard safety zone.
- 4045 ii. There shall be a 26 feet 8-3/8-inch chord between stations.
- 4046 iii. There shall be a minimum of 40 yards between high and low houses.
- 4047 (d) *Trapshooting.*
- 4048 i. The space required for trapshooting shall be a minimum cleared area of 100 yards  
 4049 with a 300-yard safety zone.
- 4050 ii. The minimum permissible target angle shall be 94 degrees.
- 4051 iii. There shall be a minimum of 9 feet between firing points spaced 3 feet apart.
- 4052 (e) *Rifle Ranges and Muzzle Loaders.*
- 4053 i. Each range shall be adjoined on its left and right by a safety zone extending  
 4054 downrange.
- 4055 ii. Firing lines may be covered or opened.
- 4056 iii. There shall be a 6-foot minimum spacing for firing points.
- 4057 iv. Backstops shall be required, and shall be capable of stopping and containing  
 4058 projectiles used on the range, with a height of 30 feet.
- 4059 (f) *Handguns.*
- 4060 i. There shall be a 6-foot minimum spacing for firing points.
- 4061 ii. Firing lines may be covered or uncovered.
- 4062 iii. Backstops shall be required which contain no material that would increase the  
 4063 possibility of ricochet, and have the capability of containing projectiles used on  
 4064 range. The backstop height span shall be 30 feet and shall extend 25 feet to each  
 4065 side of the target line.
- 4066 (g) *Archery.*
- 4067 i. The minimum length of the range shall be 196 feet from firing points to targets.  
 4068 Bunkers behind the targets shall be installed.
- 4069 ii. The minimum width of the range shall be 60 feet, and each target shall be  
 4070 separated from adjoining targets by at least 6 feet.
- 4071 iii. Unobstructed Space. A 45-foot setback shall be required behind and to either side  
 4072 of the range and shall be clear and free from hard objects.
- 4073 iv. Targets shall have a minimum space of 30 feet on each side of the range.
- 4074 (h) Alternative design standards from the National Rifle Association or another recognized set  
 4075 of shooting range design standards may be substituted for the construction range  
 4076 components.

### 3-E-E.16.c. Accessory Uses

Use	
Office (Administration)	Refer to <a href="#">Sec.3-E-D.12.</a>
Retail Sales, General	Refer to <a href="#">Sec.3-E-D.17.</a>
Shooting Range, Indoor	Refer to <a href="#">Sec. 3-E-E.15.</a>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 4078 DIVISION F TRANSPORTATION USES

#### 4079 Sec. 3-E.F.1. Transportation Uses

4080 All Transportation uses within Clay County are identified in [Table 3-E-C.1.a. Transportation Use Matrix](#)  
 4081 which only identifies those zoning districts or FLU categories where the Transportation use is allowed  
 4082 subject to a Permitted use, Conditional use, or [Special Exception use](#) approval process based on the  
 4083 proposed intensity. Development standards specific to each use type shall be in compliance regardless of  
 4084 the approval process identified. If a use is provided at a lesser intensity than what is required, then the  
 4085 Planning and Zoning Director or his/her designee may allow a lesser permitted process of the application(s)  
 4086 and make a final decision of either approve or deny.

4087 **Table 3-E-F.1.a. Transportation Use Matrix – Standard and Planned Development Districts**

	<u>AG</u>	<u>IB</u>	<u>PO-1</u>	<u>PO-3</u>	<u>PID</u>
Airport		P		P	P
Heliport or Helipad	C	P			P
Landing Strip	C	P			P
Transportation Facility			P		
Legend: <b>P</b> – Permitted Use <b>C</b> – Conditional Use <b>S</b> – (Special Exception)					

**Table 3-E-F.1.b. Transportation Use Matrix – Master Planned Communities**

	BF										LAMPA					
	RS	MPC NC	MPC Village Zone	MPC Suburban	RAC	RNC	CC	AC	MU	MPC	RRSV	RC	RF	AC	VC	IVC
Airport																
Heliport or Helipad																
Landing Strip																
Transportation Facility										C				C	C	
Legend: <b>P</b> – Permitted Use <b>C</b> – Conditional Use <b>S</b> – (Special Exception)																

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 4088 Sec. 3-E-F.2. Airport

#### 4089 3-E-F.2.a. Description and Typical Uses

4090 Airport means a facility that is operated and maintained by a public or private entity, allowing, and providing  
 4091 services for landing and taking-off activities for aircrafts that usually has paved runways with extended  
 4092 facilities such as maintenance facilities, parking areas, control tower, terminals, and hangars.

#### 4093 3-E-F.2.b. Specific Use Standards

(1) Dimensional Use Standards:

(a)	Minimum Lot Size:		Not Applicable
(b)	Minimum Setback:	All landing strip, terminals, hangars, and parking areas:	From the outer edge of a landing strip to the adjacent Residential lot line: 1,500 feet

4094 (2) *Additional Use Standards.*

4095 (a) *Licensure.* The development and operation of these facilities shall conform to all rules and  
 4096 regulations of the appropriate State agencies and the Federal Aviation Administration.

#### 4097 3-E-F.2.c. Accessory or Collocated Uses

##### Use

Landing Strip	Refer to <a href="#">Sec. 3-E-F.4.</a>
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### 4098 Sec. 3-E-F.3. Heliport or Helipad

#### 4099 3-E-F.3.a. Description and Typical Uses

4100 (1) Heliport is a facility that is designed to allow helicopters or similar aircrafts that can perform vertical  
 4101 take-offs and landings.

4102 (2) Helipad is an area that allows a helicopter to take-off and land, and usually does not accompany  
 4103 Commercial facilities.

#### 4104 3-E-F.3.b. Specific Use Standards

(1) Dimensional Use Standards:

(a)	Minimum Lot Size:		Apply setbacks of the lot's zoning district, if applicable
(b)	Minimum Setback:	Heliport or Helipad:	From all structures and parking areas: 25 feet

4105 (2) *Additional Use Standards.*

4106 (a) *Licensure.* The development and operation of these facilities shall conform to all rules and  
 4107 regulations of the appropriate State agencies and the Federal Aviation Administration.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 4108 3-E-F.3.c. Accessory or Collocated Uses

Use	
Helipad	Refer to <a href="#">Sec. 3-E-F.3.</a>

### 4109 Sec. 3-E-F.4. Landing Strip

#### 4110 3-E-F.4.a. Description and Typical Uses

4111 A facility that is designed to accommodate landing and take-off activities of aircrafts and may include  
 4112 facilities or structures that serve the functions of a landing strip in areas such as in a Residential aviation  
 4113 community or private landing strips.

#### 4114 3-E-F.4.b. Specific Use Standards

(1)	Dimensional Use Standards:			
(a)	Minimum Lot Size:			10 acres
(b)	Minimum Setback:	Landing strip:	From a Residential structure:	1,500 feet

4115 (2) Additional Use Standards:

4116 (a) *Licensure.* The development and operation of these facilities shall conform to all rules and  
 4117 regulations of the appropriate State agencies and the Federal Aviation Administration.

### 4118 Sec. 3-E-F.5. Transportation Facility

#### 4119 3-E-F.5.a. Description and Typical Uses

4120 An area that is utilized for loading and unloading passengers including, bus, train, watercraft, and other  
 4121 forms of transportation operated by a public or private entity such as, bus stations (not bus stops, e.g., grey  
 4122 hound), train stations, or cruise line terminals (excluding airports or heliports).

#### 3-E-F.5.b. Specific Use Standards

(1)	Dimensional Use Standards:			
(a)	Minimum Lot Size:			Apply the standards of the lot's zoning district, if applicable
(b)	Minimum Setback:	Transportation Facility:	From any lot line with a Residential use:	100 feet
			From any lot line with a Non-Residential use:	50 feet
		On-site vehicular circulation area:	From any lot line:	150 feet

4123 (2) Additional Use Standards:

4124 (a) *Access.* Vehicular access shall be from an arterial or collector street.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 4125 (b) *Openings of Facility.* Any building opening for vehicle access shall not face any Residential
- 4126 FLU or uses.
- 4127 (c) *Building Design.* Shall comply with applicable section of [Part F, Division F Architectural](#)
- 4128 [Design Guidelines.](#)
- 4129 (d) *Passenger Drop-off and Pick-up Area.* A designated area shall be provided for drop-off and
- 4130 pick-up passengers. A sidewalk with a minimum width of 8 feet shall be provided and
- 4131 connected to the main entrance of the facility.
- 4132 (e) *On-Site Parking.* Refer to [Part F, Division K Parking.](#)

### 4133 3-E-F.5.c. Accessory or Collocated Uses

Use	
Office (Administrative)	Refer to <a href="#">Sec. 3-E-D.12.</a>
Restaurant, Class 1	Refer to <a href="#">Sec. 3-E-D.15.</a>
Restaurant, Class 2	Refer to <a href="#">Sec. 3-E-D.16.</a>
Personal Services	Refer to <a href="#">Sec. 3-E-D.14.</a>

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# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 4134 DIVISION G INSTITUTIONAL AND PUBLIC AND PRIVATE 4135 FACILITIES USES

#### 4136 Sec. 3-E-G.1. Institutional and Public and Private Facilities Uses

4137 All Institutional and Public and Private Facilities uses within Clay County are identified in [Table 3-E-G.1.a.](#)  
4138 [Institutional and Public and Private Facilities Use Matrix](#) which only identifies those zoning districts or FLU  
4139 categories where the Institutional and Public and Private Facilities use is allowed subject to a Permitted  
4140 use, Conditional use, [or Special Exception use](#) approval process based on the proposed intensity.  
4141 Development standards specific to each use type shall be in compliance regardless of the approval process  
4142 identified. If a use is provided at a lesser intensity than what is required, then the Planning and Zoning  
4143 Director or his/her designee may allow a lesser permitted process of the application(s) and make a final  
4144 decision of either approve or deny.

4145 **Table 3-E-G.1.a. Institutional and Public and Private Facilities Use Matrix – Standard and**  
4146 **Planned Development Districts**

	AG	AR	AR-1 & 2	RA	RB	RC	RD	RE	RMHP	BA	BA-1	BA-2	BB to BB-5	BSC	IS	IA	IB	BP	PCD	PID	PUD
Animal Control Facility	P												P		P	P	P				
Auditorium or Arena													C	C					C		
Avian Sanctuary	P	C																			
Cemetery																		C			
College and University																		P			
Correctional Facility																					
Crematorium																		C			
Daycare	C	C	C	C	C	C	C	C	C	C	C		C	C				C	C		C
Event Center		C												C				C	C		
Government Facility														P					C		
Hospital																		P			
Land Debris Disposal Facility	C	C	C							C	C	C	C	C	C	C	C	C	C	C	C
Medical Facility																		P			
Nursing Facility 1																					
Nursing Facility 2																					
Place of Worship	C	C	C	C	C	C	C	C	C	C	C		C	C					C		C





# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

Land Debris Disposal Facility																		
Medical Facility						C	P	P							P	P	P	
Nursing Facility 1		P	P			P			P							P	P	
Nursing Facility 2		P	P			P			P							P	P	
Place of Worship	P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	
Private or Public School	C	P				P	P	P	P		P		P	P	P	P	P	
Public Assembly																		
Recycling Center																		
Renewable Energy Farm								C	C									
Sanitary Landfill (Class I & II)																		
Transfer Station																		
Utility Facility, Major																		
Utility Facility, Minor	P	P	P	P			P	P	P			P	P	P	P	P	P	
Vocational School		P				P			C		P			P				
Telecommunication Facility							C	C	C							C	C	C

4151 **Sec. 3-E-G.2. Animal Control Facility**

4152 **3-E-G.2.a. Description and Typical Uses**

4153 A place operated by or under contract for the State, County, or any municipal corporation or political  
 4154 subdivision of the State for the purpose of impounding or harboring seized, stray, homeless, abandoned,  
 4155 or unwanted dogs, cats, and other animals.

4156 **3-E-G.2.b. Specific Use Standards**

(1) Dimensional Use Standards:				
(a)	Minimum Lot Size:			5 acres
(b)	Minimum Setback:	All structures unless stated otherwise:	From any lot line of a Non-Residential use:	350 feet
			From any lot line of a Residential use:	500 feet
		Animal enclosure:	From any lot line of a Non-Residential use:	200 feet
			From any lot line of a Residential use:	350 feet

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 4157 (2) Additional Use Standards:
- 4158 (a) *Outdoor Runs.* Runs shall be hard surfaced or grassed with drains provided every 10 feet
- 4159 and connected to an approved sanitary facility. Outdoor runs may be utilized from the hours
- 4160 of 8:00 a.m. to 4:00 p.m. Monday through Friday and Sunday. On Saturday, outdoor runs
- 4161 may be utilized from 7:00 a.m. to 3:00 p.m.
- 4162 (b) *Examination Rooms.* All x-ray examination rooms shall be shielded from leakage. Such
- 4163 shielding shall meet the minimum standards established by the State of Florida.
- 4164 (c) *Limitation of Use.* No on-site disposal of animal parts or remains shall be permitted, and all
- 4165 such parts and remains shall be handled while on-site and transported off-site in
- 4166 accordance with the minimum required by the State of Florida.
- 4167 (d) *Sound.* The noise from the facility shall be attenuated from residential areas.
- 4168 (e) *Breeding.* Animals shall not be bred under this use.
- 4169 (f) *Evacuation Plan.* An evacuation plan in case of natural disasters shall be submitted as part
- 4170 of application for this use.
- 4171 (g) *Private Services (PS-3) District.* Animal Clinics zoned PS-3 on or before February 22, 2011
- 4172 and developed consistent with the permitted use under a previous approval may be
- 4173 undertaken or continued thereon, and may lawfully continue thereafter. No parcel shall be
- 4174 rezoned to PS-3 for use as an Animal Clinic unless application has been filed on or before
- 4175 February 22, 2011.

### 4176 Sec. 3-E-G.3. Auditorium or Arena

#### 4177 3-E-G.3.a. Description and Typical Uses

4178 A facility where an audience sits or stands to watch an activity or competition. Typical uses may include

4179 sports arenas, stadiums, racetracks, and concert halls.

#### 4180 3-E-G.3.b. Specific Use Standards

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:		5 acres
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable
(c)	Minimum Frontage:		400 feet
(d)	Minimum Use Separation:		From lot line when adjacent to a Residential zoning district or use: 400 feet
			From lot line when adjacent to a Non-Residential zoning district or use: 500 feet

- 4181 (2) Additional Use Standards:
- 4182 (a) *Access.* Vehicular access shall be from an arterial or collector street.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 4183 Sec. 3-E-G.4. Avian Sanctuary

#### 4184 3-E-G.4.a. Description and Typical Uses

4185 A designated area where birds are protected and allowed to thrive and can be found in many different  
 4186 places, ranging from natural ecosystems to man-made structures. It is a safe environment to ensure bird  
 4187 species do not become extinct and may also be used to rehabilitate injured or orphaned birds. This use  
 4188 does not include poultry animals such as chickens, ducks, and turkeys.

#### 4189 3-E-G.4.b. Specific Use Standards

(1) Dimensional Use Standards:

(a)	Minimum Lot Size:		7 acres
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable

(2) Additional Use Standards:

- 4191 (a) *Perimeter Buffer.* A Type D Perimeter Buffer shall be provided along all lot lines. For  
 4192 specific screening standards, refer to [Sec. 6-8.\(5\) Perimeter Buffers](#). Plant species that are  
 4193 not listed in [Table 2. of Sec. 6-3 Landscape Design](#) may be permitted if the species provide  
 4194 food for the birds and are approved by the Planning and Zoning Director or his/her  
 4195 designee.  
 4196 (b) *Licensure.* The facility shall be licensed by the applicable State Agencies.

#### 4197 3-E-G.4.c. Accessory Uses

**Use**

Caretaker's Quarter	Refer to <a href="#">Sec. 3-E-1.4.</a>
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### 4198 Sec. 3-E-G.5. Cemetery

#### 4199 3-E-G.5.a. Description and Typical Uses

4200 Land used for interment of human or pet animal remains. Typical uses may include graveyards,  
 4201 mausoleums, and columbaria.

#### 4202 3-E-G.5.b. Specific Use Standards

(1) Dimensional Use Standards:

(a)	Minimum Lot Size:	Human cemetery:	8 acres <sup>1</sup>
		Pet cemetery:	3 acres <sup>1</sup>
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable

Footnote:

<sup>1</sup> Cemeteries that were established prior to adoption of this Article, and are smaller than the required minimum lot size, shall not be considered as non-conforming.

- 4203 (2) *BF Mixed Use (BF MU).* A cemetery shall only be allowed in the Office and Industrial area of the  
 4204 BF MU FLU category.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 4205 (3) *Supplemental Application Standards.* In addition to the applicable procedures and submittal  
 4206 standards as set forth in [Article 2, Procedures for Development Review](#), the applicant shall submit  
 4207 the following documents:  
 4208 (a) *Master Plan.* Show all internal roadways, ingress and egress, and projected number of  
 4209 interment sites.  
 4210 (b) *Phasing Plan.* Show location of all proposed structures, interment sites such as burial plots,  
 4211 mausoleums, and memorial gardens for each phase of development.

4212 **3-E-G.5.c. Accessory or Collocated Uses**

Use	
Place of Worship	Refer to <a href="#">Sec. 3-E-G.17.</a>
Crematorium	Refer to <a href="#">Sec. 3-E-G.8.</a>

4213 **Sec. 3-E-G.6. College or University**

4214 **3-E-G.6.a. Description and Typical Uses**

4215 A private or public institution conducting regular academic instruction at collegiate or post-graduate levels  
 4216 operated by a governmental or non-governmental organization, which is licensed by the State of Florida.

4217 **3-E-G.6.b. Specific Use Standards**

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:		Apply the standards of the lot's zoning district, if applicable
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable

4218 (2) Additional Use Standards:

- 4219 (a) *Access.* Vehicular access shall be from an arterial or collector street.

4220 **Sec. 3-E-G.7. Correctional Facility**

4221 **3-E-G.7.a. Description and Typical Uses**

4222 A facility used to keep people who have been arrested, detained, or convicted by a criminal justice agency  
 4223 or a court. Typical uses may include jails, prisons, and other types of detention centers.

4224 **3-E-G.7.b. Specific Use Standards**

- 4225 (1) *Licensure.* Shall comply with all applicable State and Federal rules and regulations.  
 4226 (2) *Private Services (PS-3) District.* Detention Centers shall be allowed.

4227 **Sec. 3-E-G.8. Crematorium**

4228 **3-E-G.8.a. Description and Typical Uses**

4229 A facility engaged in mechanical or thermal methodology whereby human or animal remains are burned or  
 4230 pulverized to reduce to ashes or particulate matter.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

4231	<b>3-E-G.8.b. Specific Use Standards</b>		
	(1)	Dimensional Use Standards:	
	(a)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
	(b)	Minimum Setback: All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable
4232	(2)	Additional Use Standards:	
4233	(a)	<i>Licensure</i> . The use shall be licensed pursuant to <a href="#">F.S. 497</a> .	
4234	(b)	<i>Equipment and Processing</i> . All equipment and processing associated with the cremation activities shall be operated in an enclosed building.	
4235			
4236	(c)	<i>BF Mixed Use (BF MU)</i> . A crematorium shall only be allowed in the Office and Industrial area of the BF MU FLU category	
4237			
4238	<b>3-E-G.8.c. Accessory or Collocated Uses</b>		
	<b>Use</b>		
		Place of Worship	Refer to <a href="#">Sec. 3-E-G.17</a> .
		Cemetery	Refer to <a href="#">Sec. 3-E-G.5</a> .
4239	<b>Sec. 3-E-G.9. Daycare</b>		
4240	<b>3-E-G.9.a. Description and Typical Uses</b>		
4241	A for-profit or not-for-profit facility which provides care for a period of fewer than 24 hours a day to 6 or		
4242	more persons, either for adults or children under 12 years of age.		
4243	<b>3-E-G.8.b. Specific Use Standards</b>		
	(1)	Dimensional Use Standards:	
	(a)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
	(b)	Minimum Setback: All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable
4244	(2)	Additional Use Standards:	
4245	(a)	<i>Licensure</i> . The facility shall be licensed by the Clay County Health Department and comply with all applicable State rules and regulations.	
4246			
4247	(b)	<i>Outdoor Recreational Area for a Children Daycare Facility</i> . This area shall be:	
4248		i.	a minimum of 75 square feet per child;
4249		ii.	located in the rear or side yard; and
4250		iii.	secured with a 6-foot-high chain link fence with a hedge of the same height or a
4251			solid fence or wall.
4252	(c)	<i>Outdoor Recreational Area for an Adult Daycare Facility</i> . This area shall be:	
4253		i.	a minimum of 45 square feet per adult.
4254		ii.	located in the rear or side yard; and
4255		iii.	secured with a 6-foot-high chain link fence with a hedge of the same height or a
4256			wall.
4257	(e)	<i>Drop-Off Area</i> . An area for drop-off and pick-up shall be provided for each facility and shall	
4258		comply with the following:	

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 4259 i. 1 space per 20 persons;
- 4260 ii. Shall be adjacent to the main entrance of the facility and does not block drive aisles
- 4261 or parking lot area(s);
- 4262 iii. Alternative pick-up or drop-off spaces may be provided in the parking lot of the
- 4263 Daycare facility. Sidewalks or pathways that cross vehicular distance shall be
- 4264 provided connecting the drop-off spaces and the Daycare facility.
- 4265 (3) *Alternative Process for Reduced Intensity.* Proposed facilities, which have a capacity of no more
- 4266 than 20 students, may be reviewed under the Permitted Use process.
- 4267 (4) *BB-3, BB-4, BB-5 Districts.* May be allowed as a Conditional Use to supplement the Residential
- 4268 uses.
- 4269 (5) *BF Community Center (BF CC), LA Activity Center (LA AC).* Daycare facilities shall not exceed
- 4270 100,000 square feet.

### 3-E-G.9.c. Accessory or Collocated Uses

Use	
Place of Worship	Refer to <a href="#">Sec. 3-E-G.17.</a>
Private or Public School	Refer to <a href="#">Sec. 3-E-G.15.</a>

### 4272 Sec. 3-E-G.10. Event Center

#### 4273 3-E-G.10.a. Description and Typical Uses

4274 A venue that facilitates the congregation of people in exchange for remuneration for events that include  
 4275 weddings, family reunions, class reunions, company retreats and picnics, or other similar events or  
 4276 celebrations.

#### 4277 3-E-G.10.b. Specific Use Standards

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:		3.5 acres
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable

#### 4278 (2) Additional Use Standards:

- 4279 (a) *Temporary Parking.* In addition to the required parking as set forth in [Sec. 8-12 Parking](#)
- 4280 [Requirements](#) and [Appendix A Parking Space Requirements](#). Temporary parking may be
- 4281 permitted, subject to a Conditional use process, and shall comply with the following criteria:
- 4282 i. *Grass Parking.* Grass parking spaces are reserved for peak demand and for
- 4283 special events, subject to the following:
- 4284 1. Shall not be located on landscape buffer or over any type of easement;
- 4285 2. Handicap parking spaces shall not be in the grass parking area;
- 4286 3. Shall be accessed through a paved aisle or a driveway; and
- 4287 4. Shall be installed with drought tolerant materials and shall comply with
- 4288 applicable standards under [Sec. 8-12.\(6\)\(b\) Grassed Overflow Parking](#).
- 4289 ii. *Off-Site Parking.* Additional parking spaces may be accommodated off-site,
- 4290 subject to the following:
- 4291 1. The lot for temporary off-site parking shall be located a maximum of 660
- 4292 feet measuring lot line from lot line, unless a vehicular transportation is
- 4293 arranged for the temporary event at the Event Center.



# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

Office (Administration)	Refer to <a href="#">Sec. 3-E-D.11.</a>
Place of Worship	Refer to <a href="#">Sec. 3-E-G.14.</a>
Restaurant, Class 1	Refer to <a href="#">Sec. 3-E-D.13</a>
Restaurant, Class 2	Refer to <a href="#">Sec. 3-E-D.14</a>
Retail Sales, General	Refer to <a href="#">Sec. 3-E-D.15</a>

- 4321 (1) An incinerator as an accessory use for a hospital shall only be permitted, for volume reduction of  
 4322 biological and biohazardous waste generated at the hospital, provided that such incinerator is fully  
 4323 permitted by all applicable state and federally regulatory agencies.

### 4324 Sec. 3-E-G.13. Land Clearing Debris Disposal Facility

#### 4325 3-E-G.13.a. Description and Typical Uses

4326 A facility exclusively for the disposal of rocks, soils, tree remains, trees, and other vegetative matter that  
 4327 normally results from land clearing or land development operations for a construction project. Land Clearing  
 4328 Debris does not include yard waste or any other vegetative matter from lawn maintenance, from  
 4329 Commercial or Residential landscape maintenance, from right-of-way or easement maintenance, from  
 4330 farming or nursery operations, or from any other sources not related directly to a construction project.

#### 4331 3-E-G.13.b. Specific Use Standards

(1)	Dimensional Use Standards:			
(a)	Minimum Lot Size:		Apply the standards of the lot's zoning district, if applicable	
(b)	Minimum Setback:	All structures unless stated otherwise:	From any lot line:	50 feet
(c)	Minimum Use Separation:	Disposal facility shall not be located closer to:	Any right-of-way, easement, access point, or lot line than:	50 feet
			Any underground and/or above ground septic tank system than:	75 feet

- 4332 (2) Additional Use Standards:  
 4333 (a) Access. Shall be subject to the following:

Land Use	Site Size	Road Functional Classification
Agricultural	No Limit	No Minimum
Commercial	No Limit	No Minimum
Mining	No Limit	No Minimum
Agricultural/Residential	Under 5 acres	No Minimum
	Over 5 acres	Major Collector
Rural Residential	Under 1 acre	No Minimum

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	Over 1 acre	Major Collector
Rural Fringe	Under 1 acre	No Minimum
	Over 1 acre	Major Collector
Urban Fringe	Under 0.5 acre	No Minimum
	Over 0.5 acre	Major Collector
Urban Core (10)	Under 0.5 acre	No Minimum
	Over 0.5 acre	Major Collector

- 4334 (b) *Encroachment.* Shall not encroach into or be located in a jurisdictional wetland area as  
 4335 defined by the Army Corps of Engineers, Florida Department of Environmental Protection,  
 4336 and the St. Johns River Water Management District. The applicant shall be responsible for  
 4337 contacting the applicable agency to determine if the site is within jurisdictional lands.
- 4338 (c) *Controlled Access.* Access to the disposal facility shall be controlled with fencing around  
 4339 the perimeter of the site and with gates to prevent disposal by the general public.
- 4340 (d) *Additional Buffer.* A Land Clearing Debris Disposal Facility site that exceeds 1 acre in size  
 4341 and is located adjacent to properties with a Residential FLU category shall provide a  
 4342 Perimeter Buffer pursuant to [Sec. 3-F-I.3 Perimeter Buffer](#).
- 4343 (e) *Private Services (PS-1, PS-2, PS-4, PS-5).* A Land Clearing Debris Disposal Facility shall  
 4344 be permitted only in Agricultural, Commercial, Mining and Agricultural/Residential FLU  
 4345 categories.
- 4346 (3) *Supplemental Application Standards.* In addition to the applicable procedures and submittal  
 4347 standards as set forth in [Article 2, Procedures for Development Review](#), the applicant shall submit  
 4348 the following documents:
- 4349 (a) *Site Plan.* The applicant shall submit a site plan with the following graphic and text  
 4350 information:
- 4351 i. The location of any potable water wells within 500 feet of the site.  
 4352 ii. The type and height of fencing.
- 4353 (b) *Permit.* The applicant shall obtain a general permit for off-site disposal of land clearing  
 4354 debris from the Florida Department of Environmental Protection (F.D.E.P.).
- 4355 (c) *Authorization.* Documentation that the applicant either owns the land or has legal  
 4356 authorization from the land owner to use the land for a disposal facility.

### 4357 Sec. 3-E-G.14. Medical Facility

#### 4358 3-E-G.14.a. Description and Typical Uses

4359 An institution which provides primary health services and medical or surgical care to clients and includes  
 4360 as an integral part of the institution related facilities such as laboratories, out-patient or training facilities.  
 4361 Typical uses may include, but are not limited to, out-patient clinics, imaging centers, and urgent care  
 4362 centers.

#### 4363 3-E-G.14.b. Specific Use Standards

(1)	Dimensional Use Standards:	
(a)	Minimum Lot size:	Apply the standards of the lot's zoning district, if applicable
(b)	Minimum Setback:	All structures unless stated otherwise: Apply setbacks of the lot's zoning district, if applicable

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 4364 (1) Additional Use Standards:  
 4365 (a) *Access.* Vehicular access shall be from an arterial or collector street.  
 4366 (b) *Biomedical Waste.* The handling, packaging, and storing of biomedical waste shall be in  
 4367 compliance with [F.S. 381.0098](#).

### 4368 Sec. 3-E-G.15. Nursing Facility 1

#### 4369 3-E-G.15.a. Description and Typical Uses

4370 A facility which is engaged in the provision of housing, meals, and 1 or more personal services for a period  
 4371 exceeding 24 hours to 1 or more adults who are not relatives of the owner or operator of the facility. Personal  
 4372 services may include direct physical assistance or supervision of the daily activities and the administration  
 4373 of medication and other similar services to the residents. Nursing Facility 1 under this term, does not  
 4374 function as a Community Residential Home. A Nursing Facility 1 may be accommodated in an institutional  
 4375 setting such as a home for the aged or in a private home based on the proposed number of residents.  
 4376 Typical uses may include, but are not limited to, independent living facilities and congregate living facilities.

#### 4377 3-E-G.15.b. Specific Use Standards

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:		Apply the standards of the lot's zoning district, if applicable
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable
(c)	Minimum Use Separation:	Subject Uses with ≤14 beds:	To another Nursing Facility 1 or 2 use: 600 feet
		Subject Uses with >14 beds:	To another Nursing Facility 1 or 2 use: 1,200 feet

- 4378 (2) Additional Use Standards:  
 4379 (a) *Access.* Facilities with more than 6 persons including staff shall be accessed from an  
 4380 arterial or collector street.  
 4381 (b) *Licensure.* Shall be licensed by the State of Florida.  
 4382 (c) *Intensity.* The maximum occupancy of is based on the assigned intensity of the site's FLU  
 4383 category, refer to [Part C Future Land Use and Intensity Bonus Programs](#), and multiply by  
 4384 2.39 residents per bed.  
 4385 *(Alternatively: One patient bed per 1,000 square feet of lot area.)*  
 4386 (d) *Facility Access.* All facilities shall provide an ADA-compliant drop-off/pick-up area at the  
 4387 main public entrance to the facility.  
 4388 (e) *Number of Buildings.* One or more buildings may be located on 1 lot.  
 4389 (f) *Dining and Kitchen.* Facilities shall include a common dining area and may include a  
 4390 common kitchen or individual kitchens.

