

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1		
		TABLE OF CONTENTS
2	DIVISION 1 GENERAL STANDARDS.....	541
3	Sec. 3-E-1.1. Purpose and Intent.....	541
4	Sec. 3-E-1.2. Determination of Use Types.....	542
5	Sec. 3-E-1.3. Prohibited Use or Activity	543
6	Sec. 3-E-1.4. Process Threshold	543
7	Sec. 3-E-1.5. Development Order.....	543
8	Sec. 3-E-1.6. Use Standards	544
9	DIVISION 2 AGRICULTURAL USES.....	545
10	Sec. 3-E-2.1. Agricultural Uses.....	545
11	Sec. 3-E-2.2. Agricultural, Bona Fide.....	546
12	Sec. 3-E-2.3. Agricultural Sales and Services	548
13	Sec. 3-E-2.4. Agricultural Storage	548
14	Sec. 3-E-2.5. Agritourism	549
15	Sec. 3-E-2.6. Apiculture	550
16	Sec. 3-E-2.7. Aviculture	551
17	Sec. 3-E-2.8. Broiler House	553
18	Sec. 3-E-2.9. Commercial Feed Lot.....	553
19	Sec. 3-E-2.10. Equestrian Facilities.....	554
20	Sec. 3-E-2.11. Plant Nursery, Retail Garden Center	555
21	Sec. 3-E-2.12. Plant Nursery, Wholesale	556
22	DIVISION 3 RESIDENTIAL USES.....	558
23	Sec. 3-E-3.1. Residential Uses	558
24	Sec. 3-E-3.2. Community Residential Homes (CRH)	559
25	Sec. 3-E-3.3. Mobile Home	560
26	Sec. 3-E-3.4. Multi-Family.....	561
27	Sec. 3-E-3.5. Single-Family Attached	562
28	Sec. 3-E-3.6. Single-Family Detached.....	563
29	DIVISION 4 COMMERCIAL USES	565
30	Sec. 3-E-4.1. Commercial Uses.....	565
31	Sec. 3-E-4.2. Adult Entertainment Establishment.....	567
32	Sec. 3-E-4.3. Auction	569
33	Sec. 3-E-4.4. Bed and Breakfast	570
34	Sec. 3-E-4.5. Car Wash Facility	570

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

35	Sec. 3-E-4.6. Cocktail Lounge	571
36	Sec. 3-E-4.7. Convenience Store with Gas Sales	571
37	Sec. 3-E-4.8. Flea Market	572
38	Sec. 3-E-4.9. Funeral Home	572
39	Sec. 3-E-4.10. Gas and Fuel Sales	573
40	Sec. 3-E-4.11. Hotel or Motel	573
41	Sec. 3-E-4.12. Kennel, Class 1	574
42	Sec. 3-E-4.13. Kennel, Class 2	574
43	Sec. 3-E-4.14. Medical Marijuana Treatment Center Dispensing Facility	576
44	Sec. 3-E-4.15. Mini-Warehouse	576
45	Sec. 3-E-4.16. Office, Business and Professional	580
46	Sec. 3-E-4.17. Parking Facilities, Commercial	581
47	Sec. 3-E-4.18. Personal Services	581
48	Sec. 3-E-4.19. Restaurant, Class 1	582
49	Sec. 3-E-4.20. Restaurant, Class 2	582
50	Sec. 3-E-4.21. Retail Sales, General	582
51	Sec. 3-E-4.22. Vehicle Repair and Maintenance Facility	583
52	Sec. 3-E-4.23. Vehicle Sales and Rental	584
53	Sec. 3-E-4.24. Veterinary Clinic	584
54	DIVISION 5 RECREATION USES	586
55	Sec. 3-E-5.1. Recreational Uses	586
56	Sec. 3-E-5.2. Campground/Recreational Park	588
57	Sec. 3-E-5.3. Community Garden	591
58	Sec. 3-E-5.4. Dog Park	592
59	Sec. 3-E-5.5. Entertainment, Indoor	593
60	Sec. 3-E-5.6. Entertainment, Outdoor	594
61	Sec. 3-E-5.7. Golf Course	595
62	Sec. 3-E-5.8. Golf Driving Range	595
63	Sec. 3-E-5.9. Marina	596
64	Sec. 3-E-5.10. Off-Road Motorsport, Motorized	597
65	Sec. 3-E-5.11. Off-Road Motorsport, Non-Motorized	598
66	Sec. 3-E-5.12. Park, Active	599
67	Sec. 3-E-5.13. Park, Passive	600
68	Sec. 3-E-5.14. Shooting Range, Indoor	600

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

69	Sec. 3-E-5.15. Shooting Range, Outdoor	601
70	Sec. 3-E-5.16. Skating Rink or Park	602
71	Sec. 3-E-5.17. Youth Camp	603
72	DIVISION 6 TRANSPORTATION USES	607
73	Sec. 3-E.6.1. Transportation Uses	607
74	Sec. 3-E-6.2. Airport.....	607
75	Sec. 3-E-6.3. Heliport or Helipad	608
76	Sec. 3-E-6.4. Landing Strip	608
77	Sec. 3-E-6.5. Transportation Facility.....	609
78	DIVISION 7 INSTITUTIONAL AND PUBLIC AND PRIVATE FACILITIES USES	610
79	Sec. 3-E-7.1. Institutional and Public and Private Facilities Uses	610
80	Sec. 3-E-7.2. Animal Control Facility	614
81	Sec. 3-E-7.3. Assembly, Non-Profit or Membership	615
82	Sec. 3-E-7.4. Assembly, Public.....	615
83	Sec. 3-E-7.5. Auditorium or Arena	615
84	Sec. 3-E-7.6. Avian Sanctuary	616
85	Sec. 3-E-7.7. Cemetery.....	616
86	Sec. 3-E-7.8. College or University	617
87	Sec. 3-E-7.9. Correctional Facility	617
88	Sec. 3-E-7.10. Crematorium	618
89	Sec. 3-E-7.11. Daycare.....	618
90	Sec. 3-E-7.12. Event Center	619
91	Sec. 3-E-7.13. Government Facility	620
92	Sec. 3-E-7.14. Hospital	620
93	Sec. 3-E-7.15. Land Clearing Debris Disposal Facility	621
94	Sec. 3-E-7.16. Medical Facility.....	622
95	Sec. 3-E-7.17. Nursing Facility, Class 1	623
96	Sec. 3-E-7.18. Nursing Facility, Class 2	623
97	Sec. 3-E-7.19. Place of Worship.....	624
98	Sec. 3-E-7.20. Private or Public School.....	625
99	Sec. 3-E-7.21. Recycling Center.....	625
100	Sec. 3-E-7.22. Renewable Energy Farm	626
101	Sec. 3-E-7.23. Sanitary Landfill, Class 1	627
102	Sec. 3-E-7.24. Sanitary Landfill, Class 2	627

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

103	Sec. 3-E-7.25. Transfer Station.....	628
104	Sec. 3-E-7.26. Utility Facility, Major	628
105	Sec. 3-E-7.27. Utility Facility, Minor	629
106	Sec. 3-E-7.28. Vocational School	629
107	Sec. 3-E-7.29. Telecommunication Facility.....	630
108	DIVISION 8 INDUSTRIAL AND EXCAVATION USES	639
109	Sec. 3-E-8.1. Industrial and Excavation Uses.....	639
110	Sec. 3-E-8.2. Agricultural Livestock Pond.....	640
111	Sec. 3-E-8.3. Boatyard.....	642
112	Sec. 3-E-8.4. Borrow Pit.....	642
113	Sec. 3-E-8.5. Contractor Storage Yard	644
114	Sec. 3-E-8.6. Incinerator	645
115	Sec. 3-E-8.7. Manufacturing and Processing, Light	645
116	Sec. 3-E-8.8. Manufacturing and Processing, Heavy	646
117	Sec. 3-E-8.9. Medical or Dental Laboratory.....	647
118	Sec. 3-E-8.10. Recreational Vehicle and Boat Storage.....	647
119	Sec. 3-E-8.11. Warehouse.....	648
120	Sec. 3-E-8.12. Wholesale Facility	649
121	DIVISION 9 ACCESSORY USE AND STRUCTURE	650
122	Sec. 3-E-9.1. Accessory Use and Structure	650
123	Sec. 3-E-9.2. Accessory Dwelling Unit (ADU)	654
124	Sec. 3-E-9.3. Backyard Poultry.....	655
125	Sec. 3-E-9.4. Caretaker's Quarter	656
126	Sec. 3-E-9.5. Keeping of Domesticated Animals	657
127	Sec. 3-E-9.6. Home Occupation	657
128	Sec. 3-E-9.7. Laundry Facilities	658
129	Sec. 3-E-9.8. Mobile Home for Medical Hardship.....	659
130	Sec. 3-E-9.9. Agricultural District Specific Accessory Uses	659
131	Sec. 3-E-9.10. Residential District Specific Accessory Use and Structure.....	662
132	Sec. 3-E-9.11. Branan Field Specific Accessory Uses	666
133	DIVISION 10 TEMPORARY USE AND STRUCTURE	667
134	Sec. 3-E-10.1. Temporary Use and Structure.....	667
135	Sec. 3-E-10.2. Garage or Yard Sale	669
136	Sec. 3-E-10.3. Mobile Businesses	669