### 4391 Sec. 3-E-G.16. Nursing Facility 2

#### 4392 3-E-G.16.a. Definition and Typical Uses

4393 A facility where a medical or institutional setting is provided for persons who are suffering from physical or  
 4394 behavioral illness and may need assistance in almost all activities of daily living but are not of sufficient  
 4395 severity to be hospitalized. Nursing Facility 2 under this term, does not function as a Community Residential

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4396 Home. Typical uses may include, but are not limited to, skilled nursing care facilities; continuing care  
 4397 facilities; nursing homes; convalescent facilities, and hospices.

4398 **3-E-G.16.b. Specific Use Standards**

(1)	Dimensional Use Standards:			
(a)	Minimum Lot Size:		Apply the standards of the lot's zoning district, if applicable	
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable	
(c)	Minimum Use Separation:	Subject Uses with ≤14 beds:	To another Nursing Facility 1 or 2 use:	600 feet
		Subject Uses with >14 beds:	To another Nursing Facility 1 or 2 use:	1,200 feet

- 4399 (2) Additional Use Standards:
- 4400 (a) *Access.* Facilities with more than 6 persons including staff shall be accessed from an  
 4401 arterial or collector street.
- 4402 (b) *Licensure.* Shall be licensed by the State of Florida.
- 4403 (c) *Intensity.* The maximum occupancy shall be based on the assigned intensity of the lot's  
 4404 FLU category, refer to [Part C Future Land Use and Intensity Bonus Programs](#) and multiply  
 4405 by 2.39 residents per bed.  
 4406 *(Alternatively: One patient bed per 1,000 square feet of lot area.)*
- 4407 (d) *Facility Access.* All facilities shall provide an ADA-compliant drop-off/pick-up area at the  
 4408 main public entrance to the facility.
- 4409 (e) *Number of Buildings.* One or more buildings may be located on 1 lot.

4410 **3-E-G.16.c. Accessory or Collocated Uses**

<b>Use</b>	
Hospital	Refer to <a href="#">Sec. 3-E-G.12.</a>
Office, Business and Professional	Refer to <a href="#">Sec. 3-E-D.12.</a>

4411 **Sec. 3-E-G.17. Place of Worship**

4412 **3-E-G.17.a. Description and Typical Uses**

4413 Any property tax-exempt building used for non-profit purposes by a recognized and legally established  
 4414 religious organization for the purpose of worship. Typical uses may include sanctuaries, chapels,  
 4415 cathedrals, temples, synagogues, and mosques.

4416 **3-E-G.17.b. Specific Use Standards**

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:		Apply the standards of the lot's zoning district, if applicable
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

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- 4417 (1) Additional Use Standards:
- 4418 (a) *Access.* Vehicular access shall be from an arterial or collector street. A Place of Worship
- 4419 located on a residential street that is operated in a Residence with less than 5,000 square
- 4420 feet may continue to exist and operate as a Place of Worship.
- 4421 (b) BF Rural Suburbs (BF RS), LA Master Planned Community (LA MPC), LA Rural Reserve
- 4422 (LA RRSV), LA Rural Community (LA RC), LA Rural Fringe (LA RF). Places of Worship on
- 4423 a Minor Collector Road. Shall be limited to 40,000 square feet and additional 10,000 square
- 4424 foot may be allowed for classrooms, meeting space, and other ancillary uses.
- 4425 (c) BF Community Center (BF CC), LA AC, LA Village Center (LA VC). Places of Worship
- 4426 shall not exceed 100,000 square feet.

### 4427 3-E-G.17.c. Accessory or Collocated Uses

Use	
Cemetery	Refer to <a href="#">Sec. 3-E-G.5.</a>
Daycare	Refer to <a href="#">Sec. 3-E-G.9.</a>
Retail Sales, General	Refer to <a href="#">Sec. 3-E-D.17.</a>
Private or Public School	Refer to <a href="#">Sec. 3-E-G.18.</a>

### 4428 Sec. 3-E-G.18. Private or Public School

#### 4429 3-E-G.18.a. Description and Typical Uses

4431 An educational institution for teaching and learning and provides regular classes and courses of study for

4432 accreditation as an elementary and/or secondary school which is approved by the Clay County District

4433 Schools. Typical uses may include public, charter, private elementary or secondary and religious schools,

4434 but exclude vocational or higher level of learning institutions.

#### 4435 3-E-G.18.b. Specific Use Standards

(1) Dimensional Use Standards:			
(a)	Minimum Lot Size:		Apply the standards of the lot's zoning district, if applicable
(b)	Minimum Setback <sup>1</sup> :	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable

#### Footnotes:

- 1 Unless stated otherwise by the State regulations.

- 4436 (1) Additional Use Standards:
- 4437 (a) *Access.* Vehicular access shall be from an arterial or collector street.
- 4438 (b) *Interlocal Agreement.* Refer to [Interlocal Agreement 2019/2020-99](#), as amended.
- 4439 (c) *Development Standards.* Refer to [Part F, Division E Schools](#) for location and development
- 4440 standards.
- 4441 (d) *BF Community Center (BF CC), LA Activity Center (LA AC).* Schools shall not exceed
- 4442 100,000 square feet.

### 4443 3-E-G.18.c. Accessory or Collocated Uses

Use	
Place of Worship	Refer to <a href="#">Sec. 3-E-G.17.</a>

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

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Daycare Refer to [Sec. 3-E-G.9.](#)

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4444 **Sec. 3-E-G.19. Public Assembly (pending review with County)**

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4445 **3-E-G.19.a. Description and Typical Uses**

4446 Any facilities regularly used for the purpose of exercising any and all rights secured through and by virtue  
 4447 of the First and Fourteenth Amendments to the Constitution, where "regularly" means more than one time  
 4448 per calendar month, which must meet and continue all standards of all codes, ordinances, regulations and  
 4449 statutes applicable thereunto and to such use.

4450 **3-E-G.19.b. Specific Use Standards**

(1)	Dimensional Use Standards:			
(a)	Minimum Lot Size:		Apply the standards of the lot's zoning district, if applicable	
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable	

4451 (2) Additional Use Standards:  
 4452 (a) *Access.* Vehicular access shall be from an arterial or collector street.

4453 **Sec. 3-E-G.20. Recycling Center**

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4454 **3-E-G.20.a. Description and Typical Uses**

4455 A permanent facility designed and used for collecting, purchasing, storing, dropping off, and redistributing  
 4456 of pre-sorted, recovered materials that are not intended for disposal. This shall not include hazardous  
 4457 wastes.

4458 **3-E-G.20.b. Specific Use Standards**

(1)	Dimensional Use Standards:			
(a)	Minimum Lot Size:		5 acres	
(b)	Minimum Setback:	All structures unless stated otherwise:	From any lot line adjacent to an Industrial FLU category:	Apply setbacks of the lot's zoning district
(c)	Minimum Use Separation:		From any lot line adjacent to all other FLU categories:	50 feet

4459 (2) Additional Use Standards:  
 4460 (a) *Access.* Vehicular access shall be from an arterial or collector street. Access shall be  
 4461 controlled to prevent unauthorized access to the facility.  
 4462 (b) *Licensure.* Shall be licensed by State of Florida, [F.S. 403.7032.](#)  
 4463 (c) *SWA Permitting.* Shall obtain an approved SWA permit before commencement of operation  
 4464 of the facility.  
 4465 (d) *Recycling Operation.* All recycling activities shall be conducted in an enclosed building.  
 4466 i. If certain outdoor recycling activities are required to be recycled outdoors and  
 4467 approved under the SWA permit, then the outdoor recycling areas shall be  
 4468 screened from view from all lot lines by a minimum 6-foot-high opaque wall.

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- 4469 (e) *Outdoor Storage*. Shall be paved with impervious materials such as concrete or in a  
 4470 container to prevent any leaking.  
 4471 (3) Supplemental Application Standards:  
 4472 (a) Proposed facilities which meet the following criteria may be reviewed under the DRC  
 4473 process.  
 4474 i. *Siting Criteria*.  
 4475 1. Use is fully enclosed, interior to a building.  
 4476 2. No outdoor storage is permitted.  
 4477 3. Minimum setbacks shall be provided 15 feet in excess of normal standard.  
 4478 ii. *Hours of Operation*. Shall be limited to 8:00 a.m. to 5:00 p.m. Sunday through  
 4479 Saturday.

### 4480 Sec. 3-E-G.21. Renewable Energy Farm

#### 4481 3-E-G.21.a. Description and Typical Uses

4482 A single installation or a combination of solar or wind installations from multiple parcels in order to generate  
 4483 electricity with the primary purpose of utility scale generation and distribution of electricity. Includes the  
 4484 equipment customary and incidental to utility generation, including electrical storage, transmission and  
 4485 power conditioning equipment, along with associated site elements required for access, site protection and  
 4486 power distribution on a utility scale.

#### 4487 3-E-G.21.b. Specific Use Standards

(1) Dimensional Use Standards:

(a)	Minimum Lot Size:		20 acres
(b)	Minimum Setback:	All buildings and structures such as solar panels and turbines (not including poles or transmission lines):	From lot line of a Residential zoning district or use: 50 feet
			From lot line of any other zoning district or use: 30 feet

4488 (2) Additional Use Standards:

4489 (a) *Access*. Vehicular access shall be from an arterial or collector street and shall be controlled  
 4490 to prevent unauthorized access to the facility.

4491 (3) Supplemental Application Standards:

4492 (a) *Posting of Bond*. Shall be subject to a removal agreement and a removal bond submitted  
 4493 to the County.

#### 4494 3-E-G.21.c. Permitted Process for Wind Energy Facility

4495 (1) *Pre-application*. For application of a Wind Energy Facility, the applicant shall meet with the DRC  
 4496 prior to an official submittal.

4497 (2) *Application Submittal Standards*. In addition to the submittal requirement as set forth in Article 2  
 4498 Procedures for Development Review of this Code, the applicant shall submit a narrative explaining  
 4499 and justifying the need of the renewable wind energy facility, as follows:

4500 (a) Site Location;

4501 (b) Size of the lot;

4502 (c) Methodology of turbines and other systems for the purpose of producing electric or  
 4503 mechanical power from the wind;

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- 4504 (d) Proposed setbacks and separation for the turbines or other wind energy system;
- 4505 (e) Setbacks for accessory structures that supported the Principal use;
- 4506 (f) Height and dimensions of wind generating devices, such as turbines and support structures;
- 4507
- 4508 (g) Accessory and/or collocated uses/structures; and
- 4509 (h) Any other relevant information pertinent to the proposed use.
- 4510 (3) *Site Plan*. Shall be submitted along with other types of plans and exhibits that describe (2)(a) through (h).
- 4511
- 4512 (4) *Product Approvals*. Product specifications and shop drawings shall be submitted for review.

### 4513 3-E-G.21.d. Accessory or Collocated Uses

#### Use

Utility Facility, Major

Refer to [Sec. 3-E-G.24.](#)

### 4514 Sec. 3-E-G.22. Sanitary Landfill, Class I

4515

#### 4516 3-E-G.22.a. Description and Typical Uses

4517 A well-engineered and managed facility for the disposal of municipal wastes which receives an average of  
4518 20 tons or more of solid waste per day and accepts hazardous wastes.

#### 4519 3-E-G.22.b. Specific Use Standards

4520 Shall comply with all applicable State and County rules and regulations.

### 4521 Sec. 3-E-G.23. Sanitary Landfill, Class II

4522

#### 4523 3-E-G.23.a. Description and Typical Uses

4524 A well-engineered and managed facility for the disposal of municipal wastes which receives an average of  
4525 20 tons or less of solid waste per day and may accept non-hazardous wastes.

#### 4526 3-E-G.23.b. Specific Use Standards

4527 Shall comply with all applicable State and County rules and regulations.

### 4528 Sec. 3-E-G.24. Transfer Station

4529

#### 4530 3-E-G.24.a. Description and Typical Uses

4531 A facility to serve as centralized locations for the efficient transfer of waste and recyclables from small  
4532 collection vehicles to larger solid waste authority (SWA) transfer vehicles.

#### 4533 3-E-G.24.b. Specific Use Standards

(1) Dimensional Use Standards:

(a) Minimum Lot Size:

Apply the standards of the lot's zoning district, if applicable

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

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(b)	Minimum Setback:	All main structures, transfer stations, ramps, and on-site vehicular circulation areas:	From any lot line of a Residential zoning district or use:	100 feet
			From any lot line of a Non-Residential zoning district or use:	75 feet
		Outdoor storage area:	From any lot line of a Residential zoning district or use:	125 feet
			From any lot line of a Non-Residential zoning district or use:	100 feet

- 4534 (2) Additional Use Standards:
- 4535 (a) *Access*. Vehicular access shall be from an arterial or collector street.
- 4536 (b) *Storage Areas*. Outdoor storage areas shall be paved with impervious materials such as concrete or in a container to prevent any leaking.
- 4537
- 4538 (c) *SWA Permits*. Shall obtain an approved SWA permit before commencement of operation
- 4539 of the facility.

### 4540 Sec. 3-E-G.25. Utility Facility, Major

#### 4541 3-E-G.25.a. Description and Typical Uses

4542 A centralized facility for the provision of a public utility that is of sufficient scale and intensity to warrant

4543 special site considerations to limit the impact on surrounding properties. Typical uses may include, but are

4544 not limited to electrical generating plants and facilities, water and wastewater treatment and disposal

4545 facilities which are part of a County or Regional system, landfills, public utilities supply yards; and other

4546 major community infrastructure.

#### 4547 3-E-G.25.b. Specific Use Standards

(1)	Dimensional Use Standards:			
(a)	Minimum Lot Size:			2 acres
(b)	Minimum Setback:	All structures unless stated otherwise:	From any lot line of a Residential zoning district or use:	250 feet

- 4548 (2) Additional Use Standards:
- 4549 (a) *Access*. Vehicular access shall be from an arterial or collector street.
- 4550 (b) *State of Emergency*. At time of force majeure or any natural disasters and a declaration of
- 4551 a State of Emergency, the Planning and Zoning Director, or his/her designee may waive
- 4552 all required Zoning processes.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

4553 **Sec. 3-E-G.26. Utility Facility, Minor**

4554 **3-E-G.26.a. Description and Typical Uses**

4555 A facility with infrastructure that is necessary to support collection, distribution, or transmission development  
 4556 within the immediate vicinity of the service area. Typical uses may include above ground sewage lift  
 4557 stations, gas and water regulators, water pump stations, communication substations, but exclude electric  
 4558 substations.

4559 **3-E-G.26.b. Specific Use Standards**

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:		2 acres
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable

4560 (2) Additional Use Standards:  
 4561 (a) *State of Emergency.* At time of force majeure or any natural disasters and a declaration of  
 4562 a State of Emergency, the Planning and Zoning Director, or his/her designee may waive  
 4563 all required Zoning processes.

4564 **Sec. 3-E-G.27. Vocational School**

4565 **3-E-G.27.a. Description and Typical Uses:**

4566 A private or public institution conducting regular academic instruction at the vocational level operated by a  
 4567 governmental or non-governmental organization, which is licensed by the State of Florida. Typical uses  
 4568 may include, but are not limited to, Schools for Building and Construction Trades, Computer Programming,  
 4569 Mechanical and Electrical Technology, Beauty, and Art.

4570 **3-E-G.27.b. Specific Use Standards**

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:		Apply the standards of the lot's zoning district, if applicable
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable

4571 (2) Additional Use Standards:  
 4572 (a) *Enclosed Instruction.* Instruction sessions or classes shall be conducted in an enclosed  
 4573 environment or building.  
 4574 (b) *Nuisance.* Institutions where instructions involved the use of heavy machinery,  
 4575 construction, mechanical or electrical equipment such as auto repair, welding, fabrication  
 4576 of metal components, and may provide excessive noise, vapor, or obnoxious gas, and  
 4577 become a nuisance, shall only be allowed in Industrial zoning districts.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 4578 Sec. 3-E-G.28. Telecommunication Facility

#### 4579 3-E-G.28.a. Intent and Applicability

- 4580 (1) *Intent.* It is the County's intent to promote the health, safety, and general welfare of the citizens by  
4581 duly regulating the location, construction, and modification of communication towers, and any other  
4582 type of wireless facility located on public or private property. Accordingly, the County finds that the  
4583 promulgation of this Section is warranted and necessary to accomplish the following purposes:
- 4584 (a) To direct the location of communication towers within the County;
  - 4585 (b) To protect Residential zoning districts and land uses from potential adverse impacts of  
4586 communication towers;
  - 4587 (c) To minimize adverse visual and aesthetic impacts of communication towers through careful  
4588 design, siting, landscape screening, and innovative aesthetic mitigation;
  - 4589 (d) To accommodate the growing need for communication towers;
  - 4590 (e) To promote and encourage shared use/co-location of existing and new communication  
4591 towers as the preferred option to construction of additional single use towers
  - 4592 (f) To consider the public health and safety of communication towers; and
  - 4593 (g) To avoid or minimize potential damage to adjacent properties, from the perspective of  
4594 public safety, from tower failure through engineering and careful siting of tower structures.
- 4595 (2) *Applicability.* This Section shall apply to all lands in the unincorporated area of the County except  
4596 for:
- 4597 (a) Communication towers and communication antennas located on property, rights-of-way,  
4598 or easements owned by any governmental entity, except that all such structures shall  
4599 comply with applicable Building Codes and the dimensional standards described in [Sec.  
4600 3-E-G.28.f.\(1\)](#).
  - 4601 (b) Existing communication towers and communication antennas, or those with a final  
4602 approval, such as a variance or building permit.
- 4603 (3) *Exemption for Communication Antennas.* No approval shall be required to locate a communication  
4604 antenna on existing structures, which may include, but are not limited to, buildings, water towers,  
4605 existing communications towers, recreational light fixtures, and other essential public utility  
4606 structures, provided that:
- 4607 (a) The placement of the communication antenna does not result in a height increase of more  
4608 than 20 feet above the highest point of the structure;
  - 4609 (b) The communication antenna complies with all applicable FCC and FAA regulations; and
  - 4610 (c) The placement of the communication antenna complies with the current EIA/TIA Standards  
4611 in effect at the time of placement as verified in writing by a Florida licensed engineer and  
4612 submitted to the Building Department
- 4613 (4) *General Standards.* All towers and antennas shall comply with Federal Communications  
4614 Commission (FCC) and Federal Aviation Administration (FAA) rules and regulations.
- 4615 (5) *Conflict.* Where there is a conflict with other Divisions of the LDC or any State provisions, then the  
4616 regulations found in these Divisions shall govern.

#### 4617 3-E-G.28.b. Communication Tower and Antenna Use Matrix

4618 **PENDING**

#### 4619 3-E-G.28.c. Definitions

4620 For the purposes of this Section, the following words and phrases shall have the meanings ascribed to  
4621 them by this Subsection. Words not otherwise defined herein or in any franchise agreement that might be  
4622 granted hereunder shall be given the meaning set forth in the Communications Act of 1934, 47 U.S.C. §§  
4623 521 et seq., as amended by the Telecommunications Act of 1996, and as those Acts may hereinafter be

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

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- 4624 amended (collectively the "Communications Act"), and, if not defined therein, they shall be given their  
4625 common and ordinary meaning.
- 4626 (1) Antenna – a device for the transmission or receipt of electromagnetic waves to provide wireless  
4627 services. Typical types of antennas may include, but are not limited to panel and microwave dish  
4628 antennas, and omni-directional antennas, such as whips; but exclude radar antennas, amateur  
4629 radio antennas, and satellite earth stations.
- 4630 (2) Antenna, Communication - an antenna, appurtenant to a structure, designed to transmit and/or  
4631 receive communications authorized by the FCC.
- 4632 (3) Antenna Collocation – the installation of antennas by multiple owners or for multiple uses on a  
4633 singular tower.
- 4634 (4) Antenna Support Structure – an apparatus or armature that connects an antenna or satellite dish  
4635 to a tower or building, or to the ground in the absence of a tower.
- 4636 (5) Antenna, Whip – a pole antenna designed to be either rigid or flexible.
- 4637 (6) Fall Zone – the ground area defined by the circle centered on the tower where the radius is defined  
4638 by the furthest distance where the tower could hit if downed or crumpled.
- 4639 (7) FAA – Federal Aviation Administration.
- 4640 (8) FCC – Federal Communications Commission.
- 4641 (9) Satellite Dish Antenna - a dish-shaped type of parabolic antenna used to receive or transmit radio  
4642 or electromagnetic waves between terrestrially and/or orbitally based units. Shall also include the  
4643 term "satellite dish".
- 4644 (10) Search Ring - the area in which the antenna of a wireless communication service provider shall be  
4645 located in order to provide the provider's designed wireless communication service to a defined  
4646 geographic area.
- 4647 (11) Shroud – a protective structure designed to house sensitive antenna components.
- 4648 (12) Small Cell – a low-powered cellular antenna designed to deliver coverage more incrementally than  
4649 a larger tower or antenna could provide. Small cells can be affixed to towers or structures such as  
4650 buildings or walls.
- 4651 (13) Tower – a fixed, freestanding, or guyed, uninhabitable structure, designed and constructed for utility  
4652 purposes. Towers may be connected to or affixed to inhabitable structures but said structures are  
4653 not considered part of the tower and shall conform to all sections of this code and any other  
4654 applicable regulations, independently of the tower.
- 4655 (14) Tower, Camouflage – a tower designed to blend in with its surrounding environment as much as  
4656 possible to mitigate visual and aesthetic impacts of the structure. While the physical context  
4657 determines the extent and style of screening and design features necessary, typical camouflage  
4658 features include paint and textures applied to the tower structure and architectural treatments to  
4659 mask all antennas, equipment, support structures, and any otherwise visible components of the  
4660 tower.
- 4661 (15) Tower, Communication – a primary structure which is principally intended to support  
4662 communication equipment for telephone and similar communication purposes. The term  
4663 "communication tower" shall not include:
- 4664 (a) towers primarily utilized for the provision of Commercial and radio broadcasts;
- 4665 (b) towers primarily utilized by utility corporations or organizations for communications  
4666 directly related to the provision of utilities;
- 4667 (c) towers primarily utilized by amateur radio operators licensed by the FCC; and
- 4668 (d) towers included in Portable Storage Structure of the Clay County Land Development  
4669 Code.
- 4670 The towers listed above in Subsection (15)(a) through (d) are exempt from the provisions of this  
4671 Section.
- 4672 (16) Tower, Guyed – a tower supported by guy lines, meaning tensioned cables attached to the ground  
4673 that stabilize the structure.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 4674 (17) Tower, Lattice Self-Support – a freestanding tower supported by its own internal network of trusses,  
4675 affixed to the ground.
- 4676 (18) Tower, Monopole – a freestanding tower consisting of a solid or hollow, unsupported structure  
4677 affixed to the ground.
- 4678 (19) Tower Site - a parcel of land smaller than the minimum lot size required in the zoning district  
4679 completely contained within a lot meeting the standards of the zoning district for the purposes of  
4680 locating a communication tower, exclusive of any accessory building or structure, tower support or  
4681 peripheral anchors.
- 4682 (20) Telecommunication Facility - a fixed, mobile, or transportable structure, including all installed  
4683 electrical and electronic wiring, cabling, and equipment, and all supporting structures, such as  
4684 utility, ground network, and electrical supporting structures. A telecommunication facility may be in  
4685 the form of a building, tower, antenna, or small cell.

### 4686 3-E-G.28.d. Application Standards for Towers

- 4687 (1) *Justification and Propagation Study*. Shall be prepared by a Professional Engineer licensed in the  
4688 State of Florida and shall be submitted with the Planning and Zoning application. The study, in  
4689 addition to any typical standards, shall include the following:
- 4690 (a) Location of proposed site for new tower; or location of existing site for collocation;
- 4691 (b) Type of proposed tower and equipment;
- 4692 (c) A review of existing towers within the search ring, including capacity and coverage of these  
4693 facilities. The applicant shall prove of a void in coverage and inadequacy of existing  
4694 facilities to provide the proposed services which would require the construction of a new  
4695 tower. This may include:
- 4696 i. Proof that current network coverage is insufficient to meet demand;
- 4697 ii. Proof that space is not reasonably available on the existing structures;
- 4698 iii. Proof that the existing structures cannot reasonably support the antenna facilities;  
4699 and
- 4700 iv. Proof that the cost of co-location exceeds the cost of a new facility by at least 50  
4701 percent.
- 4702 (d) A commitment to joint use as follows:
- 4703 i. The applicant requesting the permit shall submit evidence to the County  
4704 demonstrating that a genuine effort has been made to solicit additional users for  
4705 the proposed new tower. Evidence of this shall include, at a minimum, copies of  
4706 notices sent by registered mail, return receipt requested, to all other providers of  
4707 cellular and wireless communications services within Clay County and adjacent  
4708 counties, advising of the intent to construct a new tower, identifying the location,  
4709 inviting the joint use and sharing of costs, and requesting a written response within  
4710 15 business days.
- 4711 ii. The applicant shall sign an instrument, maintained by the County, agreeing to  
4712 encourage and promote the joint use of telecommunication towers within the  
4713 County and, to that extent, committing that there shall be no unreasonable act or  
4714 omission that would have the effect of excluding, obstructing, or delaying joint use  
4715 of any tower where fair and just market reasonable compensation is offered for  
4716 such use.
- 4717 (e) Camouflage Towers and Antennas. Shall include design drawings and renderings or  
4718 photographs of the proposed facility with details expressly showing the camouflage design  
4719 features and strategies.
- 4720 (2) Fees
- 4721 (3) Supplemental Application Standards:
- 4722 (a) *Structural Design*. In order to ensure that the structural failure or collapse of the tower will  
4723 not create a safety hazard to adjoining properties, all Planning and Zoning applications for  
4724 communication towers shall include calculations substantiating the position of the steel

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 4725 antenna towers and antenna supporting structures in effect and breakpoint calculations  
4726 defining the fall zone of the tower, as published by Electronic Industries Association (EIA).  
4727 The construction of all communication towers shall conform to the current EIA/TIA  
4728 structural standards for steel antenna towers and antenna support structures and the  
4729 Florida Building Code. Further, any improvement and/or additions to existing  
4730 communication towers, excluding that allowed in [Subsection 3-E-G.28.a.\(4\) General](#)  
4731 [Standards](#) shall require compliance with the EIA/TIA standards in effect at the time of said  
4732 improvement or addition. Said plans shall be submitted to and reviewed and approved by  
4733 the Building Department at the time building permits are requested.
- (b) *Abandonment, Bond, and Removal Agreement.* Applications for any telecommunications  
4734 facility use shall include a notarized removal agreement agreeing to the terms of  
4735 [Subsections 3-E-G.28.e.\(3\)\(b\)i.](#) and post a removal bond prior to the issuance of any  
4736 building permit for the facility to ensure proper removal at the end of life or in case of  
4737 abandonment.
- 4738
- 4739 i. *Abandonment.* In the event the use of any communication tower has been  
4740 discontinued for a period of 180 consecutive days, the tower shall be deemed to  
4741 be abandoned. Determination of the date of abandonment shall be made by the  
4742 Planning and Zoning Director or his/her designee, based upon documentation  
4743 and/or affidavits from the communication tower owner/operator regarding the issue  
4744 of tower usage. Upon the Director's determination of such abandonment, the  
4745 owner/operator of the tower shall have an additional 185 days within which to  
4746 reactivate the use of the tower or transfer the tower to another owner/operator who  
4747 makes actual use of the tower, or dismantle and remove the tower.
- 4748 ii. *Entitlements at Time of Abandonment.* At the earlier of 185 days from the date of  
4749 abandonment without reactivation or upon completion of dismantling and removal,  
4750 any variance approval, if required, or non-conforming use status, for the tower shall  
4751 automatically expire.
- 4752 iii. *Violation or Failure to Act.* If owner/operator fails to fulfill their obligations under  
4753 [Subsection 3-E-G.28.e.\(3\)\(b\)i.](#), the County may require removal of the tower by  
4754 owner under a defined time period. If owner/operator fails to do so, then the County  
4755 may assume ownership of the tower for a nominal sum of \$10.00; or the County  
4756 may use the removal bond money to remove the tower from the site.
- (c) *Certification of Compliance with FCC NIER Standards.* Prior to receiving final inspection,  
4757 adequate proof shall be submitted to the Building Department documenting that the  
4758 communication tower complies with all current FCC regulations for non-ionized  
4759 electromagnetic radiation (NIER) and that the radio frequency levels meet the American  
4760 *National Standards Institute (ANSI) C95 guidelines for public safety.*
- (d) *Inspection.* [TBD](#)
- (e) *Variance Standards and Criteria.* Any request to deviate from any of the standards of this  
4761 Section of the Clay County Land Development Code shall comply with the procedures of  
4762 [Sec. 12-9 Rezoning and Amendments to the Code](#) and the following criteria:
- 4763 i. All standards for documentation and analysis shall be included in the required  
4764 justification and propagation study;
- 4765 ii. In the case of an application for a variance from the standards of [Subsections E-](#)  
4766 [G-28.f.\(1\)\(a\) or \(c\).](#) the applicant shall submit written evidence that all other  
4767 reasonable siting alternatives which would not require a variance to serve the  
4768 adjacent or nearby Residential area or areas have been explored but are  
4769 unavailable to the applicant, acting reasonably, due to the failure to secure a lease  
4770 or purchase of the alternative site from the current owner(s);
- 4771
- 4772
- 4773

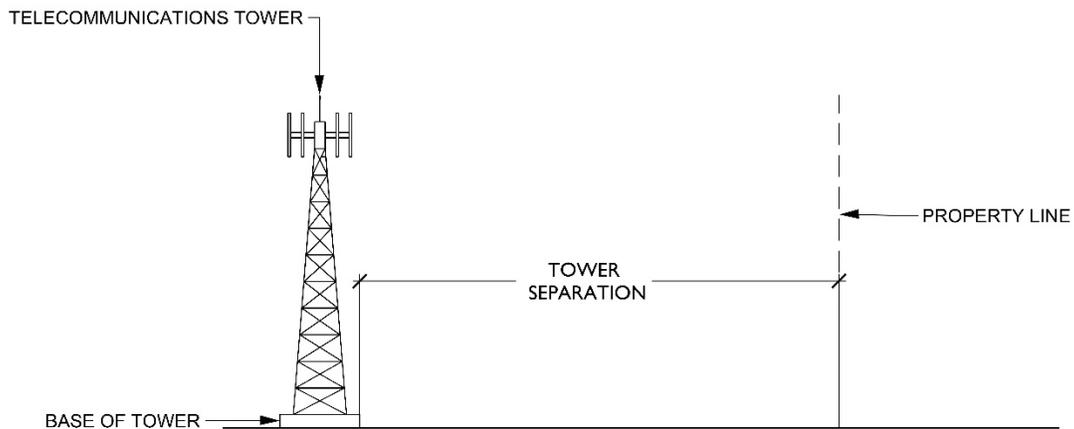
# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 4774 iii. Evidence that the applicant has made diligent but unsuccessful efforts to locate  
 4775 the proposed communication tower on suitable government-owned property;  
 4776 iv. The written consent by the applicant that any approval of any variance request  
 4777 shall be conditioned upon requiring the applicant to construct the proposed  
 4778 communication tower so as to provide sufficient excess capacity over the initial  
 4779 single user loading the permit at least one other comparable communication  
 4780 provider to use the proposed tower where feasible and subject to reasonable  
 4781 terms. The term "where feasible", as it applies to co-location means the utilization  
 4782 of a tower by another party which would, at the time of such utilization, comply with  
 4783 sound engineering principles, would not materially degrade or impair the  
 4784 communication tower's utilization by existing users, would not unduly burden the  
 4785 tower structurally, and would not otherwise materially and adversely impact  
 4786 existing users. Reasonable terms for use of a communication tower that may be  
 4787 imposed by the owner include a standard for reasonable rent or fees, taking into  
 4788 consideration the capitalized cost of the communication tower and land, rental and  
 4789 other charges payable by the tower owner, the incremental cost of designing and  
 4790 constructing the tower so as to accommodate additional users, increases in  
 4791 maintenance expenses relating to the tower and a fair return on investment,  
 4792 provided such amount is also consistent with rates paid by other co-locators at  
 4793 comparable tower sites; and  
 4794 v. Information relating to the feasibility for camouflage of the tower and the cost  
 4795 thereof to camouflage communication towers.  
 4796 (f) *Written Decision Standard.* Any approval or denial of an application for a permit to construct  
 4797 and site a communication tower, or any granting or denial of a variance under this Section  
 4798 shall be in writing, shall contain factual findings and shall state the grounds supporting the  
 4799 decision.

### 3-E-G.28.e. Measurements

- 4801 (1) *Setbacks.* A setback as defined in [Sec. 1-15.S.\(6\)](#) shall be measured from the base of the proposed  
 4802 tower, regardless of height, to each respective lot line.

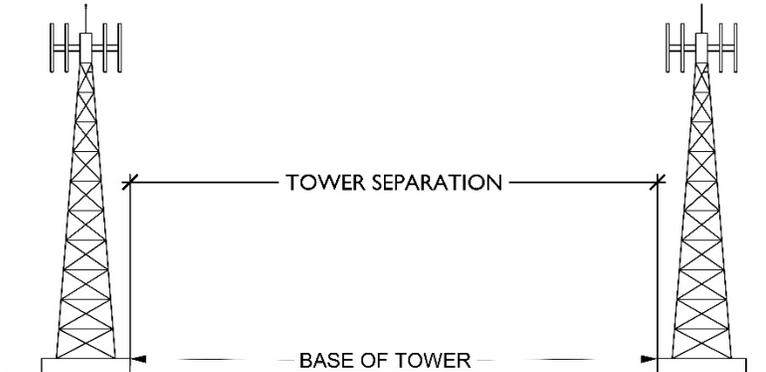


- 4803 (2) *Separation Between Towers.*  
 4804 i. Separation distances between communication towers shall be applicable for and measured  
 4805 between the proposed tower and those towers that are existing and/or have received a  
 4806 building permit.

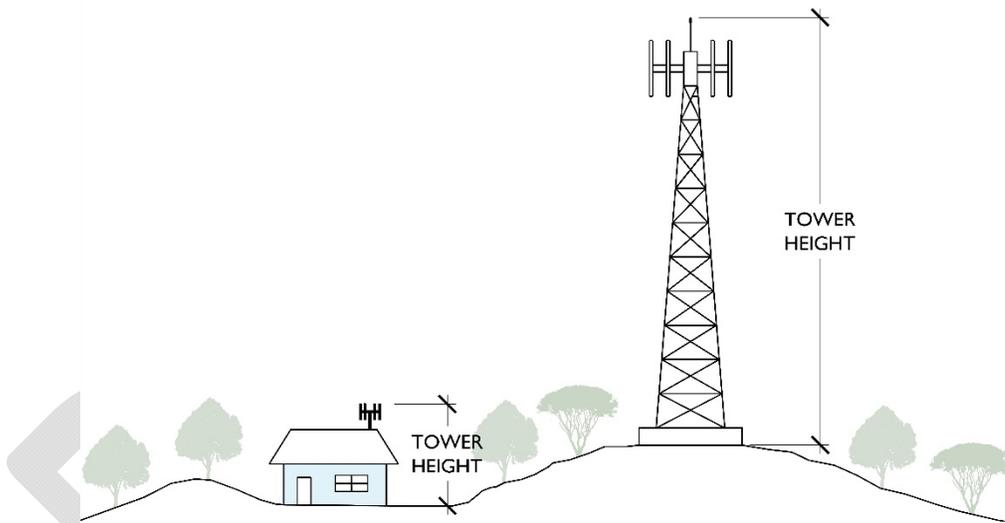
# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 4807 ii. The separation distances shall be measured from the base of the existing tower to the  
4808 proposed base, pursuant to a site plan, of the proposed tower.



- 4809 (3) *Height.* Shall be measured as the vertical distance, in feet, from the finished grade elevation of the  
4810 parcel to the highest point of the structure, inclusive of towers, antennas, and any other component  
4811 affixed thereto.



4812 **3-E-G.28.f. Towers Specific Use Standards**

(1) Dimensional Use Standards:

(a) Minimum Setback <sup>1,2,5</sup> :	Towers:	From any lot line of a Residential zone or use:	The greater of:	75 percent of the tower's height <sup>3</sup> or 50 feet
		From any lot line of a Non-Residential zone or use:		50 percent of the tower's height <sup>3</sup>
		From any existing public or		50 feet

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

		private road or right-of-way <sup>4</sup> :	
	Accessory and attached structures to towers:	Apply setbacks of the lot's zoning district	
	Guys and support anchors:		10 feet
(b)	Maximum Height:		250 feet
(c)	Separation between Towers:	≤200 feet	500 feet
		>200 feet	1,000 feet

Footnotes:

1	All minimum distances and setbacks described in this Subsection shall be based and measured on the zoning of the real property in existence at the time of application for approval of a communication tower and any subsequent rezoning or development of parcels surrounding the property that would impact the minimum standards herein will not render the communication tower use non-conforming under subsequent (2)(e) herein, or an otherwise unlawful use.
2	Setback is based on the applicant's ability to prove that the proposed tower's fall zone will be contained within the subject property. If sufficient documentation is not provided, all setbacks shall be at least 110 percent of the tower's height.
3	Setback for camouflage towers that are up to 250 feet tall may be decreased by up to 50 percent at the discretion of the Planning and Zoning Director, or his/her designee.
4	Excepting tower access roads.
5	Refer to <a href="#">Sec. 3-D-A.3.a. Setback from Waterline, Aquatic Preserves or Outstanding Florida Waters</a> .

- 4813 (2) Additional Use Standards:
- 4814 (a) *Equipment Storage*. No equipment, mobile or immobile, not used in direct support of the
- 4815 communication tower or tower function shall be stored or parked on the applicable lot upon
- 4816 which the communication tower is located. Equipment used in direct support of the
- 4817 communication tower or tower function may be stored on-site only in an enclosed
- 4818 accessory structure or fenced area.
- 4819 (b) *Illumination*. Communication towers shall not be artificially lit except to assure human
- 4820 safety or as required by the FAA.
- 4821 (c) *Warning Sign*. If high voltage is necessary for the operation of the facility and is present in
- 4822 the ground or in the tower, then signs located every 20 feet and attached to the fence or
- 4823 wall shall display in large bold letters the following: "HIGH VOLTAGE - DANGER". For
- 4824 specific standards, refer to [Sec. 7-F.8. Incidental Sign](#).
- 4825 (d) *Finished Color*. Communication towers not requiring FAA painting/markings shall have
- 4826 either a galvanized finish or painted dull blue, gray, or black finish.
- 4827 (e) *Non-Conforming Communication Towers*. To the extent set forth herein, the restrictions on
- 4828 non-conforming uses and structures contained in [Part B Non-Conformities](#) of the Clay
- 4829 County Land Development Code are modified and supplemented by this Section.
- 4830 i. All previously approved communication towers shall be allowed to continue to be
- 4831 used as they presently exist. Bona fide non-conforming communication towers or
- 4832 antennas that are damaged or destroyed may be rebuilt and all such towers or
- 4833 antennas may be modified or replaced without meeting the minimum distance

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 4834 standards specified in [Subsection f.\(1\)](#). The type, height, and location of the tower  
 4835 on-site shall be of the same type, height, and location as the original facility  
 4836 approval.  
 4837 ii. Routine maintenance, replacement with a new tower of like construction, height  
 4838 and location, and modifications to accommodate the co-location of an additional  
 4839 user or users resulting in a height increase of 20 feet or less shall be permitted on  
 4840 such existing towers. Any replacement construction under this Subsection, and  
 4841 modifications to accommodate location on an existing communication on an  
 4842 existing communication tower, shall comply with the standards of [Subsection 3-E-  
 4843 G.28.\(3\)\(a\)](#) relating to structural design.  
 4844 iii. Building permits to rebuild the tower under this Subsection shall comply with the  
 4845 applicable Florida Building codes and shall be obtained within 180 days from the  
 4846 date the tower is damaged or destroyed. If no permit is obtained or if said permit  
 4847 expires, the communication tower shall be deemed abandoned as specified in  
 4848 [Subsection 3-E-G.28.d.\(3\)\(b\)i. Abandonment](#).

### 3-E-G.28.g. Antennas and Satellite Dishes Specific Use Standards

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:		Apply the standards of the lot's zoning district, if applicable
(b)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable

- 4850 (2) Additional Use Standards:  
 4851 (a) Building- or Roof-Mounted Antennas and Satellite Dishes.  
 4852 (b) *Commercial Advertising*. Shall not be permitted.  
 4853 (c) *Lighting*. Signals, lights, or illumination shall not be permitted unless required by the FCC  
 4854 or FAA.  
 4855 (d) *Equipment Storage*. Equipment building may be permitted on the same site as the antenna  
 4856 or satellite dish.  
 4857 (e) *Controlled Access*. Access to the antenna or satellite dish shall be controlled with fencing  
 4858 around the perimeter of the site and with gates to prevent access by the general public.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 4859 DIVISION H INDUSTRIAL AND EXCAVATION USES

#### 4860 Sec. 3-E-H.1 Industrial and Excavation Uses

4861 All Industrial and Excavation uses within Clay County are identified in [Table 3-E-B.1.a. Industrial and](#)  
 4862 [Excavation Use Matrix](#) which only identifies those zoning districts or FLU categories where an Industrial  
 4863 and Excavation use is allowed subject to a Permitted use, Conditional use, [or Special Exception](#) use  
 4864 approval process based on the proposed intensity. Development standards specific to each use type shall  
 4865 be in compliance regardless of the approval process identified. If a use is provided at a lesser intensity than  
 4866 what is required, the Planning and Zoning Director, or his/her designee may allow a lesser permitted  
 4867 process of the application(s) and make a final decision of either approve or deny.

4868 **Table 3-E-H.1.a. Industrial and Excavation Use Matrix – Standard Development Districts**

	AG	AR	AR-1	AR-2	IS	IA	IB	BP	PO-3	EX
Boatyard						P	P			
Contractor Storage Yard	P								P	
Excavation, Class 1	C	C	C	C						
Excavation, Class 2							C		C	P
Incinerator										P
Manufacturing and Processing, Light					P	P	P	P		
Manufacturing and Processing, Heavy						P	P			
Medical or Dental Laboratory						P	P			
Vehicle and Boat Storage						P	P			
Warehouse						C	C	P	P	
Legend: P – Permitted Use C – Conditional Use S – (Special Exception)										

ARTICLE 3 ZONING DISTRICTS LAND USES, AND  
DEVELOPMENT REGULATIONS  
**Part D Zoning Districts and Development Standards**

4869 **Table 3-E-H.1.b. Industrial and Excavation Use Matrix – Master Planned Communities**

	BF										LAMPA					
	RS	MPC NC	MPC Village Zone	MPC Suburban	RAC	RNC	CC	AC	MU	MPC	RRSV	RC	RF	AC	VC	IVC
Boatyard																
Contractor Storage Yard								P								
Excavation, Class 1	C			C					C	C		C	C			
Excavation, Class 2																
Incinerator																
Manufacturing and Processing, Light																
Manufacturing and Processing, Heavy								P	P							P
Medical or Dental Laboratory																
Vehicle and Boat Storage								C		P	P	P	P			
Warehouse								P	P							P
Legend: P – Permitted Use C – Conditional Use S – (Special Exception)																

4870 **Sec. 3-E-H.2. Boatyard**

4871 **3-E-H.2.a. Description and Typical Uses**

4872 A facility intended to provide complete construction and repair facilities, including dry storage for all manner  
 4873 of marine craft. Typical uses may include, but are not limited to, boat or yacht repairing or overhauling, and  
 4874 marine maintenance facilities.

4875 **3-E-H.2.b. Specific Use Standards**

(1)	Dimensional Use Standards:	
(a)	Minimum Lot Size:	4 acres
(b)	Minimum Setback:	From any lot line of a Residential use: 50 feet

(2) Additional Use Standards:  
 (a) *Permanent Docking*. Permanent docking of Commercial pleasure boating shall not be included in this use type.

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# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

### 4879 Sec. 3-E-H.3. Contractor Storage Yard

#### 4880 3-E-H.3.a. Description and Typical Uses

4881 A facility which provides storage of construction and mechanical equipment and materials, or  
 4882 Commercial/Industrial vehicles used by building trades. Typical uses may include, but are not limited to  
 4883 maintenance yard facilities, fuel depots or heavy equipment storage.

#### 4884 3-E-H.3.b. Specific Use Standards

##### (1) Dimensional Use Standards:

(a)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(b)	Minimum Setback:	From any lot line of a Residential use: 50 feet

##### 4885 (2) Additional Use Standards:

- 4886 (a) Central sewer and water shall be available.
- 4887 (b) *Outdoor storage.* All outdoor storage of equipment, supplies, trucks, semi-trailers, shall be  
 4888 screened from view from streets and adjacent properties, unless the adjacent lot has  
 4889 similar Industrial uses.
- 4890 i. Screening shall include a 6-foot-high opaque fence or wall.
- 4891 ii. Stockpiling of materials shall not be higher than 10 feet and shall be setback a  
 4892 minimum of 50 feet from any Non-Industrial lot line.

#### 4893 3-E-H.3.c. Accessory or Collocated Uses

Use	
Office (Administration)	Refer to <a href="#">Sec. 3-E-D.12.</a>

### 4894 Sec. 3-E-H.4. Excavation, Class 1

#### 4895 3-E-I.4.a. Description and Typical Uses

4896 An extraction activity for the purpose of creating a pond or lake for recreation, retention/drainage,  
 4897 agricultural irrigation or to provide water source for livestock. This may include an improvement of an  
 4898 existing water body.

#### 4899 3-E-I.4.b. Specific Use Standards

##### (1) Dimensional Use Standards:

(a)	Minimum Lot Size:	Not Applicable
(b)	Maximum Size:	Water body: 25 percent of the lot
(c)	Minimum Setback:	Water body: From right-of-way, easement, access point, or property line: 25 feet
(d)	Maximum Separation:	From bank of water body: to any part of the underground 75 feet

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

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and/or above ground,  
septic tank system:

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- 4900 (2) Additional Use Standards:
- 4901 (a) *Encroachment.* A water body shall not encroach into or be located in a jurisdictional
- 4902 wetland area as defined by the Army Corps of Engineers, Florida Department of
- 4903 Environmental Protection or the St. Johns River Water Management District, hereafter
- 4904 called Agencies. The applicant shall be responsible for contacting the applicable Agencies
- 4905 in order to determine if the site is within jurisdictional lands.
- 4906 (b) *Water Level.* A water body shall not be located so that diversion of runoff or a water course
- 4907 will be required in order to fill or maintain the water level at any time. No artesian or free
- 4908 running well (no connection to aquifer) will be allowed for water level control and/or filling.
- 4909 Shallow wells connected to a water body for water level control shall be permitted through
- 4910 the St. Johns River Water Management District or Florida Department of Environmental
- 4911 Protection. No dual purpose well connection will be allowed, i.e. connected to dwelling or
- 4912 drinking water and water body or any combination thereof. If a shallow well is to be utilized
- 4913 for controlling the water level, an automatic on/off switch shall be installed at the well pump
- 4914 in addition to an appropriately sized breaker and disconnect in addition to a sensing device
- 4915 installed in the water body to control the pumping activities.
- 4916 (c) *Runoff.* Stormwater runoff from any impervious area shall not be introduced into the water
- 4917 body area at any time.
- 4918 (d) *Discharge.* A water body shall not discharge to any water course, wetland area, or
- 4919 conveyance system without first applying for a permit or permission from the applicable
- 4920 Agencies and/or owner. Any and all permits or agreements shall be presented to the
- 4921 County in letter format or copies thereof prior to the issuance of the permit.
- 4922 (e) *Slopes.* Side slopes of a water body shall have a slope of 4 to 1 maximum and shall have
- 4923 sod and/or seed and mulch placed within 15 days of finished grading.
- 4924 (f) *Permit.* Prior to any land clearing or Excavation activity, a completed permit application
- 4925 along with the following supporting documentation shall be submitted and approved by the
- 4926 Planning and Zoning Division:
- 4927 i. A site plan showing the location of the water body, size of the water body,
- 4928 dimension from right-of-way or access point, dimension from property line and side
- 4929 slopes.
- 4930 ii. A survey showing all easements, septic location and property dimensions.
- 4931 iii. A Property Ownership Affidavit.
- 4932 iv. Permit/inspection fees are required prior to approval.
- 4933 (g) *Excavation Length of Time.* The permit for Excavation for a 1-year period. If the Excavation
- 4934 has not been completed during the 1-year period, a new permit shall be required.

4935 **Sec. 3-E-H.5. Excavation, Class 2**

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4936 **3-E-H.3.a. Definition and Typical Uses**

4937 An extraction from the earth from which natural earth materials are removed and a hole or pit is thereby

4938 created.

4939 **3-E-H.3.b. Specific Use Standards**

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(1) Dimensional Use Standards:

- (a) Minimum Lot Size: 10 acres<sup>1</sup>
-

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

	(b) Minimum Setback:	From all Excavation activity areas, (edge of the pit):	To any part of the underground and/or above ground, septic tank system <sup>1</sup> :	75 feet
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Footnote:

- 1 For AG and AR Zoning Districts, the minimum 10 acres shall only comprise 25 percent of the lot. Subject to a [Special Exception](#) approval, a Borrow Pit may be comprised of up to 50 percent of the lot if it is deemed compatible with adjacent uses.

- 4940 (2) Additional Use Standards:
- 4941 (a) *Access.* Vehicular access shall be from an arterial or collector street.
- 4942 i. Excavation sites with access from a roadway not classified as an arterial, major,
- 4943 or minor collector road shall require a road maintenance agreement approved by
- 4944 the Board of County Commissioners.
- 4945 ii. The construction entrance to the Excavation site shall have a driveway per County
- 4946 standards, a washdown pit, and a rock tracking bed, at a minimum, to prevent
- 4947 tracking of materials onto the County's roadways. A construction entrance onto a
- 4948 paved roadway shall additionally require a paved driveway composed of asphaltic
- 4949 concrete or millings, subject to the standards in [Article 8 Design and Improvement](#)
- 4950 [Standards](#). A repeat violation of maintaining the construction entrance can result
- 4951 in the permit being revoked.
- 4952 (b) *Permitting.* A permit shall be submitted and approved by the Planning and Zoning Director
- 4953 or his/her designee, which will provide for a 5-year operational period, renewable upon
- 4954 request. The permit fee and all inspection fees are required prior to the issuance of the
- 4955 permit and any renewal.
- 4956 (c) *National Pollutant Discharge Elimination System.* Full compliance with the applicant's
- 4957 (NPDES) Construction Generic Permit (CGP) shall be required throughout the operational
- 4958 period of the County's permit.
- 4959 (d) *Security Fence.* Prior to the commencement of any Excavation activities, the applicant shall
- 4960 construct a 6-foot-high chain link fence with slats along the entire boundary of the
- 4961 Excavation site consistent with the boundary per the approved permit.
- 4962 i. Openings of the fence shall be limited and shall be installed with lockable gates.
- 4963 ii. Danger and/or No Trespassing Signs pursuant to [Sec. 7-F-8. Incidental Sign](#) shall
- 4964 be installed on the fence at 200 feet apart. [Subsection 7.F.8.d.](#) standards shall not
- 4965 apply.
- 4966 iii. This required fence and signs shall be maintained and remain on the site during
- 4967 the extent of the period of Excavation.
- 4968 (e) *Hours of Operation.* Excavation sites shall be limited in operation from 5:00 a.m. to 6:00
- 4969 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday. Operation outside of
- 4970 these hours may be permitted subject to the approval of the Planning and Zoning Director
- 4971 or his/her designee. The applicant shall clearly indicate in the application project narrative
- 4972 that the extension of hours is only for emergency need.
- 4973 (f) *Jurisdictional Wetland.* Excavation sites shall not encroach into or be located in a
- 4974 jurisdictional wetland area as defined by the Army Corps of Engineers, Florida Department
- 4975 of Environmental Protection or the St. Johns River Water Management District, hereafter
- 4976 called Agencies. The applicant shall be responsible for contacting the applicable Agencies'
- 4977 in order to determine if the site is within jurisdictional lands. Copies of these Agencies'
- 4978 permits shall be provided prior to issuance of the Excavation permit. Where permits are
- 4979 not required by the Agencies, documentation indicating such shall be provided by the
- 4980 Agency prior to issuance of the Excavation permit.
- 4981 (g) *Excavation Standards.*

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 4982 i. Excavation may not include any type of processing, manufacturing or other activity  
4983 that converts the natural earth materials into a product.  
4984 ii. In no event shall an Excavation site exceed the maximum depth approved by the  
4985 permit.  
4986 iii. Excavation shall be performed in a manner that the sides of the pit shall slope at  
4987 no greater than a 2 to 1 slope from the surrounding ground surface, throughout the  
4988 Excavation pit, and where the pit will be filled with water, it shall then slope no  
4989 greater than a 4 to 1 slope from the water's edge to a depth of 8 feet and not  
4990 greater than a 2 to 1 slope thereafter.  
4991 iv. The edge of the Excavation pit shall be located at all points at least 30 feet or the  
4992 horizontal distance of a 2 to 1 slope from natural ground to the proposed bottom  
4993 of the pit, whichever is greater, to any right-of-way, easement, access point or lot  
4994 line.
- 4995 (h) *Screening and Landscaping.* Refer to [Sec. 3-F-1.4. Excavation.](#)  
4996 (3) *Supplemental Application Standards.* In addition to the applicable procedures and submittal  
4997 standards as set forth in [Article 2, Procedures for Development Review](#), the applicant shall submit  
4998 the following documents:  
4999 (a) Completed permit application.  
5000 (b) Construction plan set, signed and sealed by a Florida Registered Professional Engineer,  
5001 containing the following items:  
5002 i. 1 copy of stormwater calculations which may be in electronic form in PDF format  
5003 with electronic seal.  
5004 ii. 3 hard copies and 1 electronic copy of construction plans including site and  
5005 landscape plan, in accordance with the standards referenced in [Sec. 3-F-K.3. Plan](#)  
5006 [and Document Format Standards](#), and the following components:  
5007 1. Property boundary;  
5008 2. State and Federal jurisdictional wetland line, associated upland buffer, and  
5009 50-foot dry land excavation setback;  
5010 3. Existing and proposed contours;  
5011 4. A typical cross-section;  
5012 5. Existing and proposed surface water drainage patterns;  
5013 6. Erosion and sediment control measures, dewatering method and location;  
5014 7. Plans for any dewatering activities which discharge water offsite;  
5015 8. Access to the project including haul routes to nearest Arterial, Major or  
5016 Minor Collector;  
5017 9. Hours of operation;  
5018 10. Fence detail;  
5019 11. Cross section of roads and roadway connections;  
5020 12. Landscape buffer;  
5021 13. Distance to any well or septic system; and  
5022 14. All protection barriers and limits of clearing.
- 5023 (c) The following maps shown with project boundaries overlaid:  
5024 i. 1 copy of vicinity map (may be on plan set); and  
5025 ii. 1 copy of map depicting vegetative cover based on the Florida Cooperative Land  
5026 Cover Map.
- 5027 (d) Road maintenance agreement, if required.  
5028 (e) Statement of the intended use of the land following the borrow *pit activity*.  
5029 (f) All appropriate permits, or documentation indicating permits are not required, from the  
5030 following agencies:  
5031 i. St. Johns River Water Management District;  
5032 ii. Florida Department of Transportation;  
5033 iii. Florida Department of Environmental Protection; and

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 5034 iv. U.S. Army Corps of Engineers.
- 5035 (g) Following receipt of all these submittal standards, a meeting shall be scheduled with the
- 5036 DRC to discuss the submittals. The Planning and Zoning Director or his/her designee shall
- 5037 review the application and other submittals and provide comments.
- 5038 (h) The County Engineer or his/her designee shall conduct annual inspections to monitor
- 5039 compliance with the County's permit, the applicant's NPDES permit, and any other County
- 5040 standards.
- 5041 (i) Upon completion of the Excavation activity, a Registered Professional Engineer shall
- 5042 submit as-builts to the County Engineer.

### 5043 Sec. 3-E-H.6. Incinerator

#### 5044 3-E-H.6.a. Description and Typical Uses

5045 A facility designed or intended solely for the volume reduction of solid waste, hazardous waste,

5046 biohazardous waste, or biological waste by incineration.

#### 5047 3-E-H.6.b. Additional Use Standards

5048 Permit. All facilities shall be subject to the rules and regulations of the State and Clay County's Solid Waste

5049 Authority. Prior to operation of the facility, the owner of the facility shall obtain a permit from each applicable

5050 authority.

### 5051 Sec. 3-E-H.7. Manufacturing and Processing, Light

#### 5052 3-E-H.7.a. Description and Typical Uses

5053 A facility which engages in the manufacturing or treatment of any commodity including assembly,

5054 disassembly, fabricating, packaging, and processing of any items takes place wholly within an enclosed

5055 building and does not involve the use or production of flammable, explosive, or other hazardous materials.

5056 This excludes heavy industrial manufacturing and processing. Typical uses include the manufacturing of

5057 furniture, textiles, clothing, leather goods, food processing for wholesale distribution.

#### 5058 3-E-H.7.b. Specific Use Standards

(1) Dimensional Use Standards:

(a) Minimum Lot Size:	1 acre
(b) Minimum Setback:	From any Residential use lot line: 50 feet

(2) Additional Use Standards:

- 5059 (a) *Outdoor Storage*. Outdoor storage and packaging activities shall not be permitted and
- 5060 shall be located in a completely enclosed building.
- 5061

### 5062 Sec. 3-E-H.8. Manufacturing and Processing, Heavy

#### 5063 3-E-H.8.a. Description and Typical Uses

5064 A facility where the manufacturing and treatment of raw or hazardous materials including the processing,

5065 fabricating, transporting, and distribution of these items, generate fumes, gases, smokes, vapors,

5066 vibrations, noise or glare, or similar nuisance factors which have a high probability of occurring and which

5067 may cause adverse effects to the users of adjacent land. Typical uses include the manufacturing of asphalt,

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

5068 steel, chemicals, flammable or explosive materials, large building or infrastructure construction, and  
 5069 machine tool building. It may also include crushing and storage of rock or sand.

5070 **3-E-H.8.b. Specific Use Standards**

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:		5 acres
(b)	Minimum Setback:	From any Residential use lot line:	100 feet

5071 (2) Additional Use Standards:  
 5072 (a) *Outdoor Storage*. All outdoor storage of equipment, supplies, trucks, semi-trailers, shall be  
 5073 screened from view from streets and adjacent properties, unless the adjacent lot has  
 5074 similar Industrial uses.  
 5075 i. Screening shall include a 6-foot-high opaque fence or wall.  
 5076 ii. Stockpiling of materials shall not be higher than 10 feet and shall be setback a  
 5077 minimum of 50 feet from any Non-Industrial lot line.

5078 **3-E-H.8.c. Accessory or Collocated Uses**

<b>Use</b>	
Office (Administration)	Refer to <a href="#">Sec. 3-E-D.12.</a>

5079 **Sec. 3-E-H.9. Medical or Dental Laboratory**

5080 **3-E-H.9.a. Description and Typical Uses**

5081 An establishment providing medical or dental testing and diagnostic services.

5082 **Sec. 3-E-H.10. Vehicle and Boat Storage**

5083 **3-E-H.10.a. Description and Typical Uses**

5084 A facility that provides on-site storage of operative cars, Commercial vehicles, Recreational vehicles, or  
 5085 accommodations for the dry storage of boats. This use shall not be considered as a Self-Service Storage  
 5086 Facility.

**3-E-H.10.b. Specific Use Standards**

(1)	Dimensional Use Standards:		
(a)	Minimum Lot Size:		3 acres <sup>1</sup>
(b)	Minimum Setback:	From adjacent lot line of a Residential use:	50 feet

Footnote:

1 Except that within a Village Zone, Neighborhood Center, or a Community Center (CC) under the Branam Field (BF) Master Planned Community, or a Village Center of the Lake Asbury Master Planned Community (LA VC).

5087 (2) Additional Use Standards:  
 5088 (a) *Access*. Vehicular access shall be from an arterial or collector street.

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

- 5089 i. Access for the BF Village Zone, Neighborhood Center, or CC, and LA VC may be  
5090 from a minor collector street that is directly connected to a major or minor collector  
5091 street.
- 5092 (b) *Paving.*
- 5093 i. Drive aisles shall be paved in accordance with [Sec. 8-11. Roadway Design and](#)  
5094 [Improvements](#), and any applicable Sections of Article 8, Design and Improvement  
5095 Standards.
- 5096 ii. Storage areas may utilize alternative materials, subject to the approval by the  
5097 County Director of Engineering.
- 5098 iii. All other areas shall be landscaped and/or grassed.
- 5099 (c) *Internal Access to Storage Area.* All drive aisles to the storage areas shall have a minimum  
5100 width of 15 feet for one-way direction, or a 24-foot-wide lane to accommodate loading and  
5101 unloading activity or fire lane purposes.
- 5102 (d) *Pervious Areas.* A minimum of 20 percent of the lot shall be of pervious area. All required  
5103 landscape buffers, setbacks, wetlands and other existing and planted vegetated areas may  
5104 be used to achieve this standard.
- 5105 (e) *Fencing.*
- 5106 i. The facility shall be secured with a 6-foot-high wall or an opaque fence along the  
5107 perimeter of the storage area. This wall or fence may be installed within the  
5108 required right-of-way and/or perimeter buffer as required pursuant to [Article 6, Tree](#)  
5109 [Ordinance](#).
- 5110 ii. These fencing standards shall not apply to proposed RV and Boat storage  
5111 developments located within Industrial zoned properties where the lot line is  
5112 coterminous with the same Industrial zoning district.
- 5113 iii. Dangerous materials such as electric fence, barbed, or razor wires shall not be  
5114 allowed on the wall or fence.
- 5115 (f) *Caretaker's Quarter.* A Caretaker's Quarter shall be provided. Refer to [Sec. 3-E-I.4](#)  
5116 [Caretaker's Quarters](#).
- 5117 (g) *Prior Approval.* Expansion of RV and Boat Storage facilities in existence on or before April  
5118 22, 2008, shall be exempt from the standards of this Section.