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

137	Sec. 3-E-10.4. Sales from Vehicles	671
138	Sec. 3-E-10.5. Seasonal Outdoor Sales	672
139	Sec. 3-E-10.6. Special Event	672
140	Sec. 3-E-10.7. Temporary Construction Structure.....	673
141	Sec. 3-E-10.8. Temporary Living Quarter	673
142	DIVISION 1 GENERAL	676
143	Sec. 3-F-1.1. Purpose and Intent.....	676
144	Sec. 3-F-1.2. Applicability	676
145	Sec. 3-F-1.3. Conflict	676
146	DIVISION 2 ADEQUATE PUBLIC FACILITIES	677
147	Sec. 3-F-2.1. Purpose and Intent.....	677
148	Sec. 3-F-2.2. Applicability	677
149	Sec. 3-F-2.3. Exemptions.....	677
150	Sec. 3-F-2.4. Application Standards	678
151	Sec. 3-F-2.5. Timing.....	678
152	Sec. 3-F-2.6. Credits	678
153	Sec. 3-F-2.7. Donations	678
154	Sec. 3-F-2.8. Payment in Lieu of Donation.....	679
155	Sec. 3-F-2.9. Donation over Required Minimum.....	679
156	Sec. 3-F-2.10. Development Agreement	680
157	DIVISION 3 ROADS.....	681
158	Sec. 3-F-3.1. General Development Standards.....	681
159	Sec. 3-F-3.2. Street Pattern	682
160	Sec. 3-F-3.3. Roadway Configuration.....	684
161	Sec. 3-F-3.4. Transit	686
162	Sec. 3-F-3.5. Sidewalk	686
163	Sec. 3-F-3.6. Bicycle Lane	686
164	Sec. 3-F-3.7. Street Trees.....	686
165	DIVISION 4 PARKS AND RECREATION	687
166	Sec. 3-F-4.1. Purpose and Intent.....	687
167	Sec. 3-F-4.2. Applicability	687
168	Sec. 3-F-4.3. Types of Parks	687
169	Sec. 3-F-4.4. Park Facilities	688
170	Sec. 3-F-4.5. Recreation Level of Service Standards.....	689

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

171	Sec. 3-F-4.6. Platting	690
172	Sec. 3-F-4.7. Pedestrian and Bicycle Linkage	690
173	Sec. 3-F-4.8. Ownership and Control	691
174	DIVISION 5 SCHOOLS	692
175	Sec. 3-F-5.1. Purpose and Intent	692
176	Sec. 3-F-5.2. Location of Public School	692
177	Sec. 3-F-5.3. Development Standards	692
178	DIVISION 6 ARCHITECTURAL DESIGN GUIDELINES	694
179	Sec. 3-F-6.1. Purpose and Intent	694
180	Sec. 3-F-6.2. Applicability	694
181	Sec. 3-F-6.3. Residential and Non-Residential Developments	694
182	DIVISION 7 EXTERIOR LIGHTING	698
183	Sec. 3-F-7.1. General Provisions	698
184	Sec. 3-F-7.2. Photometric Plan	699
185	Sec. 3-F-7.3. Illumination	699
186	Sec. 3-F-7.4. Light Fixtures	700
187	Sec. 3-F-7.5. Time Controls	700
188	Sec. 3-F-7.6. Upgrade or Replacement	700
189	Sec. 3-F-7.7. Gas and Fuel Sales	700
190	DIVISION 8 ACCESSORY STRUCTURES	702
191	Sec. 3-F-8.1. Purpose and Intent	702
192	Sec. 3-F-8.2. Fence, Wall, and Column	702
193	Sec. 3-F-8.3. Waste Storage Area	704
194	Sec. 3-F-8.4. Screen Enclosure	705
195	Sec. 3-F-8.5. Swimming Pool and Spa	706
196	DIVISION 9 LANDSCAPING	708
197	Sec. 3-F-9.1. Purpose and Intent	708
198	Sec. 3-F-9.2. Vested Development	708
199	Sec. 3-F-9.3. Perimeter Buffer	708
200	Sec. 3-F-9.4. Borrow Pits	709
201	Sec. 3-F-9.5. Excavation	709
202	Sec. 3-F-9.6 Land Clearing Debris Disposal Facility	710
203	Sec. 3-F-9.7. LA Activity Center	711
204	DIVISION 10 PARKING	712

**ARTICLE 3 ZONING DISTRICTS, LAND USES, AND
DEVELOPMENT REGULATIONS**

Part E Use Types and Regulations

205 Sec. 3-F-10.1. Purpose and Intent..... 712

206 Sec. 3-F-10.2. Parking Standards..... 712

207 Sec. 3-F-10.3. Commercial Vehicle Parking in AG and AR Zoning Districts..... 712

208 Sec. 3-F-10.4. Prohibited Parking..... 712

209 Sec. 3-F-10.5. Master Planned Communities Parking..... 713

210 DIVISION 11 APPLICATION SUBMISSION STANDARDS 714

211 Sec. 3-F-11.1. Purpose and Intent..... 714

212 Sec. 3-F-11.2. Pre-Application Conference 714

213 Sec. 3-F-11.3. Application Submission Standards 715

214 Sec. 3-F-11.4. Plan and Document Format Standards..... 717

215 Sec. 3-F-11.5. Plan Information Standards..... 718

216 Sec. 3-F-11.6. Project Narrative 720

217 Sec. 3-F-11.7. Adequate Public Facilities 720

218 Sec. 3-F-11.8. Landscape Plan 720

219 Sec. 3-F-11.9. Survey 721

220 Sec. 3-F-11.10. Utility Service Plan 721

DRAFT

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

221

DIVISION 1 GENERAL STANDARDS

222

Sec. 3-E-1.1. Purpose and Intent

223 The purpose and intent of this Division is to provide a description of types of use, establish development
224 standards, and identify where such use is allowed, and subject to what type of application process.

225

3-E-1.1.a. Organization

226 The types of use are organized to be consistent with the FLU category and/or zoning district, as follows:

- 227 (1) Agricultural;
- 228 (2) Residential;
- 229 (3) Commercial;
- 230 (4) Recreational;
- 231 (5) Transportation;
- 232 (6) Institutional/Public and Private Facilities (includes Communications Tower);
- 233 (7) Industrial/Excavation;
- 234 (8) Accessory Uses/Structures; and
- 235 (9) Temporary Uses/Structures.

236

3-E-1.1.b. Application Process

- 237 (1) A Use Matrix is established for each use category and identifies the use approval process in
238 standard zoning districts, planned development districts, and the Master Planned Communities.
239 Application processes are:
 - 240 (a) Permitted Use (P);
 - 241 (b) Conditional Use (C);
 - 242 (c) Accessory Use (A).

243

3-E-1.1.c. Development or Additional Standards

244 Each type of use includes a description, dimensional and development standards specific to the use. Where
245 applicable, all types of uses shall comply with the following development and design standards:

Architectural Design Guidelines:	Part F, Division 6 Architectural Design Guidelines
Exterior Lighting:	Part F, Division 7 Exterior Lighting
Accessory Structures:	Part F, Division 8 Accessory Structures
Landscaping:	Article VI, Tree Ordinance
	Part F, Division 9 Landscaping
Parking:	Article VIII, Design and Improvement Standards
	Part F, Division 10 Parking

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

246 **Sec. 3-E-1.2. Determination of Use Types**

247 **3-E-1.2.a. Principal Use**

248 A Principal use, as defined in Sec. 1-15.P.(29), is only listed in the Use Matrix. Collocated or Accessory
249 uses to a Principal use may be allowed and are identified in the Supplementary Use Standards of each use
250 type.

251 **3-E-1.2.b. Collocated Use**

252 A Collocated use, as defined in Sec. 1-15.C.(18), may only be allowed if the Principal use is allowed in that
253 zoning district, and shall comply with the same approval process and development standards of the
254 Principal use.

255 **3-E-1.2.c. Accessory Use**

256 An Accessory use, as defined in Sec. 1-15.A.(9), may only be allowed in a zoning district, unless specified
257 in the Specific Use Standards of the Principal use. Additional use standards for Accessory and Temporary
258 structures are included in Part F, Division 8.

259 **3-E-1.2.d. Temporary Use**

260 *Temporary Use.* Temporary uses are allowed in most zoning districts and shall be subject to a Special
261 Permit process, and the specific standards affiliated with each type of Temporary use.

262 **3-E-1.2.e. Unlisted Use**

263 It is the intent of this Article to permit certain uses, not otherwise illegal, to locate in specified zoning districts,
264 either as a Permitted use, or as a Conditional use.

265 (1) *Uses Not Specifically Listed.* In the event there is not a particular use listed anywhere in this Article
266 that describes a land use activity in question and such use is not determined to be an Accessory
267 use, then it shall be considered the same as the use having the most similar characteristics.
268 Notwithstanding, when a particular use might be construed to qualify as a Permitted use, or
269 Conditional use in a district, if such use has characteristics more similar to a particular use listed or
270 defined elsewhere in this Article then it shall be interpreted that the latter listing or definition shall
271 govern. Where uncertainties continue to exist, the question shall be determined by the Planning
272 and Zoning Director.

273 (2) *Criteria for Reviewing Uses Not Listed.* The Planning and Zoning Director, shall consider among
274 other relevant matters, (traffic generation, density of population, and hours of operation of the
275 proposed use) in comparison to specifically named use description within this Part E and the criteria
276 set forth in the Clay County Comprehensive Plan.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

277 **Sec. 3-E-1.3. Prohibited Use or Activity**

278 Prohibited uses or activities shall not be permitted in a specific zoning district, as follows:

Zoning District	Uses, Activities or Structures
All districts	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.
AR-1, AR-2, BF RS:	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.
	Any Commercial Agricultural pursuit or the breeding, raising, grazing, or keeping of animals, fowl, and insects.
	Boat piers and slips for Commercial docking of watercraft.
PS-2:	Mobile Homes.
	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:	Large lounges are prohibited on any parcel of land as set forth in Sec. 3-D-10.4. Wells Road Special Standards.

279 **Sec. 3-E.1.4. Process Threshold**

280 Any use that is subject to a Conditional Use approval process but with a proposed lesser intensity and
281 meets all the standards as set forth in the Use Standards may proceed with a Permitted Use approval
282 process.

283 **Sec. 3-E.1.5. Development Order**

284

285 **3-E.1.5.a. Designation of the Official Zoning Map**

286 Upon final approval of a site plan, a designation of such approval shall be incorporated on the Zoning Map
287 of Clay County, and said approval shall become a binding condition on the use of the land encompassed
288 by the approval site plan under the applicable land use classification.

- 289 (1) Any conveyance of any portion of such land encompassed by the approved site plan prior to
290 completion of construction shall automatically revoke any building permit issued based upon said
291 site plan unless prior approval of such conveyance is obtained from the County Commission to
292 ensure that such conveyance does not substantially deviate from the terms, conditions, and
293 objectives of the approved site plan.
- 294 (2) No conveyance of any portion of such land encompassed by the approved site plan subsequent to
295 construction shall be permitted unless prior approval of such conveyance is obtained from the
296 County Commission to ensure that such conveyance does not substantially deviate from the terms,
297 conditions and objectives of the approved site plan.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

298 3-E.1.5.b. Modifications of an Approved Development Order

299 Upon the approval of the development order, which includes the site plan and the issuance of a building
300 permit, the development shall be built substantially in accordance with the site approval, should the
301 owner/applicant or his successors desire to make any changes to said site plan, such changes shall first
302 be submitted to the Planning and Zoning Department.

303 (1) Substantial Change(s). If the Department deems that there is a substantial change or deviation
304 from that which is shown on the approved site plan, the owner/applicant or his successors shall be
305 required to return to the County Commission where it is determined that the public interest warrants
306 same.

307 3-E.1.5.c. Criteria for Plan Approval

308 Those required Plan(s) submitted for any development request shall satisfy the applicable standards of the
309 LDC, in addition to such general considerations, such plan(s) shall be approved only after a consideration
310 of the following factors which are deemed to be additional conditions for the approval of the application
311 request:

312 (1) *Access*. The ingress and egress to the property and proposed structures, both pedestrian and
313 vehicular, shall be so controlled to provide safe traffic control and flow within the property and
314 between adjoining property and existing public roads and rights-of-way.

315 (2) *Drainage*. The drainage of the property shall be in conformity with the established plan of drainage
316 within the surrounding area, and must not alter said established drainage so as to adversely affect
317 the public land or adjoining property.

318 (3) *Utility Connection*. All methods of utility connection shall be indicated and shall be in conformity
319 with the standards and requirements for connection to utility companies proposed to serve the
320 property whether said utility companies are public or private.

321 (4) *Parking*. All off-street parking shall be indicated and shall provide safe traffic control and flow to the
322 property and between the property, adjoining property, and existing public roads and rights-of-way.

323 (5) *Compatibility*. The proposed use of the property shall be in conformity with, and compatible to, the
324 character of the surrounding property; and shall not substantially interfere with the safety, light, air,
325 and convenience of the surrounding private and public property.

326 (6) *Landscaping and Open Space*. All recreational areas, open space, setbacks, parking areas, and
327 accessory structures shall be so landscaped, located, and constructed so as not to interfere with
328 the use or potential use of surrounding property both public and private.

329 Sec. 3-E-1.6. Use Standards

330 The purpose of the development standards for specific types of use is to address compatibility issues with
331 the surrounding land uses by regulating the proposed density/intensity, setback, height and mass of
332 buildings or structures; and determine the ratio of developable areas versus wetland-upland open spaces.
333 Development standards are listed under Permitted or Conditional Standards based on the zoning district
334 where a type of use is allowed.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

335

DIVISION 2 AGRICULTURAL USES

336

Sec. 3-E-2.1. Agricultural Uses

337 All Agricultural uses within Clay County are identified in Table 3-E-2.1.a. Agricultural Use Matrix. This Matrix
 338 only identifies those zoning districts or FLU categories where Agricultural use is allowed subject to a
 339 Permitted use or Conditional use approval process.

340 The development standards specific to each use type shall be in compliance regardless of the approval
 341 process identified. If a use is provided at a lesser intensity than what is required, then the Planning and
 342 Zoning Director or his/her designee may allow a lesser permitted process of the application(s) and make a
 343 final decision of either approve or deny.

344

Table 3-E-2.1.a. Agricultural Use Matrix – Standards Zoning Districts

	AG	AR	AR-1	AR-2	RA	RB	RC	RE	IA	IB	PO-3	BB	BB-3	BB-4
Agricultural, Bona Fide	P	P												
Agricultural Sales and Services									P	P		P	P	P
Agricultural Storage	P	P									P			
Agritourism	C	C												
Apiculture	P	C	C	C	C	C	C	C						
Aviculture	C	C	C	C	C	C	C	C						
Broiler House	C													
Commercial Feed Lot	C											P		P
Equestrian Facilities	C	C	C											
Plant Nursery, Retail Garden Center	P	P										P	P	
Plant Nursery, Wholesale	P	P							P			P		P
Legend: P – Permitted Use C – Conditional Use														

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

345

Table 3-E-2.1.b. Agricultural Use Matrix – Master Planned Communities

	BF					LAMPA			
	BF RS	BF RNC	BF CC	BF AC	BF MU - Office/Industrial	LA MPC	LA RRSV	LA RC	LA RF
Agriculture, Bona Fide					P	P	P	P	
Agricultural Sales and Services									P
Agricultural Storage									
Agritourism									
Apiculture									
Aviculture	C								
Broiler House									
Commercial Feed Lot				P					
Equestrian Facility	C								
Plant Nursery, Retail Garden Center		P	P	P			C		P
Plant Nursery, Wholesale									
Legend: P – Permitted Use C – Conditional Use									

346

Sec. 3-E-2.2. Agricultural, Bona Fide

347

3-E-2.2.a. Description and Typical Uses

348

A parcel dedicated for the Commercial Agricultural use of land such as: growing; cultivating; harvesting of agricultural crops; and any form of farm products. Typical uses include, but are not limited to, practicing horticulture; forestry; poultry; apiculture; and pisciculture.

349

350

3-E-2.2.b. Dimensional Standards

(1)	Minimum Lot size:			1 acre
(2)	Minimum Setback:	All structures, unless stated otherwise:	From any property line:	Apply setbacks of the property's zoning district, if applicable
		Animal enclosure on lots < 1 acre:	From any property line:	50 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

Animal enclosure on lots \geq 1 acre:	From any property line:	150 feet
--	----------------------------	----------

352 **3-E-2.2.c. Permitted Use Standards**

353 (1) *AG and AR Districts.*

(a)	AG	Lots > 1 acre	General farming activities: dairying, forestry, greenhouses, livestock raising, nurseries, poultry and egg production (excluding Broiler House operations and mass production egg laying), crop raising, horticulture, apiculture, pisciculture, and groves.
(b)	AR	Lots > 1 acre	Non-Commercial keeping and raising of horses, cattle, sheep, swine, goats and other similar farm animals.
(c)	AG and AR	Lots \leq 1 acre	Non-Commercial keeping and raising of horses, cattle, sheep, swine, goats and other similar farm animals; provided, however, that no more than 2 horses, cattle, sheep, swine, goats and other large farm animals 6 months of age or older shall be permitted to be raised, grazed, kept or maintained per 1/2 acre of land.

354 (2) *Spraying.* Aerial spraying shall not be permitted.

355 (3) *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).

358 (4) *Petroleum Products Storage:*

359 (a) *AG and AR Districts.* Petroleum used for heating and cooking not to exceed 500 gallons.