### 5119 3-E-H.10.c. Accessory or Collocated Uses

#### Use

Office (Administration)

Refer to [Sec. 3-E-D.12.](#)

### 5120 Sec. 3-E-H.11. Warehouse

#### 5121 3-E-H.11.a. Description and Typical Uses

5122 A facility used for the storage of raw materials or goods typically before their export or distribution for sale.  
5123 Typical uses include Commercial facilities such as wholesale companies, cold storage, but exclude Self-  
5124 Service Storage Facilities.

#### 5125 3-E-H.11.b. Permitted Process

5126 A Warehouse use may be permitted at lesser intensity approved under an administrative DRO process.

#### 5127 3-E-H.10.c. Specific Use Standards

(1) Dimensional Use Standards:

# ARTICLE 3 ZONING DISTRICTS LAND USES, AND DEVELOPMENT REGULATIONS

## Part D Zoning Districts and Development Standards

(a)	Minimum Lot Size:	1 acre <sup>1</sup>
(b)	Minimum Setback: <sup>1</sup>	
i.	Front:	From lot line to adjacent Residential zoning district: 40 feet
		From lot line to adjacent Non-Residential zoning district: 25 feet
ii.	Side:	From lot line to adjacent Residential zoning district: 25 feet
		From lot line to adjacent Non-Residential zoning district: 15 feet
iii.	Rear:	From lot line to adjacent Residential zoning district: 25 feet
		From lot line to adjacent Non-Residential zoning district: 15 feet

Footnote:

- 1 Except that within a Village Zone, Neighborhood Center, or a Community Center (CC) under the Branam Field (BF) Master Planned Community, or a Village Center of the Lake Asbury Master Planned Community (LA VC).

- 5128 (2) Additional Use Standards:
- 5129 (a) *Access.* Vehicular access shall be from an arterial or collector street and shall have a
- 5130 minimum of 100 feet of frontage on the arterial or collector street where the main vehicular
- 5131 access is located.
- 5132 (b) *Commercial Zoning Districts.* Outdoor storage and activities affiliated to an accessory
- 5133 warehouse of a Commercial use shall not be allowed.
- 5134 (c) *Baydoors.* All baydoors of a warehouse shall be screened from street view or adjacent lots
- 5135 that have not Non-Industrial uses.

5136 **3-E-H.11.c. Accessory or Collocated Uses**

**Use**

Office (Administration)	Refer to <a href="#">Sec. 3-E-D.12.</a>
Retail, Sales General	Refer to <a href="#">Sec. 3-E-D.17.</a>

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part E Use Types and Standards

### 5137 DIVISION I ACCESSORY USES AND STRUCTURE

#### 5138 Sec. 3-E-I.1. Accessory Use and Structure

5139 An Accessory use is customarily affiliated with a Principal use and is subordinate in area or extent of the  
 5140 Principal use. Uses that are not allowed in a zoning district shall not be accessory to a Principal use, unless  
 5141 stated otherwise in the Specific Use or Additional Use Standards.

5142 For Accessory structures, refer to [Part F, Division H Accessory Structures](#).

5143 All Accessory uses within Clay County are identified in the [Table 3-E-I.1.a. Accessory Use and Structures](#)  
 5144 [Matrix](#) which only identifies those zoning districts or FLU categories where an Accessory use is allowed  
 5145 subject to a Permitted use or Conditional use approval process. Development standards specific to each  
 5146 use type shall be in compliance regardless of the approval process identified.

5147 **Table 3-E-I.1.a. Accessory Use and Structure Matrix – Standard and Planned Development**  
 5148 **Districts**

	Agricultural						Residential				
	AG	AR	AR-1	AR-2	RA	RB	RC	RD	RE	RMHP	PUD
Accessory Dwelling Unit (ADU)	C	C	C	C	C	C			C		C
Backyard Poultry			P	C	C	C		C	C		
Caretaker's Quarter	C	C	C	C	C	C	C	C	C	C	C
Home Occupation	C	C	C	C	C	C	C	C	C	C	C
Mobile Home for Medical Hardship		C									
Pond Excavation	C	C	C	C	C	C	C	C	C	C	C
Keeping of Domesticated Animals			P	P	P	P	P		P		P
Legend: <b>P</b> – Permitted Use <b>C</b> – Conditional Use <b>S</b> – (Special Exception)											

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS  
**Part E Use Types and Standards**

5149

**Table 3-E-1.1.b. Accessory Use Matrix – Master Planned Communities**

	BF					LAMPA				
	RS	MPC	CC	AC	MU	MPC	RRSV	RC	RF	AC
Accessory Dwelling Unit (ADU)					C	C				
Backyard Poultry										
Caretaker's Quarter	C									
Home Occupation	C	C	C		C	P	P	P	P	
Mobile Home for Medical Hardship										
Pond Excavation	C	C	C	C	C					C
Keeping of Domesticated Animals	C	C			P	P	P	P	P	
Legend: <b>P</b> – Permitted Use <b>C</b> – Conditional Use <b>S</b> – (Special Exception)										

5150

**3-E-1.1.b. Location**

- 5151 (1) All Accessory uses and/or structures shall be located on the same lot as the Principal use(s). An  
 5152 Accessory use may be located within the Principal structure, or as an independent structure on the  
 5153 same lot meeting the same setbacks of the Principal structure, unless stated otherwise in this Code.  
 5154 (2) Accessory structures shall not be located in the:  
 5155 (a) Front yard, with the exception of waterfront lots;  
 5156 (b) Side yard where it abuts a street;  
 5157 (c) Landscape buffer; easements or parking area.  
 5158 (3) *Exceptions.* The following Accessory uses or structures shall be exempt from the standards of  
 5159 [Subsection 3-E-1.1.b.\(2\)\(c\)](#):  
 5160 (a) Dumpsters that are screened from view;  
 5161 (b) Fences, walls, and columns;  
 5162 (c) Decorative entrance feature such as gates, fountains, planters;  
 5163 (d) Bicycle rack;  
 5164 (e) Detached garage for a Residential use;  
 5165 (f) Caretaker's Quarter; and  
 5166 (g) Any other Accessory structure that may be allowed by the Planning and Zoning Director,  
 5167 or his/her designee to be located in the front or side street yard. The Planning and Zoning  
 5168 Director, or his/her designee shall utilize the following criteria to make a decision on the  
 5169 proposed location:  
 5170 i. The Accessory structure is screened from street view by a perimeter buffer;  
 5171 ii. The Accessory structure will not impede any internal pedestrian or vehicular traffic;  
 5172 and  
 5173 iii. By placing such Accessory structure in the front or side yard will not impose  
 5174 negative impacts to the Principal use/structure.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part E Use Types and Standards

### 5175 3-E-1.1.c. Floor Area

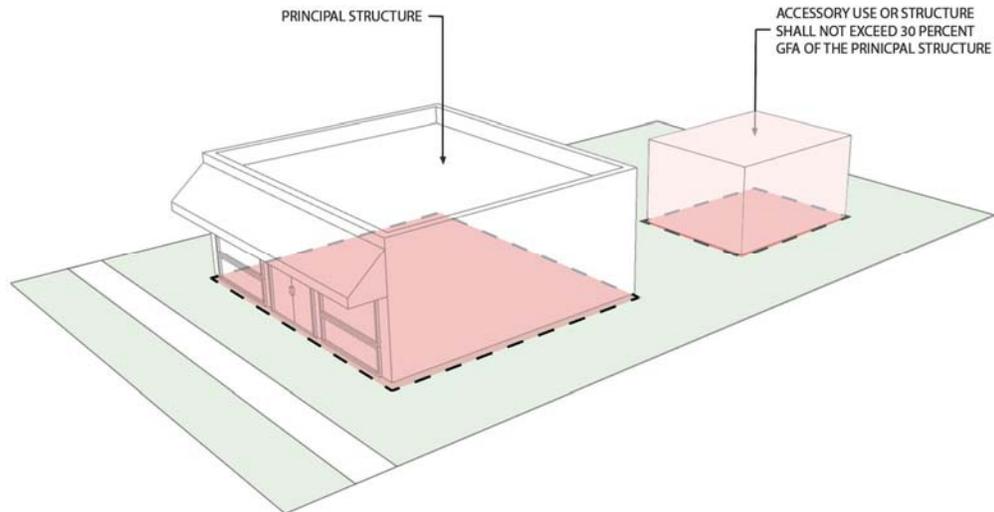
5176 (1) *Maximum Floor Area.*

5177 (a) For a Residential use, the Accessory use or structure shall not exceed 50 percent of the

5178 GFA of the Principal structure.

5179 (b) For a Non-Residential use, the Accessory use or structure shall not exceed 30 percent of

5180 the GFA of the Principal structure.



5181 (c) *Exemption.* The maximum floor area of this Section shall not apply to ADU pursuant to

5182 [Sec. 3-E-1.2 Accessory Dwelling Unit \(ADU\).](#)

### 5183 3-E-1.1.d. Development Standards

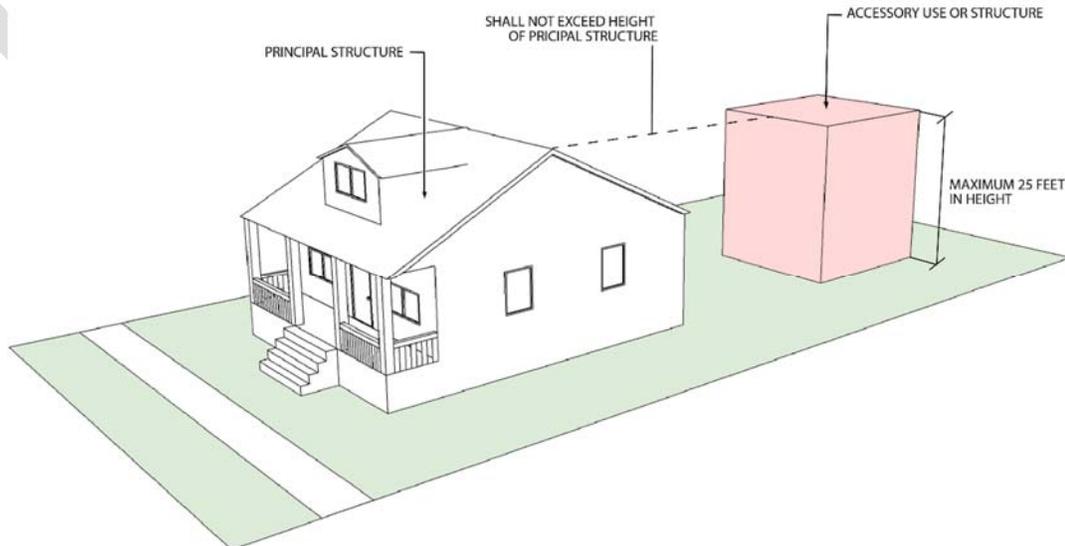
5184 (1) *Lot Size and Setback.* An Accessory structure shall meet all setback and lot size standards as

5185 established within this Article and within the zoning district in which the existing dwelling is located.

5186 (2) *Height.* All Accessory structures shall be less than or at the same height as the Principal structure,

5187 not exceeding an overall height of 25 feet measuring from the finished grade to the highest point of

5188 the Accessory structure.



# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part E Use Types and Standards

### 5189 3-E-I.1.e. Building Permit

5190 No Accessory structure or use may be constructed or established on any lot prior to the issuance of a  
5191 building permit for the Principal structure.

### 5192 Sec. 3-E-I.2. Accessory Dwelling Unit (ADU)

#### 5193 3-E-I.2.a. Description and Typical Uses

5194 A separate habitable unit equipped with a sleeping area, provisions for sanitation and cooking facilities, and  
5195 located on the same lot as the Principal dwelling unit of which it is occupied by the owner.

5196 (1) An ADU may be in the form of a separate and detached unit or as an apartment over a detached  
5197 or attached garage, generally equipped with 1 kitchen only.

#### 5198 3-E-I.2.b. Specific Use Standards

(1)	Dimensional Use Standards:		
(a)	Minimum Lot size:		15,000 square feet
(b)	Minimum Setback:		
	i.	Front:	Apply setbacks of the lot's zoning district, if applicable
		Side:	Apply setbacks of the lot's zoning district, if applicable
	ii.	Rear:	7.5 feet
(c)	Minimum Floor Area:		375 feet
(d)	Maximum Floor Area:		40 percent of the Principal Residential building's GFA or 1,000 square feet, whichever is less.
(e)	Maximum Lot Coverage:	For all buildings located on the same lot:	35 percent

#### 5199 (2) Additional Use Standards:

5200 (a) *Conforming Lot.* An ADU is allowed only on parcels conforming to the zoning district and  
5201 this Code.

5202 (b) *Heir or Homestead Exemption and Medical Hardship.* An ADU is not permitted on lots  
5203 created through the Heirs or Homestead provisions as set forth in Divisions of Part C, or  
5204 on lots containing a Mobile Home for Medical Hardship or an ADU with 2 Kitchens pursuant  
5205 to [Subsection 3-E-I.2.c Limitation](#) below.

5206 (c) *Limitation.* Not more than 1 ADU shall be permitted for each Single-Family unit in the  
5207 zoning districts where allowed. The ADU shall be subordinate to the Principal building as  
5208 to location, height, square footage, and building coverage.

5209 (d) *Establishment of an ADU.* An ADU shall not be permitted before construction of the  
5210 Principal building has commenced or a lawful Principal use is established.

5211 (e) *Owner Occupied Primary Residence.* An ADU is permitted only if the owner occupies the  
5212 Principal Residence and only if the Principal Residence is homesteaded. The ADU cannot  
5213 be sold separately from the Principal Residence.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part E Use Types and Standards

- 5214 (f) *Subdivision.* A lot containing an ADU shall not be subdivided to separate the ADU from the  
5215 Principal use.
- 5216 (g) *Orientation.* Where an ADU is proposed at a second story level, all exterior doorways and  
5217 outdoor living areas such as porches or balconies, shall be oriented toward the interior of  
5218 the property.
- 5219 (h) *Parking.* One off-street parking space is required for each ADU, in addition to the parking  
5220 required for the Principal use.
- 5221 (i) *Building and Housing Codes.* The ADU shall comply with the standards of any applicable  
5222 housing codes or the Florida Building Code.

### 5223 3-E-1.2.c. Specific Use Standards for an ADU with 2 Kitchens

5224 This type of ADU is intended for and limited to the accommodation of parents, grandparents, or a child 18  
5225 years of age or older, of the owner of the dwelling only. The ADU may be detached from or attached to the  
5226 existing Principal dwelling structure. The second kitchen shall be located within the ADU. All development  
5227 standards shall be pursuant to [Sec. 3-E-1.2.b. Specific Use Standards](#), where applicable.

- 5228 (1) *Attached ADU with 2 Kitchens:*
- 5229 (a) *Aesthetic Appearance.* The ADU shall maintain the outward appearance of a Single-Family  
5230 dwelling unit and shall not have the appearance of a duplex unit.
- 5231 (b) *Entrance.* The Principal dwelling shall not have more than 1 front or side entrance. If water-  
5232 front property, then the elevation of the dwelling that faces the addressed road frontage  
5233 shall not have more than 1 entrance.
- 5234 (c) *Address and Driveway.* The Principal property shall not have more than 1 address and  
5235 shall have only 1 driveway access point.
- 5236 (d) *Parking for ADU.* One additional detached garage or parking space may be permitted,  
5237 provided all setback and lot size standards are met as established within the zoning district  
5238 in which the Principal dwelling unit is located.
- 5239 (2) *Detached ADU with 2 Kitchens:*
- 5240 (a) *Aesthetic Appearance and Construction.* The exterior of the addition shall be of the same  
5241 construction type and similar material as the existing dwelling and be compatible with the  
5242 dwelling in terms of color, siding, roof pitch, window detailing, roofing materials, and  
5243 foundation or skirting appearance.
- 5244 (b) *Entrance.* This addition shall not create an additional front or side entrance to the existing  
5245 Principal dwelling.
- 5246 (c) *Address and Driveway.* The Principal dwelling shall not have more than 1 address and  
5247 shall have only 1 driveway access.
- 5248 (e) *Parking for ADU.* One additional detached garage or parking space may be permitted,  
5249 provided all setback and lot size standards are met as established within the zoning district  
5250 in which the Principal dwelling unit is located.
- 5251 (f) *Manufactured or Mobile Home as an ADU.* Within AG, AR, and RE Zoning Districts only,  
5252 a Manufactured Home or Mobile Home can be attached as an addition, to the rear of the  
5253 existing dwelling, if the existing dwelling is a Manufactured Home or Mobile Home,  
5254 provided that both the existing Manufactured Home or Mobile Home is under the same  
5255 roof and all other conditions are met.

### 5256 Sec. 3-E-1.3. Backyard Poultry

#### 5257 3-E-1.3.a. Description and Typical Uses

5258 The keeping and raising of domesticated poultry species for home use, eggs, and meat production. For the  
5259 purpose of this Section, the term “chicken” female species (*Gallus domesticus*) shall only be allowed.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part E Use Types and Standards

### 5260 3-E-I.3.b. Specific Use Standards

#### (1) Dimensional Use Standards:

(a)	Minimum Lot Size:		Apply the standards of the lot's zoning district, if applicable
(b)	Minimum Setback:	Enclosure:	Apply setbacks of the lot's zoning district, if applicable
(c)	Maximum Size of the Enclosure:		100 square feet

#### 5261 (2) Additional Use Standards:

##### 5262 (a) Use.

5263 i. All chickens maintained on the parcel shall be for personal use only, and no permit  
5264 holder shall sell or permit to be sold any eggs, manure or any other products  
5265 obtained from such chickens.

5266 ii. No chickens maintained on the parcel may be bred for Commercial purposes.

5267 (b) *Number of Chickens.* A maximum of 4 chickens may be maintained on the parcel at any  
5268 one time.

5269 (c) *Enclosure.* All chickens maintained on the parcel shall be secured inside an appropriate  
5270 enclosure in the rear yard of the Single-Family dwelling thereon between dusk and dawn.

5271 (d) *Slaughter.* No chicken shall be slaughtered on the parcel.

5272 (e) *Sanitation.* All areas of the parcel in which chickens are maintained shall be maintained in  
5273 a sanitary condition, with chicken feed kept in rodent-proof and raccoon-proof enclosed  
5274 containers.

5275 (f) *Permit.* Each permit shall be personal to the applicant, shall be limited to the parcel  
5276 identified in the application, and shall not be transferable. Each permit shall be effective  
5277 upon issuance and shall continue in effect until it expires or is revoked.

5278 (g) *Expiration of Permit.* An approved permit shall automatically expire on the day that the  
5279 holder thereof no longer resides on the parcel identified in the permit.

### 5280 3-E-I.3.c. Supplemental Application Standards

5281 In addition to the applicable procedures and submittal standards as set forth in [Article 2, Procedures for](#)  
5282 [Development Review](#) and [Part F, Division K Application Submission Standards](#) the applicant shall submit  
5283 the following documents:

5284 (1) *Site Plan.* Show the location, height, and intended use of all existing and proposed structures.

### 5285 3-E.I.3.d. Permits

5286 (1) *Permit.* Each permit shall be personal to the applicant, shall be limited to the parcel identified in the  
5287 application, and shall not be transferable. Each permit shall be effective upon issuance and shall  
5288 continue in effect until it expires or is revoked.

5289 (2) *Expiration of Permit.* An approved permit shall automatically expire on the day that the holder  
5290 thereof no longer resides on the parcel identified in the permit.

5291 (3) *Revocation of Permit.* Shall be pursuant to [Sec. 12-15. Enforcement](#) and [Sec. 12-16. Permit](#)  
5292 [Revocation](#).

### 5293 Sec. 3-E-I.4. Caretaker's Quarter

#### 5294 3-E-I.4.a. Description and Typical Uses

5295 A living facility to be resided in by a steward, who performs managerial, security and/or custodial type of  
5296 services to the facility.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part E Use Types and Standards

5297	<b>3-E-I.4.b. Specific Use Standards</b>		
	(1)	Dimensional Use Standards:	
	(a)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
	(b)	Minimum Floor Area:	750 square feet
	(c)	Maximum Floor Area:	1,200 square feet
	(d)	Minimum Setback:	
		i. Front:	Apply setbacks of the lot's zoning district, if applicable
		ii. Side:	Apply setbacks of the lot's zoning district, if applicable
		i. Rear:	7.5 feet
5298	(2)	Additional Use Standards:	
5299	(a)	<i>Number.</i> Only 1 Caretaker's Quarter that is affiliated with the Principal use is allowed.	
5300	(b)	<i>Occupancy.</i> The Quarter shall be resided by the caretaker and his/her family.	
5301	(c)	<i>Vehicular Access.</i> Shall be from the same access point(s) as the Principal use. Separate access on the same lot may be allowed subject to County Engineer's approval.	
5302			
5303	(d)	<i>Temporary Use.</i> A Caretaker's Quarter shall not be provided for a Temporary use except stated otherwise in Subsection 3-E-I.4.b(2)(e) below.	
5304			
5305	(e)	<i>Mobile Home.</i> A Mobile Home may be allowed to serve as a Caretaker's Quarter only in AG, AR, and Industrial Zoning Districts. This shall be subject to a removal agreement, executed and notarized between the County Building Department and the applicant prior to the issuance of the building permit for the Mobile Home Caretaker's Quarter.	
5306			
5307			
5308			

### 5309 Sec. 3-E-I.5. Home Occupation

5310	<b>3-E-I.5.a. Description and Typical Uses</b>		
5311	A limited small-scale business or occupation that is conducted by the property owner in his/her dwelling unit. The business or occupation shall be carried on solely by the residents of the dwelling, when conducted		
5312	entirely within the dwelling, when clearly incidental and secondary to the use of the dwelling for dwelling		
5313	purposes, and when no change in the character of the dwelling occurs.		
5314			
5315	<b>3-E-I.5.b. Specific Use Standards</b>		
	(1)	Dimensional Use Standards:	
	(a)	Minimum Lot Size:	Apply standards of the lot's zoning district, if applicable
	(b)	Minimum Setback:	All structures unless stated otherwise: Apply setbacks of the lot's zoning district, if applicable
5316	(2)	Additional Use Standards:	
5317	(a)	<i>Prohibited Home Occupations.</i> The following or similar professions or occupations are expressly prohibited as home occupations:	
5318			
5319	(1)	Vehicle Repair and Maintenance such as major and minor auto or machinery repair or paint shops, including welding;	
5320			
5321	(2)	Light Manufacturing and Processing such as carpentry, upholstery, cabinet making, electric machinery or appliance repair;	
5322			

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part E Use Types and Standards

- 5323 (3) Personal Services such as beauty shops and barber shops;
- 5324 (4) Private or Public Schools with organized classes other than limited individual tutoring;
- 5325
- 5326 (5) Day Care centers for the care of more than 6 unrelated children;
- 5327 (6) Office, Business and Professional such as medical or dental offices; psychological or psychiatric counseling offices;
- 5328
- 5329 (8) Retail Sales, General such as direct consumer sales, retail, or wholesale, of any good or commodity on the premises; and
- 5330
- 5331 (9) Landscape/yard maintenance services, except in AG and AR districts.
- 5332 (b) *Rules and Standards for Home Occupations.*
- 5333 (1) Homeowner Occupation. The use shall be conducted by a member or members of the immediate family residing on the premises.
- 5334
- 5335 (2) Equipment. No chemical, electrical, or mechanical equipment is to be used except that which is normally used for purely domestic or household purposes.
- 5336
- 5337 (3) No Sale or Display of Commodity. No commodity or item shall be sold upon the premises, nor shall a display of products be visible from the street.
- 5338
- 5339 (4) *Zoning District Limitations.* Within the RA, RB, RE, RMHP, RC, AR-2, RD, and PUD Zoning Districts, the activities comprising the Home Occupation shall take place entirely within the Principal dwelling. The area devoted to the Home Occupation shall not be the dominant use of the dwelling and in no case shall exceed 20 percent of the total square footage of the Principal dwelling living area. Within the AG, AR, and AR-1 Zoning Districts, in cases where the size of the residence's lot exceeds 1 acre, the Home Occupation may take place within an Accessory building.
- 5340
- 5341
- 5342
- 5343
- 5344
- 5345
- 5346
- 5347 (5) *Sign.* Shall be pursuant to [Sec. 7-F.2. Address Number Sign](#). The sign shall be attached to the dwelling, not more than 2 feet from the front entrance.
- 5348
- 5349 (6) *Outdoor Alteration.* There shall be no alteration in the residential character of the premises in connection with such Home Occupation.
- 5350
- 5351 (7) *Traffic and Pedestrian Circulation.* The occupation shall not create any greater vehicle or pedestrian traffic than is usual and normal for the residence in which the Home Occupation is located.
- 5352
- 5353
- 5354 (8) *Outside Storage.* No outside storage of products or the materials used in their manufacture shall be permitted anywhere on the premises.
- 5355
- 5356 (9) *Enforcement and Violation.* All Home Occupations shall be subject, at any time, to review and investigation by the Clay County Code Enforcement Division, or designee. A willful violation of this Section by a resident shall be grounds for the immediate and permanent revocation of the Home Occupation use.
- 5357
- 5358
- 5359 (10) *Parking.* No additional vehicles shall be routinely parked at the residence other than those owned by the members of the immediate family residing on the premises or their guests.
- 5360
- 5361
- 5362

### 5363 Sec. 3-E-1.6. Mobile Home for Medical Hardship

#### 5364 3-E-1.6.a. Description

5365 A Mobile Home used exclusively to house a family member of the head of the household, or of his or her spouse, of the Principal residence, together with the immediate family of such member, under circumstances whereby either:

- 5368 (1) such a family member suffers from a medical hardship which requires constant or recurring physical care and assistance from a family member residing in the primary residence; or
- 5369

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part E Use Types and Standards

- 5370 (2) a family member residing in the Principal residence suffers from a medical hardship which requires  
5371 constant or recurring physical care and assistance from the family member residing in the Mobile  
5372 Home.

### 5373 **3-E-I.6.b. Specific Use Standards**

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(1) Dimensional Use Standards:

- |     |                   |                                                                 |
|-----|-------------------|-----------------------------------------------------------------|
| (a) | Minimum Lot Size: | Apply the standards of the lot's zoning district, if applicable |
| (b) | Minimum Setback:  | Apply setbacks of the lot's zoning district, if applicable      |
- 

5374 (2) Additional Use Standards:

- 5375 (a) *Location.* The Mobile Home shall be located as close to the Principal Residential structure  
5376 as possible while still complying with all applicable setbacks.
- 5377 (b) *Lawful Status.* The Mobile Home shall be accessory to the primary Residential use which  
5378 otherwise lawfully exists.
- 5379 (c) *Proof of Hardships.* The Mobile Home may lawfully continue, and any permit issued  
5380 hereunder shall remain valid, only so long as all of the conditions listed below continue to  
5381 exist, the additional living accommodations are necessary to avoid undue hardship, and  
5382 the medical hardship clearly exists. Once the conditions authorized hereunder no longer  
5383 exist, the permit shall be deemed expired and the mobile home shall be removed within 60  
5384 days.
- 5385 (d) *Valid Permit.* The Mobile Home authorized hereunder may commence and thereafter  
5386 continue only under a valid permit therefore issued by the Planning and Zoning  
5387 Department. Such permit and each renewal thereof shall only be valid for a period of 1 year  
5388 from the date of issuance, and may be renewed annually so long as the conditions continue  
5389 to exist.
- 5390 (e) *Expired Permit.* In the event the permit expires, is revoked, or is nonrenewed, the use shall  
5391 be terminated immediately, and all permits issued by the Building Department for the  
5392 Mobile Home shall be deemed revoked, any such permits having been deemed hereby to  
5393 have been issued conditioned upon the continued existence of the permit or renewal of the  
5394 permit.

### 5395 **Sec. 3-E-I.7. Keeping of Domesticated Animals**

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#### 5396 **3-E-I.7.a. Description and Typical Uses**

5397 The keeping of domesticated cats and dogs with a limit of 6 total per household over 6 months in age shall  
5398 be allowed.

### 5399 **Sec. 3-E-I.8. Agricultural District Specific Accessory Uses**

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#### 5400 **3-E-I.8.a. Agricultural and Agricultural/Residential Zoning Districts**

5401 In addition to the types of Accessory use identified in [Sec. 3-E-I.1. Accessory Use and Structures](#) through  
5402 [Sec. 3-E-I.6. Mobile Home for Medical Hardship](#), there are uses that are customary, accessory, and/or  
5403 incidental to the Principal use in a specific Agricultural or Agricultural Residential zoning district, as follows:

#### 5404 **3-E-I.8.b. AG Zoning District**

5405 For lots of greater than 1 acre in size, Permitted uses include general farming activities: dairying, forestry,  
5406 greenhouses, livestock raising, nurseries, poultry, and egg production (excluding broilerhouse operations)

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part E Use Types and Standards

5407 and mass production egg laying), crop raising, horticulture, apiculture, pisciculture, and groves. Agricultural  
5408 Accessory uses and affiliated structures shall be permitted:

- 5409 (1) Accessory buildings directly incidental to the Agricultural pursuits.  
5410 (2) Sheds for the storage and repair of the owner's or tenant's farm equipment only, provided the  
5411 structure does not exceed 3,000 square feet of GFA.  
5412 (3) Stand for the sale of products which are raised on the premises.  
5413 (4) Satellite dish receivers for individual use.

5414

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(5) Minimum Setbacks (excluding fences):

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(a) Front:	From lot line when adjacent to any district:	30 feet
(b) Side:	From lot line when adjacent to any district:	7.5 feet
(c) Rear:	From lot line when adjacent to any district:	7.5 feet

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# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part E Use Types and Standards

### 5415 3-E-I.8.c. AR Zoning District

5416 Agricultural Accessory uses and affiliated structures shall be permitted:

- 5417 (1) Accessory buildings directly incidental to the Agricultural pursuits.
- 5418 (2) Sheds for the storage and repair of the owner's or tenant's farm equipment only, provided the
- 5419 structure does not exceed 3,000 square feet of GFA.
- 5420 (3) Stand for the sale of products which are raised on the premises.
- 5421 (4) Satellite dish receivers for individual use.