360 (b) *AG District.* Gasoline not to exceed 2,500 gallons, and fuel oil and tanks are designed for storing of these products. Storage tanks and equipment shall meet or exceed all requirements of the State Fire Marshall and National Board of Fire Under Writers Code. Wholesale or retail sale of any petroleum products is prohibited.

364 (c) *AR District.* Gasoline to be used by the owner shall not exceed 50 gallons.

365 **3-E-2.2.d. Accessory or Collocated Uses**

Agricultural Storage (Indoor)	Refer to Sec. 3-E-2.4.
Agricultural Storage (Outdoor)	Refer to Sec. 3-E-2.4.
Agritourism	Refer to Sec. 3-E-2.5.
Keeping of Domesticated Animals	Refer to Sec. 3-E-9.5.
Agricultural District Specific Accessory Use and Structure, if applicable	Refer to Sec. 3-E-9.9.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

366 **Sec. 3-E-2.3. Agricultural Sales and Services**

367 **3-E-2.3.a. Description and Typical Uses**

368 An establishment that is engaged in the sale and/or rental of Agriculture-related products, such as feed,
 369 grain, tools, farm equipment and machinery, which includes but is not limited to tractors, harvesters, or
 370 rotary tillers.

371 **3-E-2.3.b. Dimensional Standards**

(1)	Minimum Lot size:			1 acre
(2)	Minimum Setback:	All structures, unless stated otherwise:	From any property line:	Apply setbacks of the lot's zoning district, if applicable
		Outdoor storage, repair service or display area on a lot < 1 acre:	From any property line:	25 feet
		Outdoor storage, repair service or display area on a lot ≥ 1 acre:	From any property line:	50 feet

372 **3-E-2.3.c. Permitted Use Standards**

- 373 (1) *Outdoor Storage.* Outdoor storage visible from any Residential use shall be subject to the specific
 374 screening standards in Sec. 6-8.(5) Perimeter Buffers.
- 375 (2) *Repair Services.* Repair or maintenance of farm equipment shall be permitted if the service
 376 activities are carried out in an enclosed building or area.
- 377 (3) *Buffer.* No buffer shall be required when an Agricultural use is adjacent to another Agricultural use.

378 **3-E-2.3.d. Accessory or Collocated Uses**

Agricultural, Bona Fide	Refer to Sec. 3-E-2.2.
Agricultural Storage	Refer to Sec. 3-E-2.4.
Agricultural District Specific Accessory Use and Structure, if applicable	Refer to Sec. 3-E-9.9.

379 **Sec. 3-E-2.4. Agricultural Storage**

380 **3-E-2.4.a. Description and Typical Uses**

381 Storage of Agriculture-related tools, machinery, materials, and products. Examples of Agricultural Storage
 382 equipment includes, but is not limited to, the following: bulldozers, road graders, front end loaders,
 383 backhoes, well drilling equipment, trucks (unlimited tonnage).

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

384 3-E-2.4.b. Dimensional Standards

(1)	Minimum Lot size:			5 acres
(2)	Minimum Setback:	All structures unless stated otherwise:	From any property line:	Apply setbacks of the lot's zoning district, if applicable
		Outdoor storage area on lots < 5 acres ¹ :	From any property line:	50 feet
		Outdoor storage area on lots ≥ 5 acres:	From any property 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.			

385 3-E-2.4.c. Permitted Use Standards

- 386 (1) *Hazardous Material.* The storage of hazardous materials shall comply with County, State or Federal
387 applications, where applicable.
- 388 (2) *Sales.* Sale of agricultural products, equipment and machinery shall be prohibited.
- 389 (3) *Storage.* Products and equipment shall be stored in an enclosed building and heavy agricultural
390 machinery and equipment may be stored outdoors subject to the following standards:
- 391 (4) Outdoor storage area adjacent to a public right-of-way or a property with Residential use shall be
392 screened from view. Screening shall include a 6-foot-high opaque fence or wall with a 6-foot-high
393 hedge along the entire perimeter of the outdoor storage area, except where gates are located.
- 394 (5) *Storage of Petroleum Products.* Refer to Sec. 3-E-2.2.c.(4) Petroleum Products Storage.
- 395 (6) *Parking.* The parking of Commercial vehicles with a limit of 1 per acre shall be allowed.

396 3-E-2.4.d. Accessory Uses

Agricultural, Bona Fide	Refer to Sec. 3-E-2.2.
Accessory Use and Structure	Refer to Sec. 3-E-9.1.
Agricultural District Specific Accessory Use and Structure, if applicable	Refer to Sec. 3-E-9.9.

397 Sec. 3-E-2.5. Agritourism

398 3-E-2.5.a. Description and Typical Uses

399 A farm or ranch for visitors to engage in Agriculture-based activities and educational opportunities that
400 support bona fide agricultural production and thus provide revenue.

401 3-E-2.5.b. Dimensional Standards

(1)	Minimum Lot size:			5 acres
(2)	Minimum Setback:	All structures unless stated otherwise:	From any property line:	Apply setbacks of the lot's zoning district, if applicable

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

	Animal enclosure on lots < 5 acres:	From any property line:	50 feet
	Animal enclosure on lots ≥ 5 acres:	From any property line:	150 feet

402 **3-E-2.5.c. Conditional Use Standards**

403 (1) *Outdoor Activity.* Activities such as cooking classes, yoga classes, or outdoor displays shall be
 404 subject to a Special Event permit approval, refer to Sec. 3-E-10.3. Special Event.

405 **3-E-2.5.d Accessory Uses**

Hotel or Motel (lodging)	Refer to Sec. 3-E-4.11.
Restaurant, Class 2	Refer to Sec. 3-E-4.20.
Retail Sales, General (produce store)	Refer to Sec. 3-E-4.21.
Agricultural District Specific Accessory Use and Structure, if applicable	Refer to Sec. 3-E-9.9.

406 **Sec. 3-E-2.6. Apiculture**

407 **3-E-2.6.a. Description and Typical Uses**

408 The keeping, raising, breeding and care of honey bees maintained in movable-frame hives. Typical uses
 409 may include, but are not limited to, Commercial bee farms and hobby beehives.

410 **3-E-2.6.b. Dimensional Standards**

(1)	Minimum Lot Size:	Commercial:	5 acres
		Hobbyist:	Refer to Subsection 3-E-2.6.c. Conditional Use Standards
(2)	Minimum Setback:	All structures unless stated otherwise:	From any property line: Apply setbacks of the lot's zoning district, if applicable
		Commercial hives (colonies):	From any property line: 50 feet
		Hobbyist hives (colonies):	From any property line: 20 feet

411 **3-E-2.6.c. Conditional Use Standards**

412 Hobbyist Apiculture may be allowed subject to a Conditional Use approval and the following standards:

(1)	Maximum Number of Beehives:	
	(a) Size of bee raising area:	Number of beehives (colonies):
	≤ 7,500 square feet	2

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

≤ 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

- 413 (2) *Screening.* All hives shall be buffered from adjacent properties with a 6-foot high opaque fence.
- 414 (3) *Licensure.* The site shall be licensed by the Department of Agriculture and Consumer Services (DACS)
- 415
- 416 (4) *Hours of Operation.* 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.
- 417
- 418 (5) *Supplemental Application Standards.* In addition to the applicable procedures and submittal standards as set forth in Article II, Procedures for Development Review and Part F, Division 11
- 419 Application Submission Standards, the applicant shall submit the documents with the following
- 420 information:
- 421
- 422 (a) *Site Plan.* Show and label location of proposed and/or existing beehives, dimension of
- 423 spacing and separation of hives and related structures.
- 424 (b) *Narrative.* A description of the facility outlining the intended method of operation.
- 425 (c) *Proof of License.* A copy of the required license shall be submitted to the Planning and
- 426 Zoning Director or his/her designee.

427 3-E-2.6.d. Accessory Uses

Accessory Use and Structure	Refer to Sec. 3-E-9.1.
Agricultural District Specific Accessory Use and Structure, if applicable	Refer to Sec. 3-E-9.9.

428 Sec. 3-E-2.7. Aviculture

429 3-E-2.7.a. Description and Typical Uses

- 430 (1) *Aviculture (Commercial).* The raising, breeding, and/or selling of exotic birds, excluding poultry, for
- 431 commercial purposes.
- 432 (2) *Aviculture (Hobbyist).* An ancillary use of Agricultural and Residentially zoned properties which is
- 433 composed of the keeping, raising, and/or breeding of exotic birds, excluding poultry, for personal
- 434 enjoyment. This description of the Hobbyist Aviculture is intended to encompass aviculture
- 435 activities which result in an occasional sale and/or exchange of birds.