(5) Minimum Setbacks (excluding fences):			
(a)	Front:	From lot line when adjacent to any district:	30 feet
(b)	Side:	From lot line when adjacent to any district:	7.5 feet
(c)	Rear:	From lot line when adjacent to any district:	7.5 feet

### 5422 3-E-I.9.c. AR-1 Zoning District

5423 Agricultural Accessory uses and affiliated structures shall be permitted:

- 5424 (1) The Non-Commercial breeding, raising, grazing or keeping of animals, fowl, and insects including,
- 5425 but not limited to, customary farm animals similar to horses, cattle, goats, pigs, rabbits, insects, or
- 5426 poultry and domestic animals similar to dogs, cats, or birds. Provided, however, that no more than
- 5427 1 insect hive or 1 adult customary farm animal 6 months of age or older, per each 1/2 acre of land,
- 5428 and no more than 1 domestic animal 6 months of age or older per each 1/5 acre (8,712 sq. ft.) shall
- 5429 be raised, grazed, kept, or maintained, and provided further, that no animal pen, stall, stable, cage,
- 5430 kennel, or other similar animal enclosure, nor insect hive shall be nearer than 100 feet from any
- 5431 Residential dwelling under different ownership or occupancy. If said Residential dwelling is
- 5432 constructed subsequent to any of the aforementioned animal enclosures or hives, which may be
- 5433 located on an abutting lot or parcel, then the 100-foot separation shall be deemed non-applicable
- 5434 and the appropriate property setbacks as established herein, shall apply. The farm or domestic
- 5435 animals or hives referenced herein shall be raised, grazed, kept, or otherwise maintained upon the
- 5436 same parcel upon which the main residence is located, or may be upon another parcel which lies
- 5437 immediately abutting the parcel upon which the main residence is located.
- 5438 (2) The keeping of all animals shall be subject to the following restrictions:
- 5439 (a) No animal shelter, stall, stable, kennel, cage, hive, or other similar enclosure shall be less
- 5440 than 150 feet from the Residential dwelling of a different property owner when such
- 5441 dwelling is separated by an existing street or roadway.
- 5442 (b) The keeping and maintenance of all animals shall conform with all State, County and Local
- 5443 regulations and standards affecting such concerns as, but not limited to, health, safety,
- 5444 drainage, and environmental protection.
- 5445 (3) Non-Commercial Agricultural pursuits of a variety similar, but not limited to, truck gardens,
- 5446 horticultural farming, greenhouse, nurseries, farms and fruit groves as a secondary use to the
- 5447 Principal residence. Provided, however, that said Agricultural pursuit as referenced herein is
- 5448 located and conducted upon a parcel which is the same as or immediately abuts the parcel upon
- 5449 which the main residence is located.
- 5450 (4) Satellite dish receivers for individual use.

(5) Minimum Setbacks (excluding fences):			
(a)	Front:	From lot line when adjacent to any district:	30 feet

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part E Use Types and Standards

(b)	Side:	From lot line when adjacent to any district:	7.5 feet
(c)	Rear:	From lot line when adjacent to any district:	7.5 feet

### 5451 **3-E-I.8.d. AR-2 Zoning District**

5452 Agricultural Accessory Uses and affiliated structures shall be permitted:

5453 (1) Non-Commercial Agricultural pursuits of a variety similar, but not limited to, truck gardens,  
5454 horticultural farming, greenhouse, nurseries, farms and fruit groves as a secondary use to the  
5455 primary residence. Provided, however, that said Agricultural pursuit as referenced herein is located  
5456 and conducted upon a parcel which is the same as or immediately abuts the parcel upon which the  
5457 main residence is located.

5458 (2) Satellite dish receivers for individual use.

(3) Minimum Setbacks (excluding fences):

(a)	Front:	From lot line when adjacent to any district:	30 feet
(b)	Side:	From lot line when adjacent to any district:	7.5 feet
(c)	Rear:	From lot line when adjacent to any district:	7.5 feet

### 5459 **Sec. 3-E-I.9. Residential District Specific Accessory Use and Structure**

#### 5460 **3-E-I.9.a. Residential Zoning Districts**

5461 In addition to the types of Accessory uses identified in [Sec. 3-E-I.1. Accessory Use and Structures](#) through  
5462 [Sec. 3-E-I.6. Mobile Home for Medical Hardship](#), there are uses that are customary, Accessory and/or  
5463 incidental to the Principal use in a specific Residential zoning district, as follows:

#### 5464 **3-E-I.9.b. RA, RB, and RC Zoning Districts**

5465 Accessory structures in the RA, RB, and RC Zoning Districts shall comply with the following:

(1) Dimensional Use Standards:

(a)	Minimum Setbacks:		
i.	Front:	From lot line when adjacent to any district:	7.5 feet
ii.	Side:	From lot line when adjacent to any district:	7.5 feet
iii.	Rear:	From lot line when adjacent to any district:	7.5 feet
(b)	Maximum Building Height:		
i.	On lots of $\leq 1$ acre:	UC (10) or UF FLU:	Same height or less than the Principal structure of the same lot

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

ii.	On lots of > 1 acre and ≤ 2 acres:	UC (10) or UF FLU:	May exceed the height of the Principal structure if the structure is set back at least 15 feet from the side and rear property lines. <sup>1</sup>
			In no event shall the height of such Accessory structure exceed more than 20 feet. <sup>1</sup>
iii.	On lots of > 2 acres:	UC (10) FLU:	May exceed the height of the Principal structure if the structure is set back at least 15 feet from the side and rear property lines. <sup>1</sup>
			In no event shall the height of such Accessory structure exceed the height of the Primary structure by more than 25 percent. <sup>1</sup>

Footnote:

1 Height shall be measured pursuant to [Sec. 3-E-1.1.d.](#)

- 5466 (2) Additional Use Standards:
- 5467 (a) Private boat pier or slip for the use of occupants of Principal Residential structures of the
- 5468 abutting lot; provided said pier or slip does not interfere with navigation.
- 5469 (b) Satellite dish receivers for individual use.

5470 **3-E-1.9.c. RD Zoning District**

- 5471 (1) Accessory uses and affiliated structures in the RD Zoning District shall include the following, and
- 5472 subject to the:
- 5473 (a) Satellite dish receivers to serve the development in which located.
- 5474 (b) On-premises consumption of alcoholic beverages within recreation- and clubhouse-type
- 5475 facilities developed as part of a unified plan of development and only for use by the
- 5476 residents and their guests and licensed under Chapter 11-C of the Florida Division of
- 5477 Alcoholic Beverage and Tobacco.
- 5478 (c) Private boat pier or slip for the use of occupants of Principal Residential structures of the
- 5479 abutting lot; provided said pier or slip does not interfere with navigation.
- 5480 (d) Recreational facilities and areas.
- 5481 (e) Washing facilities for use by residents.
- 5482 (f) Storage of travel trailers, recreational vehicles and boats provided such units are stored in
- 5483 a separate area, landscaped, and maintained. Storage of these units shall not be permitted
- 5484 on individual lots.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part E Use Types and Standards

(2)	Dimensional Use Standards:		
(a)	Minimum Setbacks (excluding fences):		
i.	Front:	From lot line when adjacent to any district:	20 feet
ii.	Side:	From lot line when adjacent to any district:	5 feet
iii.	Rear:	From lot line when adjacent to any district:	5 feet
(b)	Maximum Building Height:		Not to exceed 1 story or; 20 feet

5485 **3-E-I.9.d. RE Zoning District**

5486 Accessory uses and affiliated structures in the RE Zoning District shall comply with the following:

5487 (1) Structures in the UC(10) or UF FLU category may have the same height or less than the Principal  
5488 structure of the same lot.

(a)	Dimensional Use Standards:		
i.	Minimum Setbacks:	From lot line when adjacent to any district:	7.5 feet
ii.	Maximum Building Height:		
		UC(10) or UF FLU:	Same height or less than the Principal structure of the same lot
iii.	On lots of $\leq 1$ acre:	RF or RR FLU:	May exceed the height of the Principal structure if the structure is set back at least 7.5 feet from the side and rear property lines. <sup>1</sup>
			In no event shall the height of such Accessory structure exceed more than 20 feet. <sup>1</sup>
ii.	On lots of $> 1$ acre and $\leq 2$ acres:	RF or RR FLU:	May exceed the height of the Principal structure if the structure is set back at least 15 feet from the side and rear property lines. <sup>1</sup>
			In no event shall the height of such Accessory structure exceed more than 20 feet. <sup>1</sup>
iii.	On lots of $> 2$ acres:	RF or RR FLU:	May exceed the height of the Principal structure if the structure is set back at least 15 feet from the side and rear property lines. <sup>1</sup>

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part E Use Types and Standards

In no event shall the height of such Accessory structure exceed the height of the Principal structure by more than 25 percent.<sup>1</sup>

Footnote:

- 1 Refer to [Sec. 3-E-I.1.d.\(2\) Development Standards](#).

- 5489 (2) Additional Use Standards:  
 5490 (a) Private boat piers or slips for the use of occupants of Principal Residential structures of the  
 5491 abutting lot; provided said pier or slip does not interfere with navigation.  
 5492 (b) Satellite dishes shall be for individual use only.

### 3-E-I.9.f. RMHP Zoning District

- 5494 Accessory use and affiliated structures to Mobile Homes in the RMHP Zoning District shall be as follows:  
 5495 (1) Cabanas, carports, porches or awnings, and other customary accessory buildings and uses.  
 5496 (2) Structures and uses relating to and for the exclusive use of residents of the RMHP shall be as  
 5497 follows:  
 5498 (a) Recreational facilities and areas.  
 5499 (b) Caretaker's Quarter as set forth in [Sec. 3-E-I.4. Caretaker's Quarters](#).  
 5500 (c) Community centers.  
 5501 (d) Washing facilities for use by residents.  
 5502 (e) Private marinas.  
 5503 (f) Storage of travel trailers, recreational vehicles and boats provided such units are stored in  
 5504 a separate area, landscaped, and maintained. Storage of these units shall not be permitted  
 5505 on individual lots.  
 5506 (3) Satellite dish receivers, limited to the specific development in which it is located.

### 3-E-I.9.g. PUD Zoning District

- 5508 (1) Within the Residential portions of a PUD, customary Accessory uses and affiliated structures shall  
 5509 be permitted subject to the following:  
 5510 (a) Accessory structures located in UC(10), UF, or PUD FLU shall not exceed the height of  
 5511 the Principal structure.

(b) Minimum Setbacks:

i.	Front:		Apply the lot's zoning district standards, if applicable
ii.	Side:	From lot line when adjacent to any district:	5 feet
iii.	Rear:	From lot line when adjacent to any district:	5 feet

(c) Maximum Building Height:

i.	On lots of ≤1 acre:	Minimum setbacks for Accessory structures shall be 5 feet from side and rear property lines.
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# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part E Use Types and Standards

ii.	On lots of > 1 acre and ≤ 2 acres:	RF, RR and AR FLU:	<p>May exceed the height of the Principal structure if the structure is setback at least 15 feet from the side and rear property lines. <sup>1</sup></p> <p>In no event shall the height of such Accessory structure exceed more than 20 feet. <sup>1</sup></p>
ii.	On lots of > 2 acres:		<p>May exceed the height of the Principal structure if the structure is set back at least 15 feet from the side and rear property lines. <sup>1</sup></p> <p>In no event shall the height of such Accessory structure exceed the height of the Principal structure by more than 25 percent. <sup>1</sup></p>
Footnote:			
1	Refer to <a href="#">Sec. 3-E-I.1.d.(2) Development Standards.</a>		

### 5512 Sec. 3-E-I.10. Branran Field Specific Accessory Uses

#### 5513 3-E-I.10.a. FLU Categories or Zoning Districts

5514 In addition to the types of Accessory use identified in [Sec. 3-E-I.1. Accessory Use and Structures](#) through  
 5515 [Sec. 3-E-I.6.](#), there are uses that are customary, Accessory and/or incidental to the Principal use in a  
 5516 specific FLU category or zoning district within the Branran Field (BF) Master Planned Community, as follows:

#### 5517 3-E-I.10.b. BF RS FLU Category/Zoning District

- 5518 (1) For lots over 1 acre in size, the Non-Commercial keeping and raising of horses, cattle, sheep,  
 5519 goats, swine, and other similar animals.
- 5520 (2) Non-Commercial Agricultural pursuits of a variety similar, but not limited to, truck gardens,  
 5521 horticultural farming, greenhouse, nurseries, farms, and fruit groves as a secondary use to the  
 5522 Principal residence; provided, however, that said Agricultural pursuit as referenced herein is  
 5523 located and conducted upon a parcel which is the same as or immediately abuts the parcel upon  
 5524 which the Principal residence is located.

#### 5525 3-E-I.10.c. BF MPC FLU Category/Zoning District

5526 The following Accessory uses and/or structures in the Village Zone or Suburban Zone of the BF MPC FLU  
 5527 category shall be permitted subject to specified standards:

- 5528 (1) Satellite dish receivers to serve the development in which it is located.  
 5529 (2) Private boat pier or slip for the use of occupants of Principal Residential structures of the abutting  
 5530 lot; provided this pier or slip does not interfere with navigation.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND  
DEVELOPMENT STANDARDS

**Part E Use Types and Standards**

- 5531 (3) *Suburban Zone.* Storage of travel trailers, recreational vehicles, and boats for residents of a
- 5532 subdivision, within that subdivision, provided such units are stored in a separate area that is
- 5533 landscaped, visually screened, and maintained. Storage of these units shall not be permitted on
- 5534 individual lots.

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# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part E Use Types and Standards

### 5535 DIVISION J TEMPORARY USE AND STRUCTURE

#### 5536 Sec. 3-E-J.1. Temporary Use and Structure

5537 Temporary uses and structures are not intended to be located permanently in one location and are  
5538 restricted to a limited time period.

5539 All Temporary uses and structures within Clay County may be allowed subject to a Special Event Use  
5540 approval process, unless stated otherwise in a specific use type. Development standards specific to each  
5541 use type shall be in compliance regardless of the approval process identified.

#### 5542 **3-E-J.1.b. Location**

5543 All Temporary uses and related activities, structures, equipment and/or vehicles shall comply with the  
5544 following:

- 5545 (1) located in a defined area of a lot that will not impede traffic and pedestrian circulation of the lot,  
5546 unless the lot is vacant.
- 5547 (2) not located in the setbacks, landscape buffers, access easement, fire lane, loading area, and any  
5548 vehicular circulation area, unless stated otherwise.

#### 5549 **3-E-J.1.c. Permits**

5550 *Electrical or Mechanical Service.* All electrical or mechanical equipment shall comply with the Building  
5551 Permit standards.

#### 5552 **3-E-J.1.d. Application Submission**

5553 In addition to the Application Submission standards as set forth in [Article 2 Procedures for Development](#)  
5554 [Review](#), and [Part F, Division K Application Submission Standards](#), the applicant shall submit the following:

- 5555 (1) *Consent.* A consent form completed between the applicant and the owner of the lot of which the  
5556 Temporary use will be held.
- 5557 (2) *Liability.* The applicant shall provide proof of a liability insurance and a hold harmless affidavit  
5558 clearly indicating that the Clay County BCC is not connected with the operation of such use or an  
5559 activity and shall hold the BCC harmless.

#### 5560 Sec. 3-E-J.2. Garage or Yard Sale

#### 5561 **3-E-J.2.a. Description**

5562 The sale of used household or personal goods.

#### 5563 **3-E-J.2.b. Specific Use Standards**

5564 Garage or Yard Sales shall be allowed per lot up to a maximum of 2 garage sales within any calendar year.  
5565 The duration of each garage sale shall be a maximum of 72 hours and may be conducted only within  
5566 daylight hours.

- 5567 (1) *Signage.* Refer to [Sec. 7-E-5. Yard Sign](#).
- 5568 (2) *Planned Development.* In RMHP and PUD, Garage or Yard Sale shall be subject to the approval  
5569 by the Homeowners' or Property Owners' Association.
- 5570 (3) *Other Districts.* Other zoning districts that have Residential use(s) may allow a Garage or Yard  
5571 Sale and shall comply with the standards under this Section.  
5572

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part E Use Types and Standards

### 5573 Sec. 3-E-J.3. Special Event

#### 5574 3-E-J.3.a. Description and Typical Uses

5575 A temporary gathering of people occurring outside normal programs that are designed for celebration,  
5576 leisure, or other purpose. Typical uses include carnivals, arts and crafts sales, farmers market, holiday  
5577 events.

#### 5578 3-E-J.3.b. Specific Use Standards

(1) Dimensional Use Standards:

(a)	Minimum lot size:			Not Applicable
(b)	Minimum setback:	Temporary structure:	From any Residential uses/structures:	200 feet

(2) Additional Use Standards:

- 5580 (a) *Number of Days.* Special Event shall be limited to 14 consecutive days, unless the Planning  
5581 and Zoning Director, or his/her designee grants an extension up to 21 consecutive days.  
5582 The applicant shall provide reasons in the application justifying for the time extension.  
5583 i. In granting the extension, the Planning and Zoning Director, or his/her designee  
5584 shall consider the types of activities that warrant a longer period of time for such  
5585 Temporary use, and the time extension shall not impact negatively the adjacent  
5586 properties.  
5587 (b) *Maximum Number of Events.* Shall be limited to 4 times a year (consecutive months) on  
5588 the same lot.  
5589 (c) *Access.* Shall be from a collector or arterial street. Traffic generated from a Special Event  
5590 shall not be directly backing out from the lot of which the Special Event is held.  
5591 (d) *Parking.* Shall be located within the lot of which the Special Event is held, over-flow parking  
5592 may occur off-site subject to the Shared Parking standards as set forth in [Sec. 8-12.\(6\)](#)  
5593 [Alternative Parking Regulations](#), where applicable.

### 5594 Sec. 3-E-J.4. Temporary Construction Structure

#### 5595 3-E-J.4.a. Description and Typical Uses

5596 A Mobile Home that generally functions as a temporary office for development, sales, and storage during  
5597 development stage. It may also be in the form of a portable container for storage of personal belongings  
5598 and other objects.

#### 5599 3-E-J.4.b. Specific Use Standards

(1) Dimensional Use Standards:

(a)	Minimum Lot Size:			Not Applicable
(b)	Minimum Setback:	Temporary structure:	From all lot lines:	5 feet
(c)	Minimum Separation:	Temporary structure:	From the nearest wall of a building that is located on the site:	5 feet

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part E Use Types and Standards

	(d)	Maximum size:	Portable container:	8 feet wide, 8 feet high, and 20 feet long
5600	(2)	Additional Use Standards for Portable Containers:		
5601	(a)	<i>Number of Container.</i> There can be no more than 1 Portable Storage container per property.		
5602				
5603	(b)	<i>Duration.</i> The Portable Storage container shall not remain on a property in excess of 30 consecutive days (per owner) and shall not be placed at any one property in excess of 30 days in a calendar year.		
5604				
5605				
5606	(c)	<i>Location.</i> The Portable Storage container shall be placed outside of any County right-of-way.		
5607				
5608	(d)	<i>Construction Site.</i>		
5609	i.	<i>Commercial Dumpster.</i> Commercial dumpsters associated with construction at a site where a building permit has been issued are permitted for the duration of construction and shall be removed from the site within 14 days of the end of construction. These containers are exempt from the above <a href="#">Subsections (1) to (3)</a> .		
5610				
5611				
5612				
5613	ii.	<i>Portable Storage Containers.</i> Portable Storage containers associated with construction at a site where a building permit has been issued are permitted for the duration of construction, but in no case may remain on the property for a period longer than 365 days. These containers are exempt from the above <a href="#">Subsections (1) to (3)</a> .		
5614				
5615				
5616				
5617				
5618	(3)	Additional Use Standards for Temporary Construction Structure:		
5619	(a)	<i>Number of Construction Structure.</i> There may be no more than 1 Temporary Construction Structure per construction site based on the intensity of the development.		
5620				
5621	(b)	<i>Duration.</i> The Temporary Construction Structure may remain on the construction site within the duration of the development stage and shall be removed from the premises before a Certificate of Occupancy is issued of the new building(s).		
5622				
5623				

### 5624 Sec. 3-E-J.5. Temporary Living Quarter

#### 5625 3-E-J.5.a. Description and Typical Uses

5626 Any recreational vehicle-type unit, primarily designed as temporary living quarters for recreational, camping  
 5627 or travel use, which either has its own motive power or is mounted on or drawn by another vehicle, these  
 5628 vehicles shall include travel trailers and fifth wheel travel trailer, camping trailer, truck camper, motor home  
 5629 van conversion, park trailer or similar type vehicle. This unit may also serve as a temporary living quarter  
 5630 during construction of a residence.

#### 5631 3-E-J.5.b. Specific Use Standards

(1)	Dimensional Use Standards:		
(a)	Minimum lot size:		Not Applicable
(b)	Minimum setback:	Temporary structure:	Apply setbacks of the lot's zoning district, if applicable

5632 (2) Additional Use Standards for Recreational Purpose:  
 5633 (a) A property owner, tenant, or a guest of a property owner or tenant who is the owner of a  
 5634 recreational vehicle, may temporarily occupy the recreational vehicle on a Single-Family  
 5635 Residentially zoned parcel, provided the following conditions are met:

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part E Use Types and Standards

- 5636 i. No person shall be allowed to occupy the recreational vehicle more than 14  
5637 consecutive calendar days and no more than 2 times in any calendar year for a  
5638 particular property owner and/or tenant.
- 5639 ii. The recreational vehicle shall be self-contained and shall not be connected to an  
5640 outside source of potable water, or sewage disposal. All wastewater and solid  
5641 waste shall be disposed of properly at a licensed facility. If electrical connection is  
5642 needed, then the vehicle shall be connected to an approved outside electrical  
5643 source.
- 5644 iv. There shall be no more than 1 recreational vehicle on the deeded private property  
5645 parcel in contiguous ownership at any one time.
- 5646 v. If property is located within floodplain AE, the following standards must be met:  
5647 a. Be on the site for fewer than 14 consecutive days,  
5648 b. Be fully licensed and ready for highway use, or  
5649 c. Meet the permit standards, elevation and anchoring standards  
5650 for "manufactured homes" and all other Land Development Regulations.
- 5651 (3) Additional Use Standards for Construction Purpose:
- 5652 (a) A recreational vehicle may be used for temporary living quarters pending construction of a  
5653 permanent Residential dwelling, provided the following conditions are met:
- 5654 i. The property shall be within the RR, AR, AG FLU, BF RS, or LA RC FLU category.  
5655 ii. A copy of the building permit for the permanent residence shall be displayed on  
5656 the recreational vehicle.
- 5657 iii. A septic tank permit or an existing tank letter and a well permit issued by the State  
5658 of Florida Environmental Health Department shall be obtained if the unit is not self-  
5659 contained. All wastewater and solid waste shall be disposed of properly at a  
5660 licensed facility. If electrical connection is needed, the vehicle shall be connected  
5661 to an approved outside electrical source.
- 5662 iv. The recreational vehicle shall meet all setbacks required for the Principle dwelling  
5663 in the zoning district where the recreational vehicle will be parked.
- 5664 v. The temporary living quarters shall be removed within 10 days from the date of the  
5665 final electrical approval for the permanent Residential structure by the Building  
5666 Department of the County.
- 5667 vi. The temporary electrical power or electrical source for the temporary recreational  
5668 vehicle shall be disconnected and shut off at the time the permanent electrical  
5669 connection for the permanent Residential structure has been approved.
- 5670 vii. The recreational vehicle shall be removed from the property at the expiration of 3  
5671 years from the date the temporary living quarters was placed on the property.  
5672 Should the building permit for the proposed residence expire, the recreational  
5673 vehicle shall be removed within 45 days.
- 5674 viii. There shall be no more than 1 recreational vehicle on the premises at any one  
5675 time.
- 5676 ix. If property is located within floodplain AE, the following standards shall be met:  
5677 A. Be on the site for fewer than 180 consecutive days,  
5678 B. Be fully licensed and ready for highway use, or  
5679 C. Meet the permit standards, elevation and anchoring standards for  
5680 "manufactured homes" and all other Land Development Regulations.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

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# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

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# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

Part F Summary of Amendments	
Section #	Section Title
<b>DIVISION A</b>	<b>GENERAL</b>
<b>Purpose and Intent</b>	Established the intent of this Division to carry forward the Adequate Public Facilities (APF) of the Branan Field and Lake Asbury Master Planned Communities. Established min./max. standards for building, lighting, parking and loading and other types of accessory structures.
<b>Applicability</b>	Explained where to apply these requirements.
<b>Conflict</b>	Clarified what should apply when there is a conflict or inconsistency between texts and between text and a graphic.
<b>DIVISION B</b>	<b>ADEQUATE PUBLIC FACILITIES</b>
<b>General</b>	Clarified these Adequate Public Facilities (APF) include drainage, fire rescue, roads, parks and recreation, water and wastewater, public transportation and schools and each of the required level of services based on the proposed development density and/or intensity.
<b>Applicability</b>	Explained where to apply these requirements.
<b>Exemptions</b>	Provided a list of structures, developments that are exempt from the APF requirements
<b>Application Standards</b>	Deferred application contents and submittal requirements to Article 4 of this Code.
<b>Credits</b>	Carried forward current Code text as it related to the construction of APF road by the developer, and credits for the cost of construction can be deducted from the proportionate cost associated with the development traffic. Carried forward current Code text which relates to developer's donation credits towards road impact fees.
<b>Donations</b>	Carried forward current Code text which relates to developer's extent of donations and priorities.
<b>Payment In Lieu of Donation</b>	Carried forward current Code text as it related to contribution of land to the County instead of payment.
<b>Donation Over Required Minimum</b>	Carried forward current Code text as it related to if the developer over contributes to the County, and the developer may redefine the priority of public facilities to claim impact fee credits.
<b>Development Agreement</b>	Carried forward current Code text as it related to development agreement between the developer and the County.
<b>DIVISION C</b>	<b>ROADS</b>
<b>General Development Standards</b>	This Section included roadway standards, connectivity, access, and median openings. Carried forward current Code text, tabularized the dimensional and capacity requirements.
<b>Street Pattern</b>	This Section included street pattern within a proposed development, street stub for future connection, and gates.
<b>Roadway Configuration</b>	This Section included roadway configuration, roundabout, alley and interior courtyard and traffic calming component.
<b>Transit</b>	This Section included transit-oriented design and transit stop. Carried forward current Code text.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

<b>Sidewalk</b>	Carried forward current Code text and referred to Sec. 8-14.(2) of the Land Development Code.
<b>Bicycle Lane</b>	This Section included current Code text and added alternative pedestrian circulation and bike lanes may be approved by the Development Review Official.
<b>Street Trees</b>	This Section included current Code text and added reference to Sec. 6-5.(4) Landscaping Adjacent to Street Right-of-Way.
<b>DIVISION D</b>	<b>PARKS AND RECREATION</b>
<b>Purpose and Intent</b>	Clarified the intent of the APF parks and civic spaces are to address the population of the proposed development in BF and LAMPA communities. Also clarified the timing of the implementation of these recreational facilities.
<b>Applicability</b>	Clarified where to apply these requirements.
<b>Types of Park</b>	Carried forward current Code text as it related to the different types of parks: Community, Primary Neighborhood, and Pocket parks and their maximum distance requirements to residential communities that the individual park serves.
<b>Park Facilities</b>	Carried forward current Code text as it related to the required recreational facilities for each type of park.
<b>Level of Service Standards</b>	Carried forward/tabularized current Code text as it related to the level of service standards based on the residential population.
<b>Platting</b>	Carried forward current Code text as it related to the platting requirements.
<b>Pedestrian and Bicycle Linkage</b>	Carried forward current Code text as it related to the network/linkage.
<b>Ownership and Control</b>	Carried forward current Code text as it related to the implementation of recreational facilities and the maintenance by the homeowners or property owners' association.
<b>DIVISION E</b>	<b>SCHOOLS</b>
<b>Purpose and Intent</b>	Clarified the school sites are part of the APF requirements for residential developments.
<b>Location of School</b>	Carried forward current Code text as it related to school sites and are to be determined by the School District of Clay County.
<b>Development Standards</b>	Referred to Part E Public and Private Facilities Schools, Public and Private
<b>DIVISION F</b>	<b>ARCHITECTURAL DESIGN GUIDELINES</b>
<b>Purpose and Intent</b>	Consolidated architectural design guidelines of the Master Planned Communities under this Division.
<b>Applicability</b>	Explained these standards shall apply only to the Master Planned Communities. Clarified these design standards may be utilized for other types of developments within the County, where applicable.
<b>Residential and Non-Residential Developments</b>	Consolidated Residential and Non-Residential development standards in a tabular format which includes design elements such as roofline, fenestrations, recesses and projections.
<b>DIVISION G</b>	<b>EXTERIOR LIGHTING</b>
<b>General Provisions</b>	Carried forward current Code with regards to the intent of the outdoor lighting standards.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

<b>Photometric Plan</b>	Added requirements for application submission and refer to Article 2 Procedures for Development Review.
<b>Illumination</b>	Carried forward current Code with regards to the technical requirements for illumination for different uses such as residential and non-residential parking areas and pedestrian lighting, and any outdoor lighting.
<b>Light Fixtures</b>	Carried forward current Code on types of light fixtures, that may full-cut-off fixtures shall be incorporated as an integral design.
<b>Time Controls</b>	Carried forward current Code with regards to time controls.
<b>Upgrade or Replacement</b>	Carried forward current Code with regards to upgrade and replacement. Replaced the term project with “development”.
<b>Gas and Fuel Sales</b>	Carried forward current Code with regards to the gas and fuel sales. Other requirements for the gas sales facility have been relocated to Part E under Commercial uses.
<b>DIVISION H</b>	<b>ACCESSORY STRUCTURES</b>
<b>Purpose and Intent</b>	Clarified the purpose of accessory uses and affiliated structures. Specified that an accessory use or structure shall be located on the same site as the principal use. Explained what is exempt from the location requirements such as an approved off-site parking or an enclosed dumpster.
<b>Fence, Wall, and Column</b>	Provided design (finishing materials) and technical requirements such as height for fences, walls and decorative columns. Provided graphics to explain how to measure when there is a grade difference of a site and its neighboring property. Clarified and provided requirements for dangerous materials that may be collocated on a fence or a wall.
<b>Waste Storage Area</b>	Developed location, setback and screening standards for waste storage areas. Provided a graphic for the storage area, with dimensions and illustrate how to measure from the adjacent property lines.
<b>Screen Enclosure</b>	Created new setback dimensions for screen enclosure that may be constructed for enclosing a patio or swimming pool.
<b>Swimming Pool and Spa</b>	Created new setback dimensions for swimming pool or a spa that may be located in a single dwelling unit or in a clubhouse.
<b>DIVISION I</b>	<b>LANDSCAPING</b>
<b>Purpose and Intent</b>	This Division is to supplement Article 6, Tree Ordinance, and subsequently will be relocated to Article 6 by County staff.
<b>Vested Development</b>	Carried forward current code and referred to Article 6 for applicable requirements.
<b>Perimeter Buffer</b>	Consolidated current code
<b>Excavation</b>	Carried forward landscaping/screening requirements for excavation, and land clearing debris disposal.
<b>DIVISION J</b>	<b>PARKING</b>
<b>Purpose and Intent</b>	This Division is to supplement Sec. 8-12 Parking Requirements and Appendix A, and subsequently will be relocated to Article 8 by County staff.
<b>Parking Standards</b>	This new Section is created to carry forward parking requirements that are currently in Article 3 but not in Sec. 8-12/Appendix A.
<b>Commercial Vehicle Parking in AG and AR Zoning Districts</b>	Carried forward current code on commercial vehicle requirements in the AG and AR districts.
<b>Prohibited Parking</b>	Carried forward current code on prohibited parking.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

**Part F Adequate Public Facilities and Technical Requirements**

<b>Master Planned Communities Parking</b>	Carried forward parking requirements under the Development Standards for Branam Field and LAMPA master planned communities to reduce redundancy, and only consolidated those requirements that are not repeating parking requirements per Sec. 8-12 or Appendix A, but specifically pertinent to these 2 communities.
<b>DIVISION K</b>	<b>APPLICATION SUBMISSION STANDARDS</b>
<b>Purpose and Intent</b>	This Division is to establish submission standards for planning and zoning types of application and supplement Article 2. This Division will be subsequently relocated and consolidated under Article 2.
<b>Application Submission Standards</b>	Provided a list of application forms and requirements, and referred to the County Fee Schedule.
<b>Plan and Document Format Standards</b>	Established drafting and formatting standards for plans, documents, and geometry information.
<b>Project Narrative</b>	Listed what are required to complete a summary of the requests, site information and other relevant information pertinent to the application.
<b>Adequate Public Facilities</b>	Required an application to provide how the requests will be meet the adequate public facilities requirements.
<b>Landscape Plan</b>	Deferred all landscape plans to Sec. 6-9. Landscape Plan Required. Added required notes and specifications as a requirement for preparation of landscape plans.
<b>Survey</b>	Carried forward current code language with not substantive edits.

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ARTICLE 3 ZONING DISTRICTS, LAND USES, AND  
DEVELOPMENT STANDARDS

**Part F Adequate Public Facilities and Technical Requirements**

5682

DIVISION A GENERAL

5683

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

5684 The purpose and intent of this Part is to consolidate the following important components that are required  
5685 for a proposed development or redevelopment. Part F is divided into several Divisions containing the  
5686 information as follows:

- 5687 a. Carry forward the required concurrency providers (Adequate Public Facilities) specifically for the  
5688 adopted County's Master Planned Communities.
- 5689 b. Establish minimum and maximum design standards for buildings, exterior lighting, landscaping,  
5690 parking and loading, and accessory structures.
- 5691 c. Add specific process and procedures for Planning and Zoning related applications for subsequent  
5692 consolidation in Article 2 of the County's Land Development Code (LDC).

5693

Sec. 3-F-A.2. Applicability

5694 Where applicable, Part F shall apply to all applications for a Development Order.

5695

Sec. 3-F-A.3. Conflict

5696 Where there is a conflict between the text and graphics in these Divisions, then the text shall govern and  
5697 control, unless stated otherwise herein. Where the text in these Divisions is in conflict with other Divisions  
5698 of the LDC or any State provisions, then the standards found in these Divisions shall govern and control,  
5699 unless stated otherwise herein.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

### 5700 DIVISION B ADEQUATE PUBLIC FACILITIES

#### 5701 Sec. 3-F-B.1. Purpose and Intent

5702 The purpose and intent of this Division is to ensure that Adequate Public Facilities (APF) are provided for  
5703 the incremental development of the Master Planned Communities. Some of these public facilities are  
5704 located in other current Articles of the Code.

#### 5705 **3-F-B.1.a. Typical ADF**

Drainage	<a href="#">Article 8 Design and Improvement Standards</a>
Fire Rescue	<a href="#">Ask County to reference the Department</a>
Roads	<a href="#">Part F Division C Roads</a>
Parks and Recreation	<a href="#">Part F Division D</a>
Potable Water, Sanitary Sewer, and Solid Waste	<a href="#">Ask County to reference the Department</a>
Public Transportation	<a href="#">Ask County to reference the Department</a>
School	<a href="#">Part F Division E</a>
	<a href="#">PLACEHOLDER</a>

#### 5706 **3-F-B.1.b. Level of Services**

5707 APF shall be provided based on the proposed development or redevelopment and shall be consistent with  
5708 the Level of Services (LOS) for those public facilities that are adopted in the [Clay County Comprehensive](#)  
5709 [Plan](#).

#### 5710 **3-F-B.1.c. Management of APF**

5711 A monitoring system shall be required to address the impacts of the development or redevelopment on the  
5712 existing public facilities.

#### 5713 Sec. 3-F-B.2. Applicability

5714 Part F, Division B shall apply to all new developments or redevelopments, unless stated otherwise in [Sec.](#)  
5715 [3-F-B.3. Exemptions](#).

#### 5716 Sec. 3-F-B.3. Exemptions

5717 The following shall be exempt from this Division:

- 5718 a. A lot of record that received an exemption issued by the County.
- 5719 b. All construction or alteration of accessory buildings or structures that does not add impact on public  
5720 facilities.
- 5721 c. All types of permits as set forth in [Sec. 4-6.\(1\) Applicability and General Provisions](#).
- 5722 d. All Low Impact Threshold Developments (LITDs) which generate 10 or less PM peak hour trips per  
5723 day and do not have direct access to a Dashed Line Road. A primary purpose for the creation of  
5724 the Dashed Line Roads is to open large tracts of acreage for major new development. As such, the  
5725 benefit to the LITD from the construction of the Dashed Line Roads is minimal. As a result, LITDs  
5726 are exempt from the donation and payment obligations. A development which would otherwise  
5727 qualify as a LITD and which has a Dashed Line Road on its property or directly accesses a Dashed

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

5728 Line Road will significantly benefit from the construction of the Dashed Line Road. These  
5729 developments are not exempt from the donation and payment obligations.

### 5730 Sec. 3-F-B.4. Application Standards

5731 All development or redevelopment projects shall comply with Article 4 Concurrency Management, [Sec. 4-](#)  
5732 [7. Application Content and Submittal Requirements](#), unless stated otherwise by the Planning and Zoning  
5733 Director or his/her designee.

### 5734 Sec. 3-F-B.5. Timing

5735 If APF lands are conveyed to the County by deed, then donation shall be made prior to issuance of a  
5736 building permit or at a later date as agreed to by the County. APF requirements may be made on a phase-  
5737 by-phase basis, or for an entire development at the option of the developer.

### 5738 Sec. 3-F-B.6. Credits

#### 5739 **3-F-B.6.a. Credit for Construction of Public Facilities**

5740 RAPF Roads that traverse a development shall be constructed by the developer. The County shall approve  
5741 the construction plans for APF Roads based on the applicable Clay County standards and the additional  
5742 improvements by road type. The developer shall be entitled to credits for the cost of the construction of  
5743 APF Roads, less the proportionate cost associated with traffic on a per trip (capacity) basis.

#### 5744 **3-F-B.6.b. Road Impact Fees**

5745 If the developer opts to satisfy the APF requirements for roads, such donations shall be credited toward  
5746 road impact fees.

- 5747 (1) Construction costs that exceed the calculated “fair share” or proportionate share amount may be  
5748 credited toward road impact fees.
- 5749 (2) Donation of lands for roads that are in excess of the required APF contribution may be counted  
5750 toward required fair share payments.
- 5751 (3) When donations are made for an entire, phased development, the County shall “bank” excess  
5752 credits for future phases for the purposes of meeting APF requirements and for potential impact  
5753 fee credits.
- 5754 (4) Road impact fee credits may be transferable within the individual boundary of a Master Planned  
5755 Community and may not be transferred outside the boundary.

### 5756 Sec. 3-F-B.7. Donations

#### 5757 **3-F-B.7.a. BF Standards**

5758 Developers shall be required to donate 5 percent of developable land acreage for the following public  
5759 facilities in order of priority: roads, fire stations, libraries, transit facilities, greenway trails, community parks,  
5760 regional retention, and conservation lands where applicable. Developable lands in this case shall not  
5761 include wetland areas, required upland-wetland buffers and lands contained within the BF Primary  
5762 Conservation Network.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

### 5763 **3-F-B.7.b. LAMPA Standards**

5764 Developers shall be required to donate 1.35 percent of developable lands for APF road rights-of-way (APF  
5765 Requirement). The APF road rights-of-way (Dashed Line Roads) are depicted on the adopted FLUM as  
5766 proposed new roads. The land area of the APF Requirement shall be calculated by the developer of each  
5767 development and approved by the County. With the mutual consent of the County and the applicant, lands  
5768 needed for state roads may be required for donation.

### 5769 **Sec. 3-F-B.8. Payment in Lieu of Donation**

#### 5770 **3-F-B.8.a. BF Standards**

- 5771 (1) If no public facilities lands are present on a specific site or less than 5 percent of the APF  
5772 requirement, then that development may satisfy this requirement by paying an APF fee that is  
5773 equivalent to 5 percent of the Fair Market Value of the developable lands.
- 5774 (2) Fair Market Value shall be determined at the expense of the developer by an appraiser approved  
5775 by the County.
- 5776 (3) Value shall be based on land use, and an average per-acre value shall be determined by dividing  
5777 the total development parcel value by total developable acres.
- 5778 (a) When a road divides 2 land uses, the value shall be based on the more intensive use. This  
5779 value shall be adjusted annually using the appropriate Consumer Price Index, with the  
5780 option of obtaining a new appraisal.
- 5781 (b) This fee shall be paid to a fund dedicated to public facilities acquisition and construction  
5782 occurring within 3 miles of the property in question.

#### 5783 **3-F-B.8.b. LAMPA Standards**

- 5784 (1) If no public facilities lands are present on a specific site or they represent less than 1.35 percent of  
5785 the developable lands, the development may satisfy the APF Requirement by paying an APF Fee  
5786 that, independently or in combination with public facilities land donation, meets the minimum 1.35  
5787 percent APF Requirement. If no APF Lands are present, the APF Fee shall be the Fair Market  
5788 Value of 1.35 percent of the developable lands within the development. If the APF Fee is provided  
5789 in conjunction with the donation of APF Lands, the APF Fee shall be the Fair Market Value of the  
5790 difference in the land area of APF Lands donated and the land area of the APF Requirement for  
5791 the development.
- 5792 (2) The Fair Market Value shall be determined at the expense of the developer by an appraiser  
5793 approved by Clay County and shall be based on land use with an average per-acre value being  
5794 determined by dividing the total development parcel value by total developable acres.

### 5795 **Sec. 3-F-B.9. Donation over Required Minimum**

#### 5796 **3-F-B.9.a. BF Standards**

- 5797 (1) If land is needed for a public facility that is in excess of the 5 percent contribution, then the County  
5798 shall either pay the difference or remove the facility from the FLUM.
- 5799 (2) Should the County commit to a contribution, final approval shall be given by the Board of County  
5800 Commissioners upon execution of a development agreement as set forth in [Sec. 3-F-B.11](#).
- 5801 (3) In situations where a developer contributes different APF Lands and the total donation is in excess  
5802 of the requirement, the developer may redefine the priority of public facilities in order to claim impact  
5803 fee credits.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

### 5804 **3-F-B.9.b. LAMPA Standards**

5805 If the location of an APF on the Lake Asbury FLUM is such that an individual development would be required  
5806 to donate land in excess of the land area of the APF Requirement, then one of the following shall occur:

5807 (1) The County shall either: pay the developer the Fair Market Value of the difference in the APF  
5808 Requirement and the lands necessary to provide the facility; or remove or relocate the facility by  
5809 Plan Amendment from the FLUM.

5810 (a) The developer may elect to donate land in excess of the APF Requirement for a  
5811 development. Land donation in excess of the APF Requirement may be credited toward  
5812 the applicable impact fee or may be banked for future phases of the development for the  
5813 purpose of meeting future phase APF Requirements. Credit for land donated in excess of  
5814 the APF Requirement for a development may also be transferred to another development  
5815 within LAMPA for the purpose of meeting APF Requirements.

5816 (b) If the County elects to compensate the developer for lands in excess of the APF  
5817 Requirement for a development, then final approval shall be given by the Board of County  
5818 Commissioners by execution of a Development Agreement. The value of the County's  
5819 contribution shall be the Fair Market Value of the land as would have been calculated for  
5820 the purpose of assessing the APF Fee times the area of the excess land area acquired by  
5821 the County.

### 5822 **Sec. 3-F-B.10. Development Agreement**

#### 5823 **3-D-R.10.a. Review and Approval Procedures**

5824 Prior to the entry into a Development Agreement, the County shall first have had an opportunity to review  
5825 and approve the construction plans for the additional connections and to review the projected costs of  
5826 constructing the additional connections (including right-of-way acquisition, design and other soft costs, hard  
5827 construction costs and County administrative costs, including attorney's fees associated with the  
5828 enforcement of the Development Agreement, in the event the County shall complete the development) in  
5829 order to ascertain the appropriate amount of the construction bond.

#### 5830 **3-D-R.10.b. Additional Connections**

5831 In addition, prior to entry into the Agreement, the County shall have had an opportunity to review and  
5832 approve the location of the additional connections. The Development Agreement may include such other  
5833 terms that the County, acting necessary, deems necessary.

#### 5834 **3-D-R.10.c. Terms of Development Agreement**

5835 The Development Agreement shall contain the following material terms:

5836 (1) road improvements that shall be completed and accepted by the County within 18 months of the  
5837 date of the Development Agreement;

5838 (2) a liquidated damages clause for delay in completion;

5839 (3) a construction bond, in a form acceptable to the County, or a letter of credit, in an amount sufficient  
5840 to reimburse the County for all expenses and damages incurred in the event of default under the  
5841 terms of the development agreement by the developer;

5842 (4) a mechanism for the transfer of real property upon which the additional connections will be  
5843 constructed in the event the developer defaults under the terms of the Development Agreement by  
5844 not commencing or completing the construction of the additional connections; and

5845 (5) the amount of the construction bond.

5846 The Development Agreement may include such other terms that the County, acting necessary, deems  
5847 necessary.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

5848

### DIVISION C ROADS

5849

#### Sec. 3-F-C.1. General Development Standards

5850

##### 3-F.C.1.a. Roadways Standards

5851 The intent is to establish a safe, convenient, and orderly flow of traffic to implement the planned and  
 5852 unplanned roadway network for the Master Planned Communities. This Division ensures that the required  
 5853 types of roadways are in place as planned and are adequate to provide a Level of Service (LOS) for the  
 5854 existing and new developments consistent with the approved Plan of each Master Planned Community.

5855

##### 3-F.C.1.b. Connectivity

5856 A connected system of streets allows for improved pedestrian and vehicular movement and shorter vehicle  
 5857 trips, allows for quicker access by emergency vehicles, provides alternative routes during natural disasters  
 5858 or accidents, allows better access for school buses, and eliminates backtracking by service vehicles.  
 5859 Variations on the grid street pattern are allowed, with cul-de-sacs, or “U” shaped streets used where such  
 5860 street design will respond to and preserve natural features. Arterials and collector roads shall continue  
 5861 through the Plan Area without interruption.

5862

##### 3-F.C.1.c. Access

5863 Any development, based on the intensity, shall have a front street property line abutting a collector or arterial  
 5864 street where the principal access point is provided to serve the proposed development. Arterial and collector  
 5865 streets shall be pursuant to [Sec. 8-4. Roadway Classification System](#) of this Code. Based on the Site Impact  
 5866 Study per [Sec. 8-10. Access Management](#), a secondary access may be required on a street, which may  
 5867 be the same or lower classification as the principal access. See Table below.

Number of Residential Units	Minimum number of access point	Minor Collector and above (per Sec.8-4)
≤ 100	1	Yes <sup>1</sup>
> 100 to 250	2 <sup>2</sup>	Yes
251 +	2 <sup>2</sup>	Yes

Footnotes:

- 1 If the development has a frontage that is less than 1,000 feet, or if it is determined by the County’s Engineering Department that the additional entrance would constitute a substantive traffic safety problem, then the access point may be required to have a median between the ingress/egress lanes.
- 2 If the planned second access connects to the thoroughfare via a Dashed Line Roadway, Residential development greater than 100 dwelling units may be approved and constructed prior to the Dashed Line Roadway being included in the financially feasible 10-year schedule of capital improvements specified in LA Policy 1.5.1.

5868  
 5869  
 5870  
 5871  
 5872  
 5873  
 5874

(1) *Completion of Access and Connections.* These connections shall be completed and accepted by the County during the course of the development and construction of the first 150 dwelling units. The developer has the option of delaying the completion of the additional connections if it enters into a Development Agreement (Refer to [Sec. 3-F-B.10 Development Agreement](#).) with the County prior to the issuance of the building permit for the 151<sup>st</sup> or 251<sup>st</sup> dwelling unit which commits to the construction and completion of the additional connections through acceptance and bonding by the County pursuant to the County’s subdivision standards.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

- 5875 (2) *Exemptions.* Developments meeting the following conditions shall be exempt from the access  
 5876 standards as indicated above. No exemption shall be allowed on developments with more than 500  
 5877 units.  
 5878 (a) External connection points every 700 feet (average). The spacing requirement shall be  
 5879 relaxed when the presence of an existing wetland or an existing development (prior to plan  
 5880 adoption) would prevent the placement of the connection at that location.  
 5881 (b) Neighborhood Park Space exceeding 200 percent of the minimum required.  
 5882 (c) An area or Office and/or Commercial use shall be provided at a ratio of 50 square feet per  
 5883 unit.

### 5884 3-F-C.1.d. Median Openings

5885 Shall be in accordance with [Sec. 8-10.\(4\) Table 3. Minimum Connection Spacing Requirements.](#)

### 5886 Sec. 3-F-C.2. Street Pattern

#### 5887 3-F-C.2.a. Street Pattern within a Development

5888 The pattern of streets in a new Residential development shall provide for the continuation of existing  
 5889 collector and in some cases local streets from adjoining areas, or for their proper projection where adjoining  
 5890 land is not subdivided.

- 5891 (1) *Non-Residential.* Non-Residential development shall be served by internal shopping streets, except  
 5892 where existing (prior to plan adoption) street layout does not allow utilization of same, or when  
 5893 development consists of a single freestanding building. Such streets do not have required right-of-  
 5894 way. Non-Residential development shall provide vehicular and pedestrian connections to adjacent  
 5895 development.  
 5896 (2) *Residential.* The threshold to provide through streets is as follows:

Number of Residential Units	Minimum distance between through streets (in linear feet)	Number of through street <sup>1</sup>
≤ 100	1,000 feet <sup>2</sup>	-
> 100 to 250	2 feet	Yes
251 +	2 feet	Yes

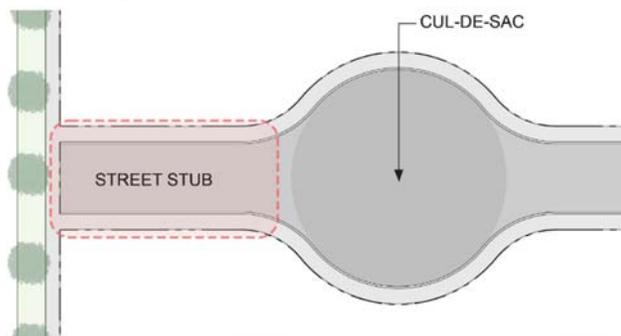
Footnotes:

- 1 Applicant may request for flexibility in administering these standards per Sec. 3-D-R.9.c.(4) Through Street Criteria.  
 2 May extend to 1,500 feet if a pedestrian pass-through is provided between street connections.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

- 5897 (3) *Street Stubs.* All street stubs shall be provided with a cul-de-sac that reaches the adjoining property  
 5898 line and is constructed at the same time that the other streets are constructed for a particular  
 5899 development or phase of a development, and the restoration and extension of the street shall be  
 5900 the responsibility of any future developer of the abutting land unless physical constraints of the land  
 5901 prevent such connection. Refer to [Sec. 8-11.\(4\) Temporary Cul-de-sacs](#) and [Sec. 8-11.\(5\) Cul-de-](#)  
 5902 [sac](#) for applicable technical compliance.



- 5903 (4) *Gates.* Gated developments may be allowed but may not block off any arterial, collector, or public  
 5904 local streets and shall receive no impact fee credits for roads, parks, or other facilities contained  
 5905 within the development.

### Sec. 3-F-C.3. Roadway Configuration

#### 3-F-C.3.a. Roadway Design.

5908 Road design shall comply with the following table and with the roadway design standards included as  
 5909 appendices to this document. Minimum widths may not be exceeded by more than 2 feet, except where  
 5910 turning radii or other factors justify a wider paved width.

Roadway Design Dimensions	Minimum Paved Width	Minimum Right-of-Way with curb and gutter	On-Street Parking
Alley (one-way/lane)	12 feet	18 feet	No (allowed outside of the right-of-way)
Alley (two-way/lane)	BF	18 feet	No (allowed outside of the right-of-way)
	LAMPA	16 feet	20 feet
Local Residential	24 feet	60 feet with 3-foot easements on both sides	1 side only
Local Residential		24 feet	60 feet with 3-foot easements on both sides
	LAMPA	30 feet	66 feet
Non-Residential Internal Street	20 feet	None	1 side only

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

Non-Residential Internal Street		24 feet	None	Both sides required (outside of 24 feet)
Residential Collector		24 feet	80 feet	1 side only
Minor Collector		24 feet	80 feet	1 side only
	LAMPA	12 feet per lane		
Major Collector		24 feet	80 feet	No
	LAMPA	12 feet per lane		

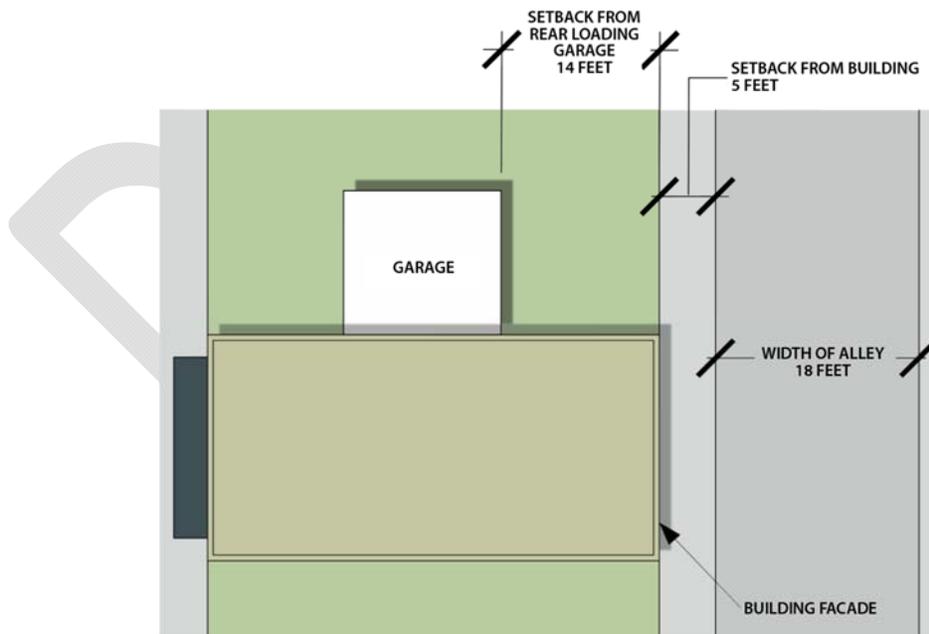
### 5911 3-F-C.3.b. Roundabouts

5912 Roundabouts shall be encouraged for intersections of the following roads in any combination: minor  
 5913 collectors, neighborhood collectors, and local roads. Roundabout design shall be approved by the Director  
 5914 of Engineering.

### 5915 3-F-C.3.c. Alleys and Interior Courtyards

- 5916 (1) Alleys shall provide access to rear parking and/or delivery area for Residential and Non-Residential  
 5917 areas;  
 5918 (2) Width and setbacks shall be consistent with [Sec. 8-9. Table 1. Right-of-Way Widths](#)  
 5919 *Or use this which comes from LAMPA:*

Width of alley:	18 feet measuring from edge of pavement
Setback from building:	5 feet measuring from edge of pavement to building facade
Setback from rear loaded garage:	14 feet measuring from edge of alley pavement to garage door



- 5920  
 5921 (3) Alley and courtyard paving may be of concrete or asphalt;  
 5922 (4) Alleys shall be publicly or privately retained and maintained with easements either granted to the  
 5923 County Commission or the HOA/POA, whichever one is applicable; and

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

5924 (5) Inside of the alley area, the standard pavement requirements shall apply for courtyards. The depth  
5925 of such interior courtyards may not exceed 250 feet. Interior courtyards shall have landscape strips  
5926 with a width of at least 10 feet to separate parking rows, and landscape islands with shade trees  
5927 at least every 80 feet.

### 5928 **3-F-C.3.d. Traffic Calming**

5929 Through local residential collector streets of more than 2 blocks in length shall employ traffic calming  
5930 techniques such as vertical deflections, horizontal deflections, road narrowing, ripples, pavers, central  
5931 islands, entry or gateway treatments, raised medians, roundabouts, raised crosswalks, textured pavement,  
5932 and bulb-outs (neckdowns), and similar treatments with the approval of the Engineering Director.

5933 (1) Pedestrian Crossing. Such techniques shall also be applied at pedestrian crossings on minor and  
5934 major collectors and within specific districts:

5935 (a) BF Master Planned Communities: Neighborhood, BF Community, and BF Activity Centers.

5936 (b) LAMPA Planned Communities: Village Center and Activity Center, when block length  
5937 exceeds 700 feet, mid-block pedestrian crossings consisting of striped pavement, raised  
5938 crosswalks, or different pavement treatments shall be required.

### 5939 **Sec. 3-F-C.4. Transit**

#### 5940 **3-F-C.4.a. Transit-Oriented Design (TOD)**

5941 Areas within the Activity Centers of the Master Planned Communities shall be identified as park and ride  
5942 lots/future transit stations and shall be acquired through the APF process. Sites within the Neighborhood,  
5943 Community, and Activity Centers shall include adequate right-of-way for potential future bus stops.

#### 5944 **3-F-C.4.b. Transit Stop**

5945 Transit stops or pullout bays shall be planned for during the construction of roadways and development of  
5946 adjacent parcels at major stops or destinations such as community centers and schools.

### 5947 **Sec. 3-F-C.5. Sidewalk**

#### 5948 **3-F-C.5.a. Sidewalks**

5949 Sidewalks shall be required on both sides of all streets and shall comply with standards as set forth in [Sec.](#)  
5950 [8-14.\(2\)](#).

5951 (1) Local streets shall have a minimum sidewalk width of 5 feet. Arterial and Major Collectors shall  
5952 have a minimum of 8-foot-wide sidewalks and shall be separated from the road with a landscape  
5953 strip that is at least 15 feet in width.

5954 (2) Minor and Residential Collectors shall have a minimum of 6-foot-wide sidewalks.

5955 (3) Special sidewalk standards may be required in specific areas as stated in Divisions S or T.

### 5956 **Sec. 3-F-C.6. Bicycle Lane**

5957 All roads classified as Minor Collector or above shall have a minimum of 5-foot-wide dedicated or  
5958 designated bicycle lanes. Where in-street bicycle lanes are not provided, a minimum 8-foot-wide off-street  
5959 bicycle/pedestrian path shall be provided. These standards may be substituted with an approved alternative  
5960 pedestrian circulation system that accomplishes the same result in terms of pedestrian and bicycle  
5961 movement, subject to the review and approval of the Planning and Zoning Director or his/her designee.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND  
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**Part F Adequate Public Facilities and Technical Requirements**

5962 Sec. 3-F-C.7. Street Trees

5963 **3-F-C.7.a. Right-of-way Tree Planting.**

5964 All roads classified as Minor Collector or above, with the exception of Branan Field Road, shall have street  
5965 trees planted in the rights-of-way on both sides of the road.

5966 (1) *Spacing.* In addition to [Sec. 6-5.\(4\) Landscaping Adjacent to Street Right-of-Way](#), the street trees  
5967 shall be planted at intervals of not more than 1 tree per 30 lineal feet or less than 1 tree per 50  
5968 lineal feet, the exact distance dependent on local conditions and the joint approval of the County  
5969 Engineer and the Planning and Zoning Director or his/her designee.

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# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

### 5970 DIVISION D PARKS AND RECREATION

#### 5971 Sec. 3-F-D.1. Purpose and Intent

5972 This Division is to ensure adequate Parks, on-site Recreation areas, and Civic facilities are provided for  
5973 developments within each Master Planned Community, as follows:

- 5974 a. Establish Recreational standards for both Residential and Non-Residential developments;  
5975 b. Ensure the development of land is well balanced with the built environment and provides adequate  
5976 Open Space of passive and active Recreational facilities; and  
5977 c. Ensure the timing of the Recreational improvements are implemented concurrent with the  
5978 construction of each development.

#### 5979 Sec. 3-F-D.2. Applicability

5980 Neighborhood and Community Parks, and other open spaces shall be designated during development  
5981 review. The standards of this Division shall apply to all new developments and redevelopments if the  
5982 proposed intensity exceeds the previously approved recreation and Park Adequate Public Facilities.

#### 5983 Sec. 3-F-D.3. Types of Parks

##### 5984 3-F-D.3.a. Community Park

5985 This type of park shall be designed to serve the needs of the surrounding larger community within a 3-mile  
5986 radius or a population of up to 25,000, offering a variety of programs and facilities.

- 5987 (1) *Location.* Shall be located along a collector street, adjacent to a school is preferred to maximize  
5988 utilization of facilities, and community Parks shall also be located in close proximity to a community  
5989 center or a neighborhood center.  
5990 (2) *Construction and Operation.* The County shall construct and operate Community Parks.  
5991 (3) *APF Requirements.* Developers may donate land for and/or construct facilities for Community  
5992 Parks under the Adequate Public Facilities (APF) requirement. If Park impact fees are instituted,  
5993 Park impact fee credits will also be available for developers who construct Community Park  
5994 facilities. Park impact fee revenues would also be available if the County determines that  
5995 community Park land is needed on a development site (as shown on the FLUM, as amended) and  
5996 the APF requirement has been met with other facility land, or if additional Community Park land  
5997 was needed along with APF Park land reserved on that site.

##### 5998 3-F-D.3.b. Neighborhood and Pocket Parks

5999 A Primary Neighborhood or Pocket Park in Residential categories shall be required for each development  
6000 with more than 100 units. This type of park shall be designed to provide fewer facilities and smaller ball  
6001 courts than a Community Park.

- 6002 (1) *Residential Location.* A Neighborhood or Pocket Park shall be located in close proximity to the  
6003 Residential units of which it serves. All parks shall be connected to the Residential units through  
6004 sidewalks or other form of pedestrian circulation system.