436 3-E-2.7.b. Dimensional Standards

(1) Commercial Aviculture:			
(a) Minimum Lot size:			5 acres
(b) Minimum Setback:	All structures unless stated otherwise:	From any property line:	Apply setbacks of the lot's zoning district, if applicable
	Enclosure and cage on lots < 5 acres:	From any property line:	50 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

		Enclosure and cage on lots \geq 5 acres:	From any property line:	100 feet
(2)	Hobbyist Aviculture:			
(a)	Minimum Lot size:			Apply the lot's zoning district, if applicable
(b)	Minimum Setback:	Enclosure and cage:	From any property line:	25 feet

437 3-E-2.7.c. Commercial Aviculture Conditional Use Standards

- 438 (1) *Licensure*. The site shall be licensed by the State Game and Fresh Water Fish Commission.
 439 (2) *Access*. The site shall have direct access to a County or State-maintained road.
 440 (3) *On-site Care*. The facility shall have the owner or a caretaker residing on-site to provide security
 441 and on-going care.
 442 (4) *Noise Alleviation*. Buildings designated for raising and breeding the birds shall be sound-proofed.
 443 (5) *Perimeter Buffer*. A 50-foot Perimeter Buffer shall be provided along all lot lines. For specific
 444 screening standards, refer to Sec. 6-8.(5) Perimeter Buffers.

445 3-E-2.7.d. Commercial Aviculture Conditional Use Standards

- 446 (1) *Licensure*. The site shall be licensed by the State Game and Fresh Water Fish Commission.
 447 (2) *Sales for Hobbyists*. The sale of birds shall be in compliance with the standards as follows:
 448 (a) Not more than 2 pairs of birds over 500 grams in weight shall be located in structures other
 449 than the principal residence.
 450 (b) No sale of feed or aviary products.
 451 (c) *Gross sales*. Receipts cannot exceed \$2,500.00 annually.

452 3-E-2.7.e. Supplemental Application Standards

- 453 In addition to the applicable procedures and submittal standards as set forth in Article II, Procedures for
 454 Development Review and Part F, Division 11 Application Submission Standards, the applicant shall submit
 455 documents with the following information:
 456 (1) *Site Plan*. Show and label the location, height and intended use of all existing and proposed
 457 structures.
 458 (2) *Narrative*. A description of the facility outlining the intended method of operation, including the
 459 number, types and characteristics of the birds.
 460 (3) *Proof of License*. A copy of the required license shall be submitted to the Planning and Zoning
 461 Director or his/her designee.

462 3-E-2.7.f. Accessory Uses

Accessory Use and Structure	Refer to Sec. 3-E-9.1.
Agricultural District Specific Accessory Use and Structure, if applicable	Refer to Sec. 3-E-9.9.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

463 **Sec. 3-E-2.8. Broiler House**

464 **3-E-2.8.a. Description and Typical Uses**

465 A heated structure designed and intended to raise chickens for Commercial meat production and/or mass
466 production egg laying.

467 **3-E-2.8.b. Dimensional Standards**

(1)	Minimum Lot Size:			15 acres
(2)	Minimum Setback:	All structures unless stated otherwise:	From any property line:	Apply setbacks of the lot's zoning district, if applicable
		Broiler house:	From any property line:	200 feet
(3)	Minimum Separation:	Between Broiler houses		50 feet
(4)	Minimum Broiler House Dimensions:			654 feet by 1000 feet

468 **3-E-2.8.c. Conditional Use Standards**

469 (1) *Licensure.* The facility shall comply with State and Federal rules and regulations.

470 **3-E-2.8.d. Supplemental Application Standards**

471 In addition to the applicable procedures and submittal standards as set forth in Article II, Procedures for
472 Development Review and Part F, Division 11 Application Submission Standards, the applicant shall submit
473 the following documents:

- 474 (1) *Site Plan.* Show the location, height and intended use of all existing and proposed structures.
- 475 (2) *Narrative.* A description of the facility outlining the intended method of operation, maintenance, and
476 other relevant information pertinent to the facility.
- 477 (3) *Proof of License.* A copy of the required license shall be submitted to the Planning and Zoning
478 Director or his/her designee.

479 **3-E-2.8.e. Accessory Uses**

Accessory Use and Structure	Refer to Sec. 3-E-9.1.
Agricultural District Specific Accessory Use and Structure, if applicable	Refer to Sec. 3-E-9.9.

480 **Sec. 3-E-2.9. Commercial Feed Lot**

481 **3-E-2.9.a. Description and Typical Uses**

482 A lot or building or combination of both for the purpose of feeding or fattening up livestock in preparation to
483 market or sell.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

484 3-E-2.9.b. Dimensional Standards

(1)	Minimum Lot size:		5 acres
(2)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable
		Animal enclosure on lots < 5 acres ¹ :	From any property line: 50 feet
		Animal enclosure on lots ≥ 5 acres:	From any property 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.

485 3-E-2.9.c. Conditional and Permitted Use Standards

- 486 (1) *Licensure*. The facility shall comply with State and Federal rules and regulations.
 487 (2) *Setback*. Any facility of this type shall not be located closer than 2,500 feet to an existing residence
 488 other than the facility's owner.

489 3-E-2.9.d. Supplemental Application Standards

490 In addition to the applicable procedures and submittal standards as set forth in Article II, Procedures for
 491 Development Review and Part F, Division 11 Application Submission Standards, the applicant shall submit
 492 the following documents:

- 493 (1) *Site Plan*. Show the location, height and intended use of all existing and proposed structures.
 494 (2) *Narrative*. A description of the facility outlining the intended method of operation, maintenance, and
 495 other relevant information pertinent to the facility.
 496 (3) *Proof of License*. A copy of the required license shall be submitted to the Planning and Zoning
 497 Director or his/her designee.

498 3-E-2.9.e. Accessory Uses

Accessory Use and Structure	Refer to Sec. 3-E-9.1.
Agricultural District Specific Accessory Use and Structure, if applicable	Refer to Sec. 3-E-9.9.

499 Sec. 3-E-2.10. Equestrian Facilities

500 3-E-2.10.a. Description and Typical Uses

501 An establishment which is engaged in the boarding of horses for rental, riding, and other equestrian
 502 activities. Typical uses may include, but are not limited to: riding academies, dude ranches including
 503 activities such as breeding, raising, and training of horses.

504 3-E-2.10.b. Dimensional Standards

(1)	Minimum Lot Size:		6 acres
(2)	Minimum Setback:	All structures unless stated otherwise:	From any property line: Apply setbacks of the lot's zoning district, if applicable

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

Barns and stables or any animal enclosure:	From any property line:	300 feet
--	----------------------------	----------

505 **3-E-2.10.c. Conditional Use Standards**

- 506 (1) *License*. Shall comply with Clay County Animal Care and Control rules and regulations.
 507 (2) *Maximum Number of Stalls*. 1 stall per ½ acre.
 508 (3) *Hours of Operation*. Outdoor activity shall be limited to 6:00 a.m. to 9:00 p.m. daily.
 509 (4) *Loudspeaker*. No outdoor audio address systems shall be used, except for a Special Event and
 510 shall be limited to the time-period of the event and subject to an approved Special Event permit.
 511 (5) *Ownership*. Horses may be owned by the owners of the establishments.

512 **3-E-2.10.d. Accessory Uses**

Office, Administrative	Refer to Sec. 3-E-4.16.
Accessory Use and Structure	Refer to Sec. 3-E-9.1.
Agricultural District Specific Accessory Use and Structure, if applicable	Refer to Sec. 3-E-9.9.

513 **Sec. 3-E-2.11. Plant Nursery, Retail Garden Center**

514 **3-E-2.11.a. Description and Typical Uses**

515 An establishment engaged in the retail sale of horticultural plants, sod, and other materials such as
 516 fertilizers, mulch, flower pots, and decorative stones for ornamental and landscaping purposes,

517 **3-E-2.11.b. Dimensional Standards**

(1)	Minimum Lot Size:			1 acre
(2)	Minimum Setback:	All structures unless stated otherwise:	From any property line:	Apply setbacks of the lot's zoning district, if applicable
		Shade structure and outdoor storage area:	From any property line:	50 feet

518 **3-E-2.11.c. Permitted Use Standards**

- 519 (1) *AG District*. Products for sale shall be limited to plant fertilizers and other associated items. The
 520 sale of motorized equipment shall not be permitted.

521 **3-E-2.11.d. Conditional Use Standards**

- 522 (1) *Outdoor Bulk Storage*. Any storage of bulk goods including soil, mulch, rock, or similar landscaping
 523 materials shall not exceed the height of 10 feet and shall require a 6-foot-high wall enclosure on 3
 524 sides of the pile, refer to Sec. 3-F-8.2. Fence, Wall and Column.
 525 (2) *Loading and Delivery*. All service areas for loading and unloading activities shall occur on the site.
 526 (3) *Perimeter Buffer*. If the retail center has a growing area adjacent to a Residential property line, then
 527 it shall be screened with a 6-foot-high opaque fence or hedge, refer to Sec. 3-F-8.2. Fence, Wall
 528 and Column, where applicable.
 529 (5) *Security Fence*. Security fencing shall be permitted, subject to the standards in Sec. 3-F-8.2. Fence,
 530 Wall and Column. Barbed wire or razor wire shall not be permitted.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 531 (6) *Hours of Operation.* If the retail center is adjacent to a property with a Residential use, then delivery
 532 to the center shall comply with the following hours of operation: 8:00 a.m. to 5:00 p.m. weekdays,
 533 9:00 a.m. to 6:00 p.m. on Saturdays. Delivery activities shall be prohibited on Sundays.
 534 (7) *Aerial Spraying.* No aerial spraying of chemicals such as fertilizers, insecticides, or any other
 535 chemicals may occur on the site.