Master Planned Communities	Maximum Walking Distance
BF MPC Village Zone:	1,000 feet
BF MPC Suburban Zone:	1,200 feet

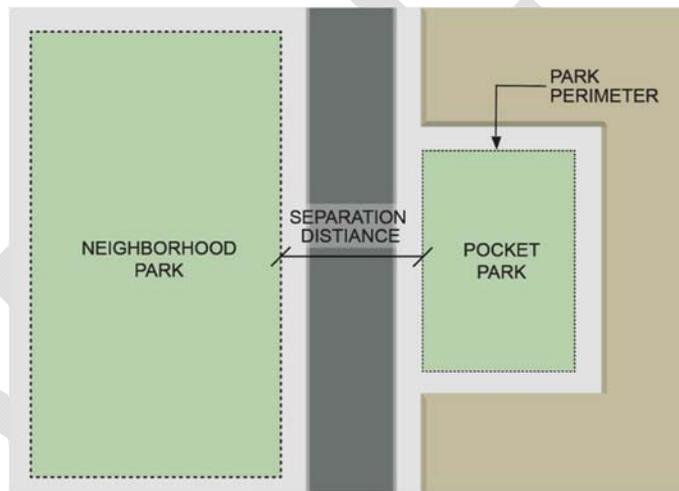
# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

LAMPA Village Center and Activity Center:	1,000 feet
LAMPA, Rural Fringe, Rural Reserve, and Rural Community (where intensity bonuses are utilized):	1,200 feet

- 6005 (a) *Civic Space*. Developments with more than 100 units are required to have a central Civic  
 6006 Space within a Neighborhood or Pocket Park. Refer to [Sec. 3-F-D.4.b. Residential FLU](#)  
 6007 [Category](#).  
 6008 (2) *Non-Residential Location*. The Neighborhood or Pocket Park may be in the form of a plaza or green  
 6009 and shall be centrally located within a Non-Residential center as listed below. If more than 1 plaza  
 6010 or green is required, the separation distance shall be measured from the perimeter of the Park or  
 6011 green to the closest perimeter line of the other.

Master Planned Communities	Maximum Separation Distance
BF Activity Center (AC), BF Community Center (CC) and BF Neighborhood Center (NC):	1,320 feet
LA Activity Center (AC), LA Village Center (LA VC), and LA Interchange Village Center (LA IVC):	



### 6012 Sec. 3-F-D.4. Park Facilities

6013 Park facilities shall be provided in the following ways:

Park Type or Location:	Description:
Community Park:	Football field, baseball fields, tennis courts, basketball courts, pickle ball courts
	Swimming pool and/or wading pool
	Golf course/range

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

	Playground equipment, picnic areas, and a multi-use playfield, and may also include basketball courts, tennis courts, or other recreational uses
Residential FLU category	Developments with more than 100 units shall be required to have a central Civic Space within a neighborhood park including a clubhouse or open-air pavilion. Structure size shall be set at 5 square feet per unit for an enclosed building and 10 square feet per unit for an open-air pavilion. Enclosed buildings and pavilions shall have a minimum size of 750 square feet. Enclosed buildings and pavilions shall not be required to exceed 2,000 square feet.
	Such structure shall be constructed prior to the issuance of a building permit for more than 50 percent of the lots and/or units of the development. The developer shall be responsible for construction and the Homeowners' Association shall take upkeep of the Civic Space.
Residential FLU category Pocket Park:	A gazebo structure, or at least 2 picnic tables, or the equivalent thereof as approved by the Planning and Zoning Director or his/her designee.
	Non-Residential Parks shall be provided at the rate of 200 square feet per 1,000 square feet of gross leasable area (GLA).
Non-Residential FLU category Neighborhood Park:	Shall include areas predominately grass or ground cover, with benches and at least 1 gazebo structure.  A plaza centrally located within shopping streets, office parks, and other areas. The plaza may also include small outdoor amphitheaters and stages.  Non-Residential parks shall not be required when the development is a single freestanding building on an individual lot.

### 6014 Sec. 3-F-D.5. Recreation Level of Service Standards

6015 The Recreation Level of Service (LOS) for the Master Planned Communities are as follows:

Type of Park:	BF Standard:	LA Standards:	Minimum Size:
Neighborhood Park (overall)	500 square feet per Single-Family Detached unit;	500 square feet per Single-Family Detached unit;	2.39 people per unit
	150 square feet per Multi-Family unit	250 square feet per Multi-Family unit	1.25 acres per 1,000 population .006 acre per unit.
Primary (Neighborhood) Park – with facilities <sup>1</sup>	Minimum 300 square feet per Single-Family Detached unit;	Minimum 400 square feet per Single-Family Detached unit;	15,000 square feet

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

	Minimum 100 square feet per Multi- Family unit (up to 60,000 square feet)	Minimum 150 square feet per Multi- Family unit (up to 60,000 square feet)	30,00 square feet unless applied LOS is less, then 20,000 square feet minimum
Pocket (Neighborhood) Parks – (for developments with 100 or more units)	-	-	7,500 square feet
Neighborhood Park - Non-Residential (Plaza or Green)	200 square feet per 1,000 square feet Commercial space	-	2,500 square feet
Community Park <sup>2</sup>	500 square feet per unit	-	20 acres

Footnotes:

- 1 Where the development provides a swimming pool, tennis courts, or basketball courts, the alternative standards in [Sec. 3-F-D.5.b. Alternative Standards](#) may apply.
- 2 Community Park space in excess of APF requirements will count toward Neighborhood Park LOS standards.

### 6016 3-F-D.5.b. Alternative Standards

- 6017 (1) *Swimming Pool.* When a Swimming Pool (minimum 1,000 square feet) is provided, the LOS  
 6018 Neighborhood Park standard may be reduced by 10 times the square foot of the pool area. The  
 6019 Neighborhood Park minimum size may be reduced by this calculation, provided that the minimum  
 6020 Park size is not reduced by more than 75 percent.
- 6021 (2) *Tennis or Basketball Court.* When Tennis Courts or Basketball Courts (minimum of 2) are provided,  
 6022 the LOS Neighborhood Park standards may be reduced by 8,750 square feet per tennis court and  
 6023 5,000 square feet per basketball court. The Neighborhood Park minimum size may be reduced by  
 6024 this calculation, provided that the minimum Park size is not reduced by more than 75 percent.

### 6025 Sec. 3-F-D.6. Platting

6026 Park acreage shall be platted. Improvements shall be made prior to the occupancy of 50 percent of the lots  
 6027 and/or units within a development.

### 6028 Sec. 3-F-D.7. Pedestrian and Bicycle Linkage

6029 All development shall provide a system of bikeways, footpaths, or nature trails linking larger, improved  
 6030 Recreational facilities and Open Space with Residential areas. Pathway corridors provided above and  
 6031 beyond required sidewalks and bike lanes shall receive credit toward Adequate Public Facilities or Park  
 6032 LOS standards. Pathway corridor width shall be 15 feet. At such time as the County establishes a  
 6033 pedestrian/bikeway master plan, such plan shall guide development of the system.

### 6034 Sec. 3-F-D.8. Ownership and Control

6035 Neighborhood Parks shall be provided by the developer and shall be owned and maintained by the  
 6036 Homeowners' or Property Owners' Association unless otherwise authorized by a Development Agreement.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND  
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**Part F Adequate Public Facilities and Technical Requirements**

6037

DIVISION E SCHOOLS

6038

**Sec. 3-F-E.1. Purpose and Intent**

6039  
6040  
6041

The purpose and intent of this Division is to ensure that Public Schools are adequately provided within the Master Planned Communities and to measure the school capacity based on the projected school-aged population of new developments.

6042

**Sec. 3-F-E.2. Location of Public School**

6043

**3-F-E.2.a. General Location and Contribution**

6044  
6045  
6046

As part of the Public School Adequate Public Facilities (APF), the developer shall contribute lands for a school in proximity to the Residential components of a development. Final site locations shall be determined by the School District.

6047

**3-F-E.2.b. Preferred Location**

6048  
6049  
6050  
6051

The locating of Public Schools in or adjacent to Village Centers is encouraged. To promote a campus effect and encourage the maximum use of facilities, junior and senior high schools should be located adjacent to public facilities such as parks, libraries and civic uses creating an activity node for primary use by students and their families.

6052

**Sec. 3-F-E.3. Development Standards**

6053  
6054

The following standards shall apply to schools located within a Master Planned Community. These standards for Public Schools shall be approved by the Clay County School District.

6055

**3-F-E.3.a. Vista Termination**

6056  
6057

To reinforce the importance of these facilities, whenever possible schools shall be sited at strategic intersections, along roadway curves, and at the ends of streets to create important vistas.

6058

**3-F-E.3.b. Architectural Interest**

6059  
6060  
6061  
6062

Where applicable, the building elevations of the school shall comply with [Part F, Division F Architectural Design Guidelines](#). Parts of the building that face the road shall include window arrangements – large blank walls associated with cafeterias, gymnasiums, and similar uses shall orient toward the rear or sides of the school.

6063

**3-F-E.3.c. Landscaping**

6064  
6065

Shall be pursuant to [Article 6 Tree Ordinance](#) and shall follow the Crime Prevention Through Environmental Design (CPTED) standards.

6066

**3-F-E.3.d. Additional Development Standards**

6067

Refer to [Sec. 3-E-G.18 Private or Public School](#).

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND  
DEVELOPMENT STANDARDS

**Part F Adequate Public Facilities and Technical Requirements**

6068 DIVISION F ARCHITECTURAL DESIGN GUIDELINES

6069 Sec. 3-F-F.1. Purpose and Intent

6070 These guidelines are established to promote design and aesthetic qualities of the built environment of Clay  
6071 County, specifically in the Branan Field (BF) and Lake Asbury Area (LAMP) Master Planned Communities.  
6072 These guidelines are intended to ensure that new development or redevelopment will enhance the  
6073 appearance of the surrounding communities by encouraging architectural diversity, variation in street  
6074 patterns, building setbacks, hardscape, planting, and preservation of existing vegetation.

6075 Sec. 3-F-F.2. Applicability

6076 These guidelines shall apply to all new and redevelopment buildings and structures, unless stated otherwise.

6077 **3-F-F.2.a. Threshold**

- 6078 (1) Apply to all Residential Multi-Family, and Single-Family Attached buildings and Non-Residential  
6079 buildings, as set forth within the Branan Field [Part D Division S](#) and the Lake Asbury Master Area  
6080 [Part D Division T](#) Planned Communities.  
6081 (2) Any development, such as a Planned Development or subdivision, if determined by the Planning  
6082 and Zoning Director or his/her designee, may be imposed as a condition of approval of a  
6083 development order, where applicable.

6084 **3-F-F.2.b. Exemptions**

6085 The following shall be exempt from this Division:

- 6086 (1) Agricultural use buildings;  
6087 (2) Buildings which are subject to Federal or State statutes, and that are exempt from the Clay  
6088 County Building permit process;  
6089 (3) Clay County Government Facilities that are not visible from the public rights-of-way;  
6090 (4) Industrial use buildings that are substantially screened by a perimeter buffer and are not visible  
6091 from public rights-of-way and adjacent properties; and  
6092 (5) Accessory structures such as water tanks, mechanical or electrical equipment, cooling towers, and  
6093 structures that are not habitable and individual structure is under 1,000 square feet.

6094 Sec. 3-F-F.3. Residential and Non-Residential Developments

6095 All Residential and Non-Residential buildings shall include the following design components to achieve an  
6096 overall unified architectural character consisting of a variation in rooflines, colors, materials and decorative  
6097 features, and proportional fenestrations in the facade.

6098 **3-F-F.3.a. Design Components**

6099 Each type of Residential or Non-Residential building shall be required to provide with the applicable design  
6100 component as indicated with a √ and section reference to additional standards for a specific type of building:

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

	Non-Residential	Non-Residential Large-scaled	Residential Multi-Family	Residential Single-Family Attached
Roofline	✓	✓ <a href="#">3-F-F.3.a.(2)</a>	✓	✓
Facade	✓	✓ <a href="#">3-F-F.3.b.(1)(b)</a>	✓	✓
Exterior Wall Material or Finishing	✓	✓ <a href="#">3-F-F.3.c.</a>	✓	✓
Fenestration	✓	✓ <a href="#">3-F-F.3.d. and d.(2)</a>	✓	✓
Entrance Features	✓	✓ <a href="#">3-F-F.3.e.(2)</a>	✓	✓
Covered Entry Area	✓	✓	✓	NA
Balcony	✓	NA	✓ <a href="#">3-F-F.3.f.</a>	Optional if there is a second floor
Front Stoop or Front Porch	NA	NA	NA	Either a stoop or a porch

### 6101 **3-F-F.3.a. Roof Line**

6102 Roof lines may be pitched, gabled, or flat and are subject to the following standards for both primary and  
6103 secondary rooflines:

Pitched or gabled	40 percent of the roof line for the front building side and 30 percent for the remainder building sides
Slope	4:12
Overhang eaves	12 inches
Flat	Include parapet walls or partial roofs.

- 6104 (1) *Rooftop Equipment.* HVAC and other rooftop equipment shall be screened from view.  
6105 (2) *Large-Scaled Non-Residential Building.* A minimum 30 percent of the parapet walls along the front  
6106 facade, and the side facade where it faces a street shall be articulated with a variation in height of  
6107 3 feet to 5 feet. The length of the height variation shall be proportional to the overall length facade.

### 6108 **3-F-F.3.b. Façade**

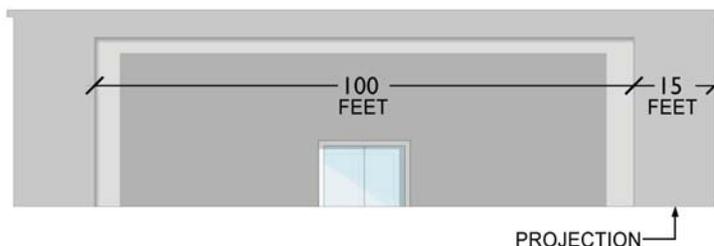
6109 A building shall avoid long, monotonous, uninterrupted walls or roof planes by applying at least 2 of the  
6110 following design elements:

- 6111 (1) *Pronounced Wall Plane Offsets and Projections.* A blank facade that is at least 100 feet in length  
6112 and 20 feet in height, shall introduce recesses or projections.  
6113 (a) *Dimensions.* Each recess or projection shall be, unless stated otherwise:  
6114 i. Spaced not to exceed 100 feet between each recess or projection;  
6115 ii. A minimum of 12 inches in depth; and  
6116 iii. A minimum of 15 feet in length.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

- 6117 (b) *Large-Scaled Non-Residential Building.* In addition to the standards as set forth in [Sec. 3-F-F.3.b.1.\(a\)](#), a minimum of 20 percent of the total front and side facade length shall have  
6118 a 15-foot in length recess or projection.  
6119



- 6120 (c) *Expansion or Control Joints.* Those located on a facade shall not be considered as a recess  
6121 or projection unless it meets the dimensional standards.  
6122 (2) *Vertical Architectural Elements.* Features such as pilasters, columns, canopies/porticos, arcades,  
6123 colonnades, and/or parapets shall be included to interrupt facades into modules of less than 60  
6124 feet.  
6125

### 6126 3-F-C.3.c. Exterior Wall Material or Finishing

- 6127 (1) *Acceptable Materials.* Exterior walls shall be constructed of finished materials such as stucco,  
6128 natural brick or stone, finished or scored concrete, wood or other similar material including synthetic  
6129 materials similar in appearance and durability to those materials previously named on all sides.  
6130 (2) *Prohibited Materials.* Exposed smooth concrete block, corrugated or other metal finishes,  
6131 untextured tilt-up concrete panels, pre-fabricated steel panels and the like, shall not be permitted.  
6132 (3) *Large-Scaled Non-Residential Building.* Shall have more than 1 exterior material or finishing.

### 6133 3-F-F.3.d. Fenestration

- 6134 Windows, and other openings in the façade of a building shall be present and shall be proportioned to  
6135 reflect pedestrian scale and movement, and to encourage interest at the street level.  
6136 (1) *Multi-Tenant Building.* For multiple Commercial uses within a single building, the street level façade  
6137 of each store shall provide windows between the height of 2 feet and minimum of 8 feet above the  
6138 walkway grade, for no less than 60 percent of the horizontal length of the building façade that faces  
6139 streets or pedestrian areas for each store.  
6140 (2) *Large-Scaled Non-Residential Building.* A minimum of 60 percent of the facade length of the front  
6141 and side facades if facing a street shall be designed for fenestration.

### 6142 3-F-F.3.e. Entrance

- 6143 Buildings may have their entrances from parking areas but shall also provide a useable entrance to the  
6144 street, if applicable, shall be clearly articulated through the use of architectural detailing.  
6145 (1) *Architectural Elements.* Entrances shall include 3 of the following features:  
6146 (a) raised above-the doorway cornice parapets,  
6147 (b) peaked roof forms,  
6148 (c) arches,  
6149 (d) integrated awnings,  
6150 (e) covered walkways,  
6151 (f) open colonnades, or  
6152 (g) similar weather protection architectural details such as tile work, moldings, or planters.  
6153 (2) If covered walkways or open colonnades are provided, the minimum percent shall apply to the front  
6154 and side of a building, as follows:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part F Adequate Public Facilities and Technical Requirements

Type of Building	Front	Side
All Non-Residential and Multi-Family Buildings	50 percent	30 percent
Large-Scale Non-Residential Building	70 percent	30 percent

6155 **3-F-F.3.f. Balcony and Porch**

6156 A minimum of 30 percent of the Multi-Family buildings shall be provided with an individual balcony or porch.  
6157 (1) *Dimensions.* Front stoops and porches shall have a minimum width of 4 feet and floor level at least  
6158 18 inches higher than the top of curb.



# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

6159

### DIVISION G EXTERIOR LIGHTING

6160

#### Sec. 3-F-G.1. General Provisions

6161 These standards are intended to ensure that exterior (outdoor) lighting positively enhances the visual  
6162 impact of a building or project on surrounding properties and uses. Exterior lighting at a building or a  
6163 development shall be designed and installed in a consistent and coordinated fashion to provide safe,  
6164 convenient, and efficient lighting for customers, pedestrians, and vehicles, and to avoid the creation of hot  
6165 spots, glare, obtrusive light, light pollution, light trespass, and visual nuisance. In addition, exterior lighting  
6166 shall accentuate key architectural elements of the building or project and highlight or otherwise emphasize  
6167 landscape features. These standards will help to reduce light pollution, meaning the adverse effect of  
6168 manmade lights on the night sky, commonly known as urban sky glow.

6169

##### 3-F-G.1.a. Applicability

6170 These standards shall apply to all buildings and developments with exterior lighting, including accessory  
6171 uses and structures.

6172

##### 3-F-G.1.b. Exemptions

6173 The following shall be exempt from this Division:

- 6174 (1) Agricultural uses.  
6175 (2) Single-Family Detached or Attached units that are located on a single lot.  
6176 (3) Temporary Lighting. Temporary (3 months) Holiday lighting during the months of November,  
6177 December, and January shall be exempt from the provisions of this Section, provided that such  
6178 lighting does not create dangerous glare on adjacent streets or properties.  
6179 (4) Any Temporary uses and/or structures as set forth in [Sec. 3-E.J.](#)  
6180 (5) Streetlights in the public rights-of-way that are subject to the standards of FDOT or any other  
6181 government agencies.  
6182 (6) Landscape or accent lighting that may be subject to the Florida Building Code.

6183

##### 3-F-G.1.c. Definitions

6184 Refer to [Sec. 1-15. Definitions](#) of this Code.

- 6185 (1) Footcandle (f.c.). Refer to [Sec. 1-15.F.\(14\)](#).  
6186 (2) Full Cutoff Fixture. Refer to [Sec. 1-15.F.\(22\)](#).  
6187 (3) Luminaire. Refer to [Sec. 1-15.L.\(20\)](#).  
6188 (4) Photometric Plan. Refer to [Sec. 1-15.P.\(16\)](#).  
6189 (5) Uniformity Ratio. Refer to [Sec. 1-15.U.\(1\)](#).

6190

#### Sec. 3-F-G.2. Photometric Plan

6191

##### 3-F-G.2.a. Application Requirements

6192 In addition to the submittal requirements as set forth in [Article 2 Procedures for Development Review](#), all  
6193 applications that include the use of external lighting are subject to the submittal of a photometric plan, which  
6194 shall include but are not limited to the following:

- 6195 (1) A table identifying the average, minimum, and maximum foot-candles; average to minimum ratio;  
6196 average to maximum ratio; and the proposed height of the luminaire;  
6197 (2) A grid for the photometric calculation shall be at a maximum of 10 feet;  
6198 (3) A copy of the manufacturer's sheets, descriptions of lenses, and appropriate data tables; and

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

6199 (4) A Photometric Plan that is prepared by a Florida licensed Architect, Engineer, or Landscape  
6200 Architect, and who shall certify that the plan complies with this Code.

### 6201 Sec. 3-F-G.3. Illumination

6202 All exterior lights and illuminated signs shall be designed, located, installed, and directed in such a manner  
6203 as to prevent objectionable light trespass and glare across the property lines and or disability glare at any  
6204 location on or off the property. The “maintained horizontal luminance recommendation” set by the  
6205 Illuminating Engineers Society of North America (IESNA) shall be observed.

#### 6206 3-F-G.3.a. General Parking Lot and Pedestrian Lighting

Levels of Activity	Average Light Level – not to exceed (Footcandles)	Minimum Light Level (Footcandles)	Uniformity Ratio
High	3.6	0.9	4:1
Medium	2.4	0.6	4:1
Low	0.8	0.2	4:1
Legend:			
High	Civic/Recreational Fields, Fast Food Facilities, Gas/Convenience Stores		
Medium	Shopping Centers, Office Parks, Hospital Parking, Transportation Parking, Residential Complex Parking		
Low	Neighborhood Shopping, Industrial Employee Parking, Storage Parking		

6207 (1) *Example.* Ratio = 4:1 for the given area, the lowest level of illumination (1) should be no less than  
6208 25 percent or “4 times less” than the average (4) level of illumination.

#### 3-F-G.3.b. Footcandle Intensities

6209 Footcandle intensities specified in this Division shall be maintained values calculated using a maintenance  
6210 factor (“m.f.”) not lower than 72 percent of original intensity.

#### 6211 3-F-G.3.c. Illumination Levels

6212 Illumination levels at the property line of the building or development shall not be more than 0.5 footcandles  
6213 at any point when the building or development is located next to any Residential use and shall not be more  
6214 than 1.0 footcandles when located next to any other use. To avoid glare or spill light from encroaching onto  
6215 adjacent properties, illumination shall be installed with house-side shields and reflectors, and shall be  
6216 maintained in such a manner as to confine light rays to the premises of the building or development.

### 6217 Sec. 3-F-G.4. Light Fixtures

#### 6218 3-F-G.4.a. Types of Light Fixture

6219 All light fixtures, including security lighting, shall be full cut-off fixtures, and shall be incorporated as an  
6220 integral design element that complements the design of the building or development through style, material,  
6221 or color.

#### 6222 3-F-G.4.b. Building Lighting

6223 Lighting of or on buildings shall be limited to wall-washer type fixtures or up-lights, which do not produce  
6224 spill light or glare.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

- 6225 (1) A cutoff fixture shall not have more than 1 percent of lamp lumens above horizontal. Sag lenses,  
6226 convex lenses, and drop lenses shall be prohibited.
- 6227 (2) Lighting at a building or project shall not be comprised in whole or part of any floodlights, except  
6228 floodlights may be permitted with a Non-Commercial Industrial use, provided the floodlights are  
6229 shielded to meet cut-off standards.

### 6230 3-F-G.4.c. Height

6231 The following identifies the maximum height for freestanding or wall-mounted light fixtures.

Location for:	Maximum Height
Residential	20 feet
Commercial, Public/Private Facilities	30 feet
Industrial	40 feet
Outdoor Recreation	Apply IESNA Lighting Handbook
Buildings - Wall	25 feet
Pedestrian Walkway	12 feet

### 6232 Sec. 3-F-G.5. Time Controls

6233 Non-Residential lighting shall be installed with time controls so that light levels are reduced not later than  
6234 1 hour after the close of operations to the minimum levels needed under the IESNA to ensure safety and  
6235 security (approximately a 50 percent reduction).

### 6236 Sec. 3-F-G.6. Upgrade or Replacement

6237 When 50 percent or more of any component (e.g., luminaries, poles) of the exterior lighting system at a  
6238 building or development is upgraded, changed, or replaced (not including regular maintenance), such  
6239 component for the remainder of the exterior lighting shall be brought into substantial compliance with the  
6240 standards of this Code.

### 6241 Sec. 3-F-G.7. Gas and Fuel Sales

6242 Lighting for a Gas and Fuel Sales facility and its associated building and structure, such as a convenience  
6243 store, car wash and fueling station canopy, shall be subject to the following additional criteria:

#### 6244 3-F-G.7.a. Canopies

6245 Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the  
6246 bottom surface (ceiling) of the canopy and/or shielded by the fixture or edge of the canopy such that the  
6247 light is restrained to no more than 85 degrees from vertical.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

6248

### DIVISION H ACCESSORY STRUCTURES

6249

#### Sec. 3-F-H.1. Purpose and Intent

6250 The intent of this Division is to establish standards for accessory structures such as fences, walls, screen  
6251 enclosures that serve to provide screening from views; safety; security; privacy; and aesthetic purposes.

6252

##### **3-F-H.1.a. Accessory Use or Structure**

6253 An accessory use or structure shall be subject to the same standards that apply to the principal use or  
6254 structure, as follows:

- 6255 (1) *Location.* All accessory uses and structures shall be located on the same lot as the principal use.  
6256 No accessory structure shall be located in the front or side street yard except for dumpsters, or  
6257 unless stated otherwise herein.
- 6258 (2) *Exemption.* The following accessory use or structure shall be exempt from the location  
6259 requirements of Subsection b.
- 6260 i. Any approved off-site parking; and  
6261 ii. Enclosed dumpsters may be allowed to be located on the side street yard if adjacent to a  
6262 perimeter buffer.

6263

##### **3-F-H.1.b. Accessory Uses and Use Matrix**

- 6264 (1) Accessory Uses and affiliated Specific Use Standards are indicated in [Part E, Division I Accessory](#)  
6265 [Use and Structure](#).
- 6266 (2) Approval process for each Accessory Use is indicated in [Table 3-E.1](#). Where the Use Matrix shows  
6267 as blank in a zoning district or a FLU category, that use shall not be allowed as accessory to a  
6268 principal use unless stated otherwise in the standards of a type of use.

6269

#### Sec. 3-F-H.2. Fence, Wall, and Column

6270

##### **3-F-H-2.a. Construction Materials**

6271 Fences, walls, and columns may be constructed with different materials as follows:

- 6272 (1) *Fence.* Wood, PVC, or vinyl-coated chain-link fence. Wood or PVC fences may be constructed in  
6273 a semi-opaque or solid pattern.
- 6274 (a) The finished surface of a fence shall face on the exterior side of the property. The posts  
6275 and bracing of the fence shall be located on the interior side of the property.
- 6276 (2) *Wall or Column.* Concrete block, precast concrete, or poured concrete.

6277

##### **3-F-H-2.b. Finishing Materials**

6278 All walls, and columns shall meet the following standards:

- 6279 (1) *Wall.*
- 6280 (a) Pre-cast, poured concrete or concrete block walls shall have a plastered, stucco, or  
6281 decorative finish on both sides above ground level.
- 6282 (b) Split-faced concrete blocks or textured wall finish may also be allowed.
- 6283 (2) *Decorative Column.*
- 6284 (a) Decorative columns may utilize bricks or apply the same finishing materials as the wall as  
6285 set forth in [Sec. 3-F-H-2.b.\(2\)](#).

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

### 6286 3-F.H.2.c. Location

6287 A fence, wall, column or hedge may be located on the property line, in the setbacks, adjacent to or within  
6288 a perimeter buffer, or any area interior to the property for screening of outdoor storage and disposal area.

### 6289 3-F.H.2.d. Measurement of Height

6290 Height of fences, walls, decorative columns, or hedges shall be measured from the lowest grade on either  
6291 side of the structure, unless stated otherwise below.

### 6292 3-F.H.2.e. Maximum Height for Walls, Fences, and Hedges

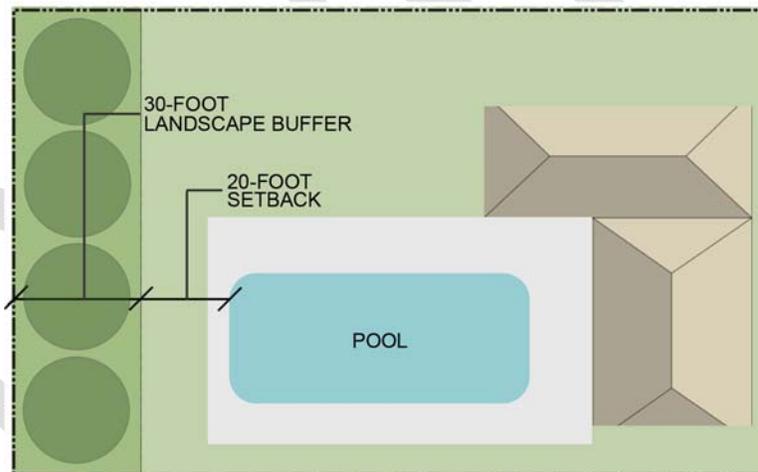
Fence, Wall or Hedge	Residential	Non-Residential
Front:	4 feet <sup>1</sup>	6 feet
Side:	6 feet	8 feet
Rear:	6 feet	8 feet

Footnote:

- 1 Fences along the front property line may not exceed 4 feet in height unless constructed with pickets no wider than 1 inch and openings between pickets at least 3 inches apart, in which case the fence may not exceed 6 feet.

6293 (1) *Decorative Columns.* Columns may exceed the height limitations of fences and walls by 25 percent  
6294 and subject to the following standards:

6295 (a) Light fixtures and other ornamental features shall be permitted on top of the columns with  
6296 a maximum height of 18 inches above the column.



- 6297 (2) *Exemption.* These maximum heights shall not apply to the following:
- 6298 (a) Government owned entities, public facilities, or conservation lands;
  - 6299 (b) Golf courses, ball courts, and other recreational facilities;
  - 6300 (c) Noise mitigation walls adjacent to street rights-of-way; and
  - 6301 (d) All fencing related to stormwater management facilities that shall be consistent with the
  - 6302 requirements of the St. Johns River Water Management District.
- 6303 (3) *Gates.* Shall be permitted to align with the same height of the fence or wall. If the fence or wall has
- 6304 a decorative feature, then that portion of the feature may exceed the maximum height of the fence
- 6305 or wall.
- 6306

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

### 3-F-H.2.e. Grade Changes

6307 When there is a change in grades under the existing contours of land or due to regrading of the lot to meet  
6308 drainage requirements, then the difference in grade shall be determined by measuring the grade where the  
6309 fence or wall is located, and the grade of the contiguous lot at the property line.