3-E-2.11.e. Accessory Uses

Office (Administrative)	Refer to Sec. 3-E-4.16.
Accessory Use and Structure	Refer to Sec. 3-E-9.1.
Agricultural District Specific Accessory Use and Structure, if applicable	Refer to Sec. 3-E-9.9.

537 Sec. 3-E-2.12. Plant Nursery, Wholesale

538 3-E-2.12.a. Description and Typical Uses

539 An establishment engaged in the wholesale of horticultural plants, sod, and other materials such as
 540 fertilizer, mulch, flower pots, and decorative stones for ornamental and landscaping purposes.

541 3-E-2.12.b. Dimensional Standards

(1)	Minimum Lot Size:			1 acre
(2)	Minimum Setback:	All structures unless stated otherwise:	From any property line:	Apply setbacks of the lot's zoning district, if applicable
		Shade structure, and outdoor storage area:	From any property line:	50 feet

542 3-E-2.12.c. Permitted Use Standards

- 543 (1) *Outdoor Storage.* Any storage of bulk goods including soil, mulch, rock, or similar landscaping
 544 materials shall not exceed the height of 12 feet and shall have an 8-foot-high wall enclosure on 3
 545 sides of the piles.
 546 (2) *Loading and Delivery.* All service areas for loading and unloading activities shall occur on the site.
 547 (3) The sale of motorized equipment shall not be permitted.
 548 (4) *Perimeter Buffer.* Refer to Sec. 6-8, Table 5. Perimeter Buffer Screening. The Planning and Zoning
 549 Director or his/her designee may increase the width of buffer to address incompatibility issues to
 550 adjacent properties.
 551 (5) *Security Fence.* Security fencing shall be permitted, subject to the standards in Sec. 3-F-8.2. Fence,
 552 Wall, and Column. Barbed wire or razor wire shall not be permitted.
 553 (6) *Hours of Operation.* If the retail center is adjacent to a property with a Residential use, then delivery
 554 shall comply with the following hours of operation: 6:00 a.m. to 7:00 p.m. weekdays, 8:00 a.m. to
 555 6:00 p.m. on Saturdays. Delivery activities shall be prohibited on Sundays.
 556 (7) *Aerial Spraying.* No aerial spraying of chemicals such as fertilizers, insecticides, or any other
 557 chemicals may occur on the site.

558 3-E-2.12.d. Accessory or Collocated Uses

Plant Nursery, Retail Garden Center	Refer to Sec. 3-E-2.11.
Office (Administrative)	Refer to Sec. 3-E-4.15.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

Agricultural District Specific Accessory Use and Structure, if applicable

Refer to Sec. 3-E-9.9.

DRAFT

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

559

DIVISION 3 RESIDENTIAL USES

560

Sec. 3-E-3.1. Residential Uses

561 All Residential uses within Clay County are identified in Table 3-E-3.1.a. Residential Use Matrix. This Matrix
 562 only identifies those zoning districts or FLU categories where the Residential use is allowed subject to a
 563 Permitted use or Conditional use approval process.

564 Development standards specific to each use type shall be in compliance regardless of the approval process
 565 identified. If a use is provided at a lesser intensity than what is required, then the Planning and Zoning
 566 Director or his/her designee may allow a lesser permitted process of the application(s) and make a final
 567 decision of either approve or deny.

568

Table 3-E-3.1.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)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Residential Homes (CRH)(7 or more)							C	C	C	C	C	P			C
Mobile Home	P	P											P	P	P
Multi-Family							P	P	P	P	P				P
Single-Family Attached							P	P	P	P	P				P
Single-Family Detached	P	P	P	P	P	P		P	P	P	P		P	P ¹	P
Footnotes:															
1	1 Single-Family unit not less than 750 square feet indoor area use by the resident manager.														
Legend: P – Permitted Use C – Conditional Use															

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

569

Table 3-E-3.1.b. Residential Use Matrix– Master Planned Communities

	BF						LAMPA							
	BF RS	BF MPC – Neighborhood Center	BF MPC - Village Zone	BF MPC - Suburban	BF CC	BF AC	BF MU - Gateway	LA MPC	LA RRSV	LA RC	LA RF	LA AC	LA VC	LA IVC
Community Residential Homes (CRH)	P		P	P			P	P	P	P	P	P	P	P
Community Residential Homes (CRH)(7 or more)				P			C						P	
Mobile Home														
Multi-Family			P		P	P		P				P	P	P
Single-Family, Attached			P				P	P	P				P	
Single-Family, Detached	P		P	P				P	P	P	P		P	
Legend: P – Permitted Use C – Conditional Use														

570

Sec. 3-E-3.2. Community Residential Homes (CRH)

571

3-E-3.2.a. Description and Typical Uses

572 A facility that provides housing and food service to residents that are not related by blood or by marriage to
 573 the owner, administrator, or operator of the facility. The facility provides a living environment and operates
 574 as the functional equivalent of a family and includes supervision and care by supportive staff as may be
 575 necessary to meet the physical, emotional, and social needs of the residents as defined in Article I, Sec. 1-
 576 15.R.(10) Definitions.

577 The applicant shall demonstrate that the proposed facility will not change the Residential character of the
 578 surrounding neighborhood. Typical uses may include, but are not limited to, facilities that serve clients who
 579 are assigned by the Department of Juvenile Justice, Department of Elderly Affairs, the Agency for Persons
 580 with Disabilities, or the Agency for Health Care Administration.

581

3-E-3.2.b. Dimensional Standards

(1)	Minimum Separation ¹ :	From any CRH ≤ 6 residents:	≥ 1,000 feet
		From any CRH with > 6 residents:	≥ 1,200 feet

Footnote:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

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.

582 3-E-3.2.c. Use Standards

- 583 (1) *Access.* A CRH with 6 or less residents may be accessed from a local residential street. A facility
584 that exceeds 6 up to 14 residents shall be from an arterial or collector street.
- 585 (2) *Licensure.* License issued by the applicable Agencies.
- 586 (3) *Maximum Number of Residents.* 14.
- 587 (4) *Facility Access.* CRH uses with 7 to 14 residents shall provide an ADA-compliant drop-off/pick-up
588 area at the main public entrance to the facility.
- 589 (5) *Number of Buildings.* One or more buildings may be located on 1 lot.
- 590 (6) *Kitchens.* Facilities may include common kitchens.
- 591 (7) *Alternate Process.* Homes of 6 or fewer residents and meet the description of a CRH shall be
592 deemed a Single-Family unit, and may be allowed in any Residential zoning district subject to a
593 Permitted approval process and applicable standards.

594 3-E-3.2.d. Prior Approved Group Homes

- 595 (1) All previously approved Group Homes (Residential) that conform to the description of a CRH and
596 are certified by the State of Florida as of effective date of Article 3 of the Code, may continue to
597 exist and shall not be considered as a non-conforming use.
- 598 (2) However, if the facility is not certified or licensed by an applicable Agency, the owner or the operator
599 of the facility shall provide proof of license, certificate, or charter to the Planning and Zoning
600 Department within 1 year of the effective date of Article 3, otherwise the facility shall be immediately
601 ceased and vacated within 90 days. The owner or operator of the facility shall relocate the residents
602 to another facility or seek alternative accommodation for the residents prior to full vacation of the
603 facility.

604 3-E-C.2.e. Pre-Application Meeting

- 605 (1) An applicant proposing to establish a CRH shall attend a pre-application meeting to discuss the
606 proposed facility with the Planning and Zoning Director or his/her designee, prior to their formal
607 review. The Planning and Zoning Director or his/her designee, after reviewing the request with the
608 applicant, shall issue a letter determining compliance with the licensing, certification, number of
609 occupants, and location of standards.
- 610 (2) The applicant shall submit the formal application consistent with the pre-application discussion and
611 the response in the Planning and Zoning Director's determination letter.

612 3-E-C.4.f. Accessory and Temporary Uses

Accessory Use and Structure	Refer to Sec. 3-E-9.1.
Satellite Dish Receiver	Refer to Sec. 3-E-9.7.
Residential District Specific Accessory Uses and Structures	Refer to Sec. 3-E-9.9.

613 Sec. 3-E-3.3. Mobile Home

614 3-E-3.3.a. Description and Typical Uses

615 A prefabricated structure designed to be transported to a permanent site for use as a dwelling unit.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

616 3-E-3.3.b. Dimensional Standards

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback: From any property line:	Apply setbacks of the lot's zoning district, if applicable

3-E-3.3.c. Permitted Use Standards

- 617 (1) *Removal Agreement.* If the lot on which it is located is changed or the use is no longer used for
 618 Bona Fide Agricultural use, then such agreement shall be provided to the Planning and Zoning
 619 Director and his/her designee.
- 620 (2) *Parking.* A Mobile Home shall be parked only in a RMHP approved by the State Board of Health
 621 and shall be in compliance with the Florida Building Code. When such Mobile Home residences
 622 are parked in a lot where its zoning district permits this use, the wheels on such trailers shall be
 623 removed and the trailer shall be immobile.
- 624 (3) *Skirting Standard.* Mobile Homes shall be skirted after inspection and approval pursuant to the
 625 Florida Building Code.

626 3-E-3.3.d. Accessory Uses

Accessory Use and Structure	Refer to Sec. 3-E-9.1.
Caretaker's Quarter	Refer to Sec. 3-E-9.4.
Mobile Home for Medical Hardships	Refer to Sec. 3-E-9.6.
Residential District Specific Accessory Uses and Structures	Refer to Sec. 3-E-9.9.

627 Sec. 3-E-3.4. Multi-Family

628 3-E-3.4.a. Description and Typical Uses

629 A classification of housing type constructed on a lot for 2 or more attached dwelling units. Typical uses may
 630 include, but are not limited to a duplex, triplex, fourplex, apartment units, and independent living facilities.

631 3-E-3.4.b. Dimensional Standards

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback: From any property line:	Apply setbacks of the lot's zoning district, if applicable

632 3-E-3.4.c. Permitted Use Standards

633 (1) *Allowable Density in LAMPA.*

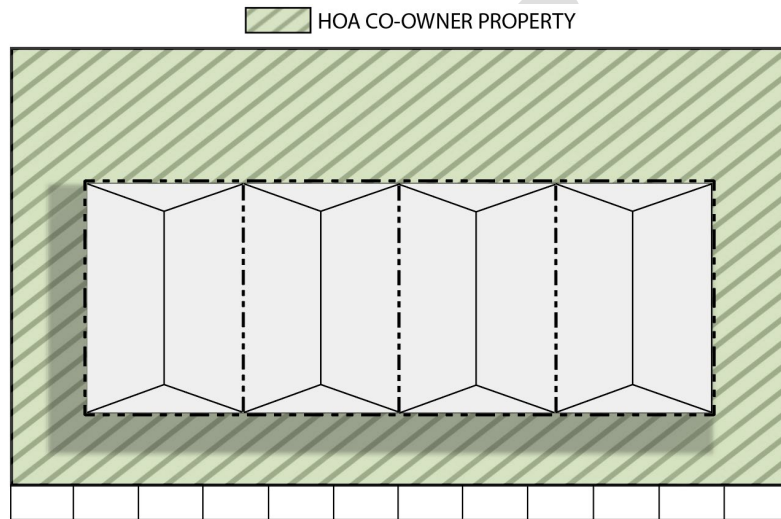
LA RRSV	Single-Family Attached units and/or Multi-Family units shall not exceed 25 percent of the total development units.
LA AC	Multi-Family Residential units at 8 to 12 units per acre.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

LA VC	May allow 12 units per acre when in compliance with applicable standards of Article 3.
-------	--

- 634 (2) *Second Floor Apartment.* In those zoning districts where an individual second floor apartments may
 635 be allowed over Commercial uses, these apartment units shall be exempt from road concurrency
 636 requirements if comply with the following:
 637 (a) Individual second floor apartments may be allowed with a maximum of 1 dwelling unit per
 638 750 square feet of Non-Residential space per floor.



639

640 3-E-3.4.d. Accessory and Temporary Uses

Accessory Use and Structure	Refer to Sec. 3-E-9.1.
Keeping of Domesticated Cats and Dogs	Refer to Sec. 3-E-9.5.
Private Boat Pier or Slip	Refer to Sec. 3-E-9.6.
Satellite Dish Receiver	Refer to Sec. 3-E-9.7.
Residential District Specific Accessory Uses and Structures	Refer to Sec. 3-E-9.9.
Garage or Yard Sale	Refer to Sec. 3-E-10.2.

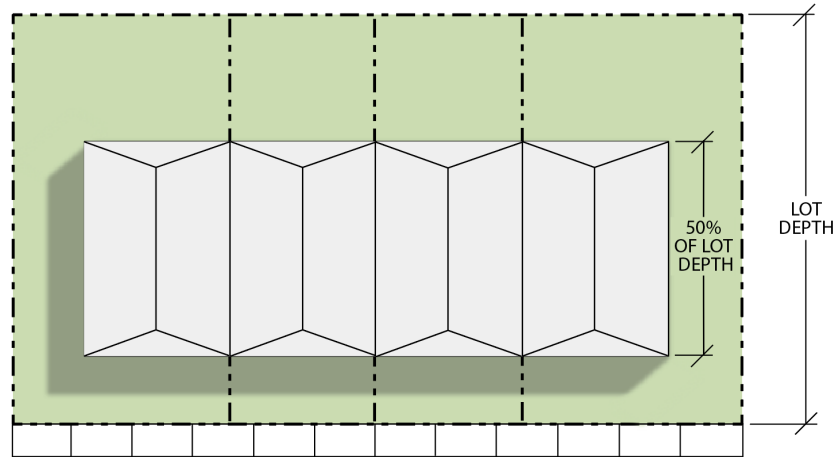
641 Sec. 3-E-3.5. Single-Family Attached

642 3-E-3.5.a. Description and Typical Uses

643 A classification of housing type, a dwelling unit constructed on an individual lot under fee simple ownership,
 644 attached at least on 1 side of the wall but not more than 2 commonly shared walls. Single-Family Attached
 645 units are usually constructed in a row of 3 to 8 dwelling units. Typical uses may include, but are not limited
 646 to Townhomes.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations



647

648 **3-E-3.5.b. Dimensional Standards**

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback: From any property line:	Apply setbacks of the lot's zoning district, if applicable

649 **3-E-3.5.c. Accessory and Temporary Uses**

Accessory Use and Structure	Refer to Sec. 3-E-9.1.
Keeping of Domesticated Cats and Dogs	Refer to Sec. 3-E-9.5.
Private Boat Pier or Slip	Refer to Sec. 3-E-9.6.
Satellite Dish Receiver	Refer to Sec. 3-E-9.7.
Residential District Specific Accessory Uses and Structures	Refer to Sec. 3-E-9.9.
Garage or Yard Sale	Refer to Sec. 3-E-10.2.

650 **Sec. 3-E-3.6. Single-Family Detached**

651 **3-E-3.6.a. Description and Typical Uses**

652 A classification of housing type constructed on an individual lot for 1 dwelling unit.

653 **3-E-3.6.b. Dimensional Standards**

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback: From any property line:	Apply setbacks of the lot's zoning district, if applicable

654 **3-E-3.6.c. Permitted Use Standards**

655 (1) *Cul-de-sac*. The required frontage of lots may be reduced by 40 percent when the lot abuts a cul-
656 *de-sac* and shall be subject to the County Engineer's approval.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

657 (2) *LA Village Center (LA VC)*. Single-Family Detached units shall not exceed 15 percent of the total
658 Residential units in the VC and shall be located on the perimeter of the VC so as to provide
659 transitioning intensity between the VC and the adjacent land uses.

660 3-E-3.6.d. Accessory and Temporary Uses

Accessory Use and Structure	Refer to Sec. 3-E-9.1.
Keeping of Domesticated Cats and Dogs	Refer to Sec. 3-E-9.5.
Private Boat Pier or Slip	Refer to Sec. 3-E-9.6.
Satellite Dish Receiver	Refer to Sec. 3-E-9.7.
Residential District Specific Accessory Uses and Structures	Refer to Sec. 3-E-9.9.
Garage or Yard Sale	Refer to Sec. 3-E-10.2.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

661

DIVISION 4 COMMERCIAL USES

662

Sec. 3-E-4.1. Commercial Uses

663 Commercial uses within Clay County are identified in Table 3-E-4.1.a. Commercial Use Matrix. This Matrix
 664 only identifies those zoning districts or FLU categories where the Commercial use is allowed subject to a
 665 Permitted use or a Conditional use approval process based on the proposed intensity.

666 Development standards specific to each use type shall be in compliance regardless of the approval process
 667 identified. If a use is provided at a lesser intensity than what is required, then the Planning and Zoning
 668 Director or his/her designee may allow a lesser permitted process of the application(s) and make a final
 669 decision of either approve or deny.