- 6310 (1) *Height Increase.* The height of the fence or wall per [Sec. 3-F-H.2.d. Measurement of Height](#) above  
6311 may be increased by the difference in grade, up to a maximum of 2 feet.  
6312 (2) *Guard Rail.* When there is a height difference greater than 2 feet between the lot and the adjacent  
6313 property, a guard rail with a maximum height of 3 feet may be installed and shall be in compliance  
6314 with the Florida Building Code.



### 6315 3-F-H.2.f. Safe Sight Corner

6316 Fences and walls that are located along a street right-of-way shall meet the minimum safe sight distance  
6317 and corner clips at street intersections as set forth in the [FDOT Manual of Uniform Minimum Standards for](#)  
6318 [Design, Construction, and Maintenance for Streets and Highways](#).

### 6319 3-F-H.2.g. Dangerous Materials

6320 Fences or walls shall not have any dangerous materials, including but are not limited to: barbed wires,  
6321 broken glasses, spikes, or nails.

- 6322 (1) *Barbed Wire.* The Planning and Zoning Director or his/her designee may allow barbed wires to be  
6323 located on top of a fence or a wall for Non-Residential uses for security purposes for the following  
6324 uses:  
6325 (a) Telecommunication Facility, refer to [Sec. 3-E-G.28](#).  
6326 (b) Institutional and Public and Private Facilities, refer to [Part E, Division G](#).  
6327 (c) Agriculture, Bona Fide, refer to [Sec. 3-E-B.2](#).  
6328 (d) Flea Market under Retail Sales, General, refer to [Sec. 3-E-D.17](#).  
6329 (2) *Electrified Fence.* The DRC may allow fences to be electrified for certain types of uses when the  
6330 installation, operation, and maintenance of the electrified fence comply with Federal, State, or  
6331 County rules and standards.  
6332 (3) *Removal Agreement.* Application for the installation of barbed wires and electrified fence shall be  
6333 subject to a removal agreement if there is a change in use on the property.

### 6334 Sec. 3-F-H.3. Waste Storage Area

6335 All storage and disposal of refuse, vegetation, and recyclable materials shall be stored securely in a  
6336 dumpster, trash compactor, and/or recycling containers and shall comply with the following standards.

#### 6337 3-F-H.3.a. Location

6338 All outdoor receptacles or containers shall be stored in an area that it is adequately sized to house all refuse  
6339 within the area between pickups, that it provides, sufficient maneuvering area for garbage collecting  
6340 vehicles. Waste storage areas shall not encroach into easements or landscape buffers.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

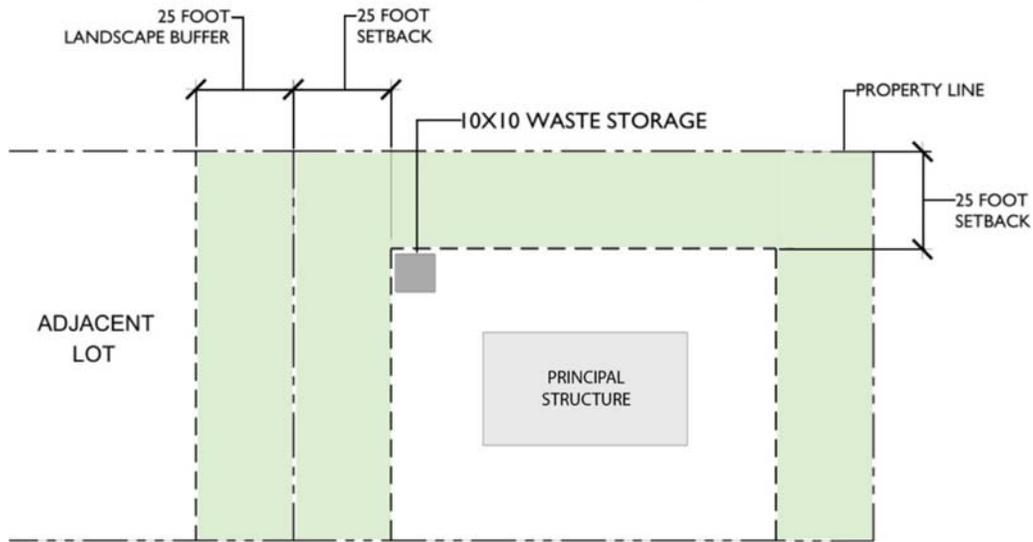
6341 **3-F-H.3.b. Setback**

6342 Dumpsters, compactors, or containers shall be setback a minimum of 25 feet from all property lines. If  
6343 adjacent to landscape buffers, then the buffer width shall be counted as the setback distance.

6344 **3-F-H.3.c. Screening**

6345 Any above ground, semi-in-ground or fully in-ground waste storage area shall be screened from the view  
6346 of adjacent street(s) or properties, as follows:

- 6347 (1) *Above Ground.* A minimum of 6-foot high opaque and solid enclosure with a gate opening.
- 6348 (2) *Semi-in-Ground or Fully in-Ground.* A minimum of 4-foot-high evergreen hedge.



6349 **Sec. 3-F-H.4. Screen Enclosure**

6350 **3-F-H.4.a. Setback**

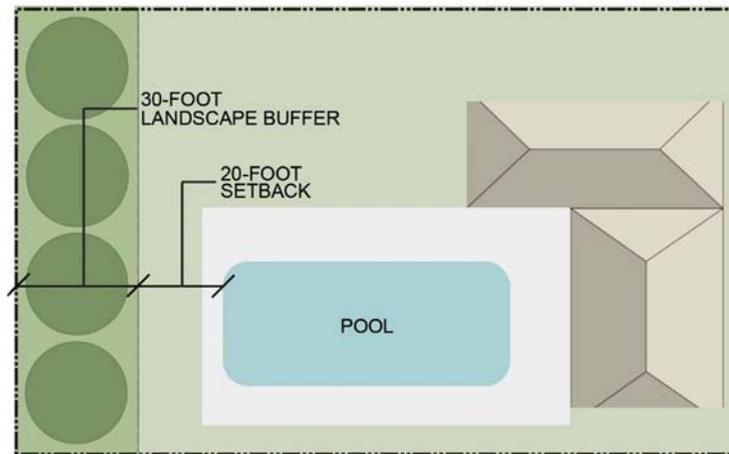
6351 Screen enclosures shall be allowed for buildings or structures with or without a solid roof, and subject to  
6352 the following setbacks and in compliance with the Florida Building Code.

Setback	Front	Side	Side Street	Rear
Single-Family Detached	25 feet	7.5 feet	15 feet	10 feet
Single-Family Attached and Multi-Family	25 feet	15 feet	25 feet	10 feet
Non-Residential structures	25 feet	20 feet	20 feet	20 feet

- 6353 (1) The Planning and Zoning Director or his/her designee may waive the above dimensional standards  
6354 to comply with the applicable setback of a zoning district.
- 6355 (2) When a perimeter buffer is commonly owned by a Homeowners' or Property Owners' Association  
6356 (HOA or POA), the setback shall be measured from the inner edge of the buffer. This standard  
6357 shall not apply to those properties where the ownership is under an HOA or POA.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements



6358

### 6359 Sec. 3-F-H.5. Swimming Pool and Spa

#### 6360 3-F-H.5.a. Setback

6361 All of the provisions of this Section shall apply to pool-related structures which include swimming pools  
6362 and spas. The following setbacks shall apply to these facilities:

Setback	Front	Side	Side Street	Rear
Single-Family Detached	28 feet	10.5 feet	18 feet	13 feet
Single-Family Attached and Multi-Family	28 feet	18 feet	28 feet	13 feet
Non-Residential Structures in lots ≤ 1 acre		25 feet		
Non-Residential Structures in lots > 1 acre		50 feet		

6363 (2) Additional Use Standards:

6364 (a) *Survey and Plans before Permit.* No permit for the construction of a swimming pool shall  
6365 be issued unless the applicant shall have furnished:

6366 i. Satisfactory proof by a survey by registered surveyors or other proof accepted as  
6367 equivalent and sufficient by the Building Department Official or his or her designee  
6368 to show that the proposed swimming pool will not encroach upon any public  
6369 property, right-of-way, or easement.

6370 ii. A receipt signed by the owner or agent, acknowledging the fence requirements of  
6371 this Section.

6372 iii. Refer to [Article 2, Procedures for Development Review](#) for applicable standards.

6373 (b) *Fence.* No swimming pool or spa shall be constructed unless enclosed by a fence of at  
6374 least 4 feet in height and with no opening of wider than 4 square inches, or as specified  
6375 under F.S. ch. 515, Residential Swimming Pool Safety Act. The fence shall be designed  
6376 and constructed so as to completely and fully screen the pool from view from the adjacent  
6377 property and the road right-of-way upon which the property abuts.

6378 (c) *Screen Enclosure.* Refer to [Sec. 3-F-H.4](#).

6379

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part F Adequate Public Facilities and Technical Requirements

6380

DIVISION I LANDSCAPING

6381

Sec. 3-F-I.1. Purpose and Intent

6382  
6383

The purpose and intent of this Division is to supplement Article 6 Tree Ordinance of the Land Development Code (LDC), as amended.

6384

Sec. 3-F-I.2. Vested Development

6385  
6386  
6387

For all development commenced on or after January 28, 2003, the provisions of this Division shall not apply. For developments that commence after this date, the provisions of this Division and applicable Sections of Article 6 Tree Ordinance of the Land Development Code shall apply.

6388

Sec. 3-F-I.3. Perimeter Buffer

6389  
6390  
6391

Where a Single-Family Detached or an Attached use is located adjacent to a Non-Residential or Multi-Family use, the following type of Buffer shall be installed at the property line. For Excavation, refer to [Sec. 3-F-I.4. Screen Enclosure](#).

6392

**3-F-I.3.a. Buffer Components**

(1)	Multi-Family Residential:	
(a)	Buffer width:	10 feet
(b)	Fence, wall or hedge:	6-foot-high
(c)	Tree spacing:	30 feet on center
(2)	Non-Residential Standard Districts and RMHP:	
(a)	Buffer width:	Comply with <a href="#">Sec. 6-8</a> and <a href="#">Table 5 Perimeter Buffer Screening</a>
(3)	Non-Residential Planned Developments and Shopping Center (BSC):	
(b)	Buffer width:	30 feet
(c)	Berm:	3 feet
(d)	Opaque fence or wall:	6-foot-high to be located at the top of the berm
(e)	Tree spacing:	50 feet on center and to be planted on both sides of the fence or wall
(f)	Shrub height and spacing:	24-inch-high shrubs to be planted at 3 feet on center, and on both sides of the fence or wall.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

### 6393 Sec. 3-F-I.4. Excavation

6394

#### 6395 3-F-I.4.a. Width of Buffer

6396 The following Perimeter Buffers shall be required where active mining operations, excavation activities such  
6397 as borrow pits are less than 2,000 feet from adjacent properties:

	Required Buffer	Alternate Buffer 1	Alternate Buffer 2
Residential uses:	200 feet	100 feet	125 feet
Commercial and Agricultural (excluding silviculture) FLU	100 feet	75 feet	125 feet
Any jurisdictional wetland	200 feet	50 feet	125 feet
Public road right-of-way	100 feet	50 feet	125 feet

#### 6398 3-F-I.4.b. Buffer Standards

6399 The Buffer shall include at a minimum:

Landscape Components	Minimum Size or Height	Maximum Spacing
Evergreen Canopy Trees	10 feet high; 2 inch caliper	30 feet on center
Opaque fence <sup>1</sup> or wall <sup>2</sup> (wall is required to be architecturally finished or painted on all sides)	6 feet high	Not Applicable
Turf grass, low growing evergreen plants or evergreen ground cover planted over the balance of the Buffer	18 inches <sup>3</sup>	All shrubs and ground cover shall be planted 18 inches on center to reach full cover at maturity.

Footnotes:

- |   |                                                                                                                                   |
|---|-----------------------------------------------------------------------------------------------------------------------------------|
| 1 | For public roads or jurisdictional wetlands, if chain link fence is used, opacity of chain link fence may be achieved with slats. |
| 2 | A wall is required for Commercial and Agricultural (excluding silviculture).                                                      |
| 3 | Height and planting distance shall not apply to turf grass.                                                                       |

#### 6400 3-F-I.4.c. Alternate Buffer 1

6401 When an Excavation use is adjacent to a Residential, Commercial, or Agricultural use, and if the Excavation  
6402 site has an existing naturally, vegetative undisturbed wooded area, then the applicant may request the  
6403 Planning and Zoning Director or his/her designee to allow a substitution of the standards per [Subsection](#)  
6404 [\(a\)](#) above. The existing wooded area shall include the following:

- 6405 (1) *Width.* A minimum width of 100 feet;
- 6406 (2) *Opacity and Screening.* This wooded Buffer shall maintain an 85 percent opacity level during all  
6407 seasons. Sections lacking opacity shall be planted to achieve a continuous visual screen or  
6408 installed a landscaped berm of at least 6 feet in height that obscures the view from adjacent  
6409 property at the time of planting or installation.
- 6410 (3) *Alternate Buffer 2.* If Buffer 1 above is not feasible due to the lack of wooded areas along the  
6411 excavation site's property lines, then a 125-foot Buffer of the following type may be allowed:
- 6412 (a) *Width.* A minimum width of 50 feet foot Buffer along the property line;
- 6413 (b) *Additional Zone.* An additional zone that is at least 75 feet in width shall be provided  
6414 contiguous to the Buffer, and subject to the following:

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

- 6415 i. *Drainage.* This additional zone shall include a topsoil pile. Drainage of this pile
- 6416 shall be self-contained and shall be directed away from wetlands.
- 6417 ii. *Vegetated Berm.* The topsoil pile shall be naturally revegetated within 30 days of
- 6418 its construction or it will be seeded and mulched.
- 6419 iii. *Erosion Control.* An erosion preventive vegetative cover shall be established within
- 6420 3 months of seeding, be adequately vegetated with grass or some other form of
- 6421 ground cover, and the topsoil pile zone shall include a silt screen placed where the
- 6422 zone and 50-foot Buffer meet.

### 6423 Sec. 3-F-I.5. Land Clearing Debris Disposal Facility

#### 6424 3-F-I.5.a. Landscaping Requirements

6425 Disposal Facilities which are adjacent to Residential FLU categories and over 1 acre in size shall be  
 6426 landscaped with the following components:

(1)	Width:	50 feet 6 feet in height
(2)	Berm:	Minimum gradient of 3:1 slope and a 1-foot-wide swale to be located at both toes of the berm to contain drainage of the berm Where there is a grade change of more than a foot between the site and adjacent property, the berm and fence height shall be adjusted in accordance with Sec. 3-F-H. Accessory Structures
(3)	Fence:	Wood, PVC, or chain link fence with slats 6 feet in height to be installed at the top of the berm on the entire length of the buffer, and may allow openings for maintenance access Gates with controlled devices are allowed
(4)	Tree:	50 feet on center to be planted staggered on both sides of the fence
(5)	Shrubs:	3 feet on center to be planted on both sides of the fence. Shrub at a minimum height of 24 inches at installation
(6)	Turf grass or Groundcover:	Remainder of the berm shall be covered with turf grass or groundcover
(7)	Mulch	All planting beds shall be mulched

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part F Adequate Public Facilities and Technical Requirements

6427

DIVISION J PARKING

6428

Sec. 3-F-J.1. Purpose and Intent

6429

The purpose and intent of this Division is to supplement [Sec. 8-12 Parking Requirements](#) and [Appendix A](#)

6430

Parking Space standards of the Land Development Code (LDC), as it is being amended.

6431

Sec. 3-F-J.2. Parking Standards

6432

The following parking standards for a specific type of use that cannot be found in [Appendix A](#) shall comply with the following minimum parking standards:

6433

6434

**3-F-J.2.a. Minimum Parking Standards**

(1)	Accessory Dwelling Unit (ADU):	1 space for each unit in addition to the required space(s) for the primary dwelling unit.
(2)	Auction:	1 space per 300 square feet of Gross Floor Area (GFA). May allow shared parking
(3)	Bed and Breakfast Inn:	2 spaces for the owner or operator; and 1 space for each rental unit.
(4)	Marina Facility:	1 space per 4 boats.
(5)	Yacht Club:	5 spaces per 1,000 square feet.
(6)	Boatel:	1.5 space per unit.
(7)	Self-Service Storage Facility Interior storage units:	1 space for each 75 storage units or cubicles, equally distributed throughout the storage area. 2 additional spaces for a caretaker's quarter.
(8)	Skating Rink:	1 space per 300 square feet.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

### 6435 Sec. 3-F-J.3. Commercial Vehicle Parking in AG and AR Zoning Districts

6436 The parking of Commercial vehicles by the owner of the primary residence with a limit of 1 per acre and  
6437 a maximum of 2 vehicles, may be parked in the rear or side yard, except refrigerated vehicles and vehicles  
6438 carrying hazardous materials.

### 6439 Sec. 3-F-J.4. Prohibited Parking

6440 The parking of Commercial vehicles of 1 ton or more rated capacity in any part of the front, rear, side yards,  
6441 residential areas, roads, or rights-of-way shall not be permitted in AR-1, AR-2, RA, RB, RE, RMHP, RC,  
6442 RD, and PUD zoning districts.

### 6443 Sec. 3-F-J.5. Master Planned Communities Parking

#### 6444 3-F-J.5.a. Minimum Spaces

6445 Uses shall meet the minimum parking standards of Appendix A Parking Space Requirements except for  
6446 the following.

#### 6447 3-F-J.5.b Minimum Parking Standards

(1)	Restaurants, nightclubs, bars, or taverns:	1 space for every 100 square feet
(2)	Theater:	15 spaces for the first 100 seats, plus 1 space for each additional 4 seats
(3)	Medical and Dental Office or Clinic:	1 space for every 250 square feet
(4)	Research Laboratory:	1 space for every 300 square feet
(5)	Professional Business Office (other than Medical or Dental Office):	1 space for every 300 square feet
(6)	Business, Commercial, or Personal Service Establishment	1 space for every 300 square feet
(7)	Commercial Shopping Center:	1 space for every 250 square feet
(8)	Convenience Store:	1 space for every 250 square feet

#### 6448 3-F-J.5.b. Maximum Spaces

6449 Uses shall not exceed 125 percent of required minimum parking, unless such parking is provided in the  
6450 form of stabilized grass parking.

#### 6451 3-F-J.5.c. Shared Parking

- 6452 (1) For Shared Parking for group or Mixed Uses, refer to [Sec. 8-12.\(3\)\(c\) General Provisions](#), except  
6453 where is stated below:
- 6454 (2) *Exception.*
- 6455 i. Parking reduction may not exceed half of the maximum allowable reduction.
  - 6456 ii. Restaurants within shopping centers where parking is calculated using shopping center  
6457 minimum parking standards may not exceed 35 percent of the shopping center space,  
6458 unless additional parking is required to meet parking needs as calculated for individual

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND  
DEVELOPMENT STANDARDS

**Part F Adequate Public Facilities and Technical Requirements**

- 6459 uses within such shopping centers. Individual use calculation may utilize shared parking  
6460 assumptions.  
6461 iii. Up to 35 percent of required minimum parking for Places of Worship may be in the form of  
6462 stabilized grass parking.

DRAFT

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

### 6463 DIVISION K APPLICATION SUBMISSION STANDARDS

#### 6464 Sec. 3-F-K.1. Purpose and Intent

6465 The purpose and intent of this Division is to establish standards for Planning and Zoning applications, and  
6466 to provide a guideline for applicants to prepare documents in a manner consistent with the standard formats  
6467 as prescribed herein.

#### 6468 Sec. 3-F-K.2. Application Submission Requirements

##### 6469 3-F-K.2.a. Submission Requirements

6470 Pursuant to the Use Matrices in Part E, the submission requirements for each type of application process  
6471 may vary based on the applicant's request(s) (Permitted, Conditional, and Special Exception). The following  
6472 is a list of submission requirements; however, the Planning and Zoning Director or his/her designee may  
6473 waive some of these requirements or may ask for additional information to be submitted as part of the  
6474 application review.

- 6475 (1) *Application Forms*. Refer to [County forms \(website\)](#)
- 6476 (2) *Proof of Ownership*. Refer to [County forms \(website\)](#)
- 6477 (3) *Legal Description*. Title and land records of the subject property. Lots and Blocks or Metes and  
6478 bounds
- 6479 (4) *Executed Affidavit*. Signed by the applicant or his or her authorized agent. Refer to [County forms](#)  
6480 [\(website\)](#)
- 6481 (5) *Project Narrative*. A written summary of the request(s) and justification. Refer to [Sec. 3-F-K.\(4\)](#).
- 6482 (6) *Survey*.
  - 6483 (a) *Independent Community Overlay (ICO)*. A survey of existing building conditions showing  
6484 the number and locations, addresses and ownership of substandard dwelling units, and  
6485 their potential for rehabilitation according to the definitions in Housing Policy 1.2.2 of the  
6486 Clay County Comprehensive Plan.
    - 6487 i. A location map showing parcel boundaries and location of substandard units shall  
6488 be included.
    - 6489 ii. The criteria for determining whether a dwelling unit is substandard based on  
6490 external structural conditions are found in Table 14 of the Housing Element of the  
6491 Clay County Comprehensive Plan.
    - 6492 iii. The survey results may be verified by Clay County staff using the criteria in the  
6493 Standard Existing Buildings Code (SBCCT) after the application for ICO status is  
6494 received and/or approved.
- 6495 (7) *Plans (Concept, Preliminary, Site, Subdivision, Master, Architectural, Landscape, Irrigation,*  
6496 *Photometric, Life Safety)*. Refer [Need County to provide information.](#)
- 6497 (8) *Environmental Assessment*. An environmental assessment for lands proposed for development,  
6498 prepared, and certified by a qualified environmental professional.
- 6499 (9) *Paving, Grading and Drainage Plan*. Refer to [Sec. 2-8.4](#).
- 6500 (10) *Erosion Control Plan*. Refer to [Sec. 2-8.6](#).
- 6501 (11) *Utility Plan*. Refer to [Sec. 2-8.8](#).
- 6502 (12) *Resolution of Prior Development Orders*. If the subject property has a previously approved  
6503 development order.
- 6504 (13) *Traffic Study*. A traffic study of links and intersections
- 6505 (14) *Water and Wastewater Capacity and Demand Analysis*. [Need County to provide information.](#)
- 6506 (15) *Adequate Public Facilities*. Refer to [Sec. 3-F.B](#).

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

- 6507 (16) *Property Owners List and Map.* Showing all properties with a 350-foot or less radius, depending on  
6508 the type of application. The list shall be obtained from the most recent tax roll information as  
6509 provided by the County Property Appraiser's Office.
- 6510 (17) *Postage.* Two sets of postage paid envelopes with the typed names of the owners within the radius  
6511 as indicated in Subsection a.(15) above. County's return address and completed certified mail  
6512 cards.

### 6513 **3-F-K.2.b. Fees**

6514 Payment shall be submitted along with the application. Refer to [Fee Schedule](#).

### 6515 **Sec. 3-F-K.3. Plan and Document Format Standards**

6516 Applications to the Planning and Zoning Department shall be prepared in accordance with the following  
6517 technical, graphic, and format drafting standards.

### 6518 **3-F-K.3.a. Exemption**

- 6519 (1) The Planning and Zoning Director or his/her designee may consider whether a previously approved  
6520 plan was prepared in a manner that is not consistent with the prescribed format. Based on the  
6521 applicant's current request, and the legibility of the plan, the Planning and Zoning Director or his/her  
6522 designee shall determine to what extent of the plan would need to be updated for the review.
- 6523 (2) The Planning and Zoning Director or his/her designee may also allow deviation of the scale of the  
6524 plan based on the size and/or configuration of the subject property.

### 6525 **3-F-K.3.b. Plan Size and Scale**

- 6526 (1) *Plan.* All plans and building elevations shall be displayed on a sheet size of 24 inches x 36 inches  
6527 (landscape orientation). Digital copy shall be in a **.PDF** format.
- 6528 (2) *Building Elevation.* A color copy of the elevations shall be required to demonstrate the proposed  
6529 color palette of the building or structure.
- 6530 (3) *Scale.* All plans shall be drawn at an engineering scale depending on the size of the subject  
6531 property. Scale may range from 1 inch = 20 feet to 1 inch = 60 feet.
- 6532 (4) *Line Weight.* Shall comply with the American National Standards Institute (ANSI) drafting  
6533 standards.
- 6534 (5) *Match Lines.* If multiple sheets are used, match lines on each sheet shall be clearly labeled to  
6535 reference each segment of the subject property.

### 6536 **3-F-K.3.c. Signature and Seal (All electronic signatures/seals shall verifiable)**

- 6537 (1) *Signature and Seal.* All professional signature and seals shall be required for: Architectural,  
6538 Landscape, Photometric plans. These professionals shall be either a Florida licensed Architect,  
6539 Landscape Architect, or an Engineer.
- 6540 (2) *Engineer's Signature and Seal.* All Engineering Plans/Study: Paving, Grading and Drainage, Traffic  
6541 Study, Erosion Control, Survey and Plat shall be prepared pursuant to Ch. 61G15-23 Seals, Florida  
6542 Administrative Code and Florida Administrative Register.
- 6543 (3) *Surveyor's Signature and Seal.* Survey shall be signed and sealed by a Florida Licensed  
6544 Professional Surveyor or Mapper.

### 6545 **3-F-K.3.d. Plan General Information (shown in an individual box)**

- 6546 (1) *Consultant.* List consultant information such as name, address, phone, and email address.
- 6547 (2) *Type of Plan.* List the name of the type of Plan (e.g., Preliminary Site Plan).
- 6548 (3) *Name of Application.* List the name of application.

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

- 6549 (4) *North Arrow*. Provide a north arrow pointing upwards on the plan. The arrow shall not be applied to  
6550 Building Elevations.
- 6551 (5) *Subdivision and Revision Dates*. List the initial submission date and each revision date under  
6552 subsequent re-submission.
- 6553 (6) *Vicinity Map*. Provide a location map to show the subject property, identify the location, and the  
6554 nearest north-south and east-west streets (collector, arterial, or waterways). Map shall not be drawn  
6555 to scale.
- 6556 (7) *Plan Page Number*. List the page number for each plan or elevation sheet.
- 6557 (8) *Approval Block*. Provide a 4-inch by 4-inch box located at the bottom right side of the sheet for the  
6558 Department's approval stamp.

### 6559 3-F-K.3.e. Geometry Information

- 6560 (1) *Site Data*. Refer to [Sec. 2-6.3. Geometry Plan Requirements](#). Jurisdictional wetland/Greenway  
6561 delineation.
- 6562 (2) *Legend*. Provide a legend if symbols and acronyms are utilized for labeling on the plan. A table  
6563 shall be prepared to identify what these symbols and acronyms represent.

### 6564 Sec. 3-F-K.4. Project Narrative

6565 The applicant shall provide a project narrative, which shall include but is not limited to:

- 6566 (a) A summary of the request(s) indicating which type of use and process the applicant seeks;
- 6567 (b) Location of the subject property and all pertinent information relating to the property;
- 6568 (c) Previous approvals of the subject property and to what extent the current request modifies the prior  
6569 approval;
- 6570 (d) Analyses of how the request(s) will meet the requirements of this Code and provide a response to  
6571 each of the Criteria or Standards. Example A rezoning request of a property shall comply with [Sec.](#)  
6572 [12-9.\(3\) General Criteria for Rezoning Application for Rezoning](#); and
- 6573 (e) A summary justifies how the request(s) should be approved by the decision-making body or person.
- 6574 (f) Independent Community Overlay (ICO). A documentation which indicates the number and percent  
6575 of households within the proposed overlay boundaries with incomes under 50 percent of the median  
6576 income of Clay County, and the number and percent of households with incomes under 80 percent  
6577 of the median income of Clay County.

### 6578 Sec. 3-F-K.5. Adequate Public Facilities

6579 The applicant shall prepare a table on the Site Plan indicating the provided adequate public facilities (APF)  
6580 for the proposed use(s). All the APF information shall be consistent with the graphic plan(s) and the  
6581 narrative of the request(s).

#### 6582 3-F-K.5.a. Examples

Proposed Use(s):	Proposed Intensity:
Gas and Fuel Sales with Retail Sales, Retail, Sales General	Number of pumps; Square footage of the Retail Sales
Private or Public School	Number of students
Place of Worship	Number of seats; square footage of each facility

# ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

## Part F Adequate Public Facilities and Technical Requirements

### 6583 Sec. 3-F-K.6. Landscape Plan

6584 A Landscape Plan shall be prepared in accordance with [Sec. 6-9. Landscape Plan Required](#).

#### 6585 3-F-K.6.a. Plant List and Legend

6586 The Plant List or Legend shall be shown in a Table format, as shown below on a Landscape Plan, and shall  
6587 identify all the proposed trees, palms, shrubs, hedge, groundcover, and/or ground treatment, where  
6588 applicable. The Plant List shall be consistent with [Sec. 6-3. Landscape Design](#), [Table 2. Approved Plant](#)  
6589 [List](#).

6590 (1) Example Plant List:

Acronym or Symbol	Quantity	Botanical Name	Common Name	Size

#### 6591 3-F-K.6.b. Notes and Specifications

6592 Notes and specifications for the proposed planting shall be in compliance with the Florida Grades and  
6593 Standards for Nursery Plants, as amended. Planting notes shall include, but are not limited to the following:

- 6594 (1) *Easement*. Indicate that it is the responsibility of a contractor to locate all existing utility holder or  
6595 company or any other types of obstruction that may impact the installation of the proposed plants,  
6596 preservation or relocation of existing vegetation;
- 6597 (2) *Final Gradient of Planting Area*. Indicate that the proposed final grade of the planting areas shall  
6598 be below the adjacent paved areas, and indicate that all drainage within a planting area shall be  
6599 self-contained with a swale so that the run-off will not be spilled over into the adjacent paved areas.
- 6600 (3) *Ground Cover or Treatment*. Indicate elements such as mulch, decorative stones, or low  
6601 groundcover type of planting(s);
- 6602 (4) *Root Barriers*. Indicate only if required to be installed in planting pits; and
- 6603 (5) *Maintenance*. Indicate how the proposed planting plan is to be maintained over time.

### 6604 Sec. 3-F-K.7. Survey

#### 6605 3-F-K.7.a. Topographic Survey.

6606 A survey which may be drawn to scale of 100 feet to 1 inch prepared by a registered surveyor showing:

- 6607 (1) The location of existing property lines, public or private right-of-way, buildings, water courses,  
6608 transmission lines, sewers, bridges, culverts and drain pipes, water mains, and any public utility  
6609 easements.
- 6610 (2) Wooded areas, streams, lakes, marshes, and other physical conditions affecting the site.
- 6611 (3) Existing contours shown at a contour interval of 1 foot.