670

Table 3-E-4.1.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	IB	BP	PS-2	PS-3	PS-4	PCD	PID	PUD	
Adult Entertainment Establishment						P	P	P	P	P	P												
Auction						P			P					C								C	
Bed and Breakfast	C	C																					
Car Wash Facility								P	P														
Cocktail Lounge						P					P	P											
Convenience Store						P		P															
Flea Market						C				C													
Funeral Home						P			P										P				
Gas and Fuel Sales			P			P	P	P	P														
Hotel or Motel						C					C		P									P	
Kennel, Class 1	C	C							P														
Kennel, Class 2	C	C							P														
Medical Marijuana Treatment Center Dispensing Facility			C	C		C	C	C				C									C		C
Mini-Warehouse						C	C	C														C	
Office, Business and Professional	C		P	P	P	P	P	P		P		P	P	P	P	P					P	P	P
Parking Facility, Commercial						P	P	P	P	P		P	P										
Personal Services			P	P	P	P	P	P				P	P								P		P
Restaurant, Class 1			P	P	P	P	P	P			P	P	P								P		P
Restaurant, Class 2			P	P	P	P	P	P			P	P	P								P		P

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

Retail Sales, General			P	P	P	P	P	P	P	P	P	P								P		P
Vehicle Repair and Maintenance Facility						P			P	P		P	P									
Vehicle Sales and Rental						P		P	P	P												
Veterinary Clinic			P	P	P	P	P											C	C			

671

Table 3-E-4.1.b. Commercial Use Matrix – Master Planned Communities

	BF										LAMPA						
	BF RS	BF MPC – Neighborhood Center	BF MPC - Village Zone	BF MPC - Suburban	BF RAC	BF RNC	BF CC	BF AC	BF MU - Gateway	BF MU - Office/Industrial	LA MPC	LA RRSV	LA RC	LA RF	LA AC	LA VC	LA IVC
Adult Entertainment Establishment																	
Auction									C								
Bed and Breakfast		P			P		P	P	P								
Carwash Facility									C					P	C	C	
Cocktail Lounge		P			P		P		C					C			
Funeral Home							P	P	P					P			
Gas and Fuel Sales		P			P		P		P					P	P	P	
Hotel or Motel								P	P					P	C	C	
Kennel, Class 1	P							P				C			C	C	
Kennel, Class 2								P				C					
Office, Businesses and Professional	P	P			P	P	P	P	P	P				P	P	P	
Parking Facility, Commercial			P				P	P	P					P	P	P	
Personal Services	P	P			P	P	P	P	P					P	P	P	
Restaurant, Class 1		P			P		P	P	P					P	P	P	
Restaurant, Class 2		P			P		P	P	P					P	P	P	
Retail Sales, General	P	P			P	P	P	P	P	P				P	P	P	
Retail Sales, Medical Marijuana				C	C	C	C	C	C					C	C	C	

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

Self-Serve Storage Facility,									C	C		C	C	C	C	C	C	C
Vehicle Repair and Maintenance Facility									C	C	P					P	P	P
Vehicle Sales and Rental									C	C	P					P	P	P
Veterinary Clinic			P						P	P	P					P	P	P
Legend: P – Permitted Use C – Conditional Use																		

672 **Sec. 3-E-4.2. Adult Entertainment Establishment**

673 **3-E-4.4.a. Description and Typical Uses**

674 Any adult arcade, bookstore, theater, video store, motel, dancing establishment, or any sexually oriented
 675 business that engages in activities where the employees, operators, or owners expose their anatomical
 676 area for viewing by patrons, including but not limited to tanning spas, modeling studios, and massage
 677 parlors. Refer to Chapter 2.3 Adult Entertainment Regulations of the Clay County Code.

678 **3-E-4.2.b. Intent**

679 The standards of this Section are intended to preserve the public peace and good order, and to safeguard
 680 the health, safety, and welfare of the community and the citizens thereof, by establishing the locational
 681 restrictions and standards of this Section with respect to adult entertainment and sexually oriented
 682 businesses. These standards are in addition to those already in place for the lands subject to them based
 683 upon their respective zoning designations.

684 **3-E-4.2.c. Definitions**

685 Where applicable, the words or phrases used in this Section shall have the meanings defined in the Adult
 686 Entertainment Regulations established under Chapter 2.3 of the Clay County Code, unless the context
 687 clearly suggests otherwise. In addition, as used in this Section, the words and phrases shall have the
 688 meanings prescribed in applicable sections in Sec. 1-15 Definitions, unless the context clearly suggests
 689 otherwise:

690 **3-E-4.2.d. Precedence**

691 Where the standards of this Section conflict with those of a particular zoning designation or of any other
 692 provisions of the Land Development Code, the standards of this Section shall have precedence.

693 **3-E-4.2.e. Dimensional Standards**

(1) Minimum Setback: Apply setbacks of the lot’s zoning district, if applicable

694 **3-E-4.2.f. Permitted Use Standards**

695 (1) *Principal Business Purpose.* With respect to an adult bookstore as defined in the Adult
 696 Entertainment standards established under Chapter 2.3 of the Clay County Code, the phrase
 697 “principal business purpose” means the use of more than 10 percent of the area accessible to
 698 customers for the purpose of displaying, selling, renting, or otherwise offering to the public adult
 699 material.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 700 (2) *Separation Standards.* Adult Entertainment Establishments shall not be permitted to be located or
701 to operate:
- 702 (a) Within 2,500 feet of any Private or Public School;
- 703 (b) Within 500 feet of any establishment that serves alcoholic beverages for consumption on
704 premise, Place of Worship, Community Family Residence, Park, Residential zoning district
705 or Private Services zoning district; and,
- 706 (c) Within 1,000 feet of any other lawfully established and operating Adult Entertainment
707 Establishment.
- 708 (3) *Measurement of Separation Distances.* The distance between uses required under Subsection 3-
709 E-4.2.f.(2) shall be measured in a straight line, without regard to intervening structures, from the
710 closest property line of each use. Where a property is in condominium ownership, the distance
711 shall be measured from the outermost boundary of the condominium property. Where a property
712 has multiple tenants, the distance shall be measured from the outermost boundary of the bay or
713 space occupied by the use.
- 714 (4) *Exception for Separation Standards.* Any other provisions of the Land Development Code to the
715 contrary notwithstanding, where any lot of record comprises 2 or more non-contiguous parcels and
716 1 or more, but not all, of the non-contiguous parcels meet the separation standards, an Adult
717 Entertainment Establishment may be located and operated on any portion of such lot of record that
718 meets such separation standards but not on any portion of such lot of record that does not meet
719 such separation standards.
- 720 (a) Exemption. Restaurants operating under a valid SRX alcoholic beverage license issued
721 by the State of Florida shall be exempt from the separation standard.
- 722 (5) *Prohibited Locations.* Except as indicated in the Commercial Use Matrix, no Adult Entertainment
723 Establishment shall be permitted to be located or operate within the unincorporated area of the
724 County. Any other provisions of the Land Development Code to the contrary notwithstanding, no
725 Adult Entertainment Establishment shall be permitted to be located or operate upon any parcel of
726 land that lies in whole or in part within the Middleburg Community or within the Wells Road Corridor.
- 727 (6) *Non-Conforming Uses.* Any existing and operating Adult Entertainment Establishments that are
728 located within the unincorporated area of the County as of the adoption date of the ordinance
729 establishing this Section, and which are not located within the permissible locations pursuant to the
730 Commercial Use Matrix, shall be classified as non-conforming.
- 731 (a) If any such Non-Conforming Adult Entertainment Establishment voluntarily ceases
732 to do business for a period of 90 consecutive days, then it shall be deemed
733 abandoned and thereafter shall not reopen except in compliance with the location
734 and separation distance standards of this Section.
- 735 (b) A Non-Conforming Adult Entertainment Establishment shall not expand the square
736 footage or cubic footage of the establishment or business beyond its existing
737 dimensions.
- 738 (c) Each Non-Conforming Adult Entertainment Establishment shall cease operations
739 at the location by which it is non-conforming within 1 year following the adoption
740 date of the ordinance establishing this Section, and thereafter may continue to
741 operate only at a permissible location provided herein.
- 742 (7) *Change of Use as Applied to Adult Entertainment Establishments.* The conversion of a bar,
743 cocktail lounge, saloon, tavern, nightclub or restaurant to an adult entertainment
744 establishment or sexually oriented business shall not render the same a Non-Conforming
745 use under Subsection 3-E-4.2.f.(5) Prohibited Locations. Any conversion of a bar, cocktail
746 lounge, saloon, tavern, nightclub, or restaurant to an Adult Entertainment Establishment
747 shall conform to the locational standards of this Section.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 748 (8) Distance Restrictions Between Establishments Serving Alcoholic Beverages for
 749 Consumption on Premises and an Adult Entertainment Establishment. Subsequent to the
 750 adoption date of the ordinance establishing this Section, no person or entity shall cause or
 751 permit the location or operation of an establishment selling or serving alcoholic beverages
 752 for consumption on premises within 500 feet of an Adult Entertainment Establishment, or
 753 within 500 feet of the permissible locations for an Adult Entertainment Establishment,
 754 unless the zoning district for the parcel upon which the establishment selling or serving
 755 alcoholic beverages for consumption on premises is established as of the adoption date of
 756 the ordinance establishing this Section permitted such use as a matter of right or as a
 757 conditional use; provided, this Subsection shall not apply to the establishment of a
 758 restaurant operating under a valid SRX alcoholic beverage license issued by the State of
 759 Florida.
- 760 (9) Measurement of Distances for Alcoholic Beverages Establishment. For purposes of
 761 Subsection (8) the distance between any Adult Entertainment Establishment and any
 762 establishment serving alcoholic beverages for consumption on premises shall be
 763 measured in a straight line, without regard to intervening structures, from the closest
 764 exterior structural wall of the Adult Entertainment Establishment to the closest property line
 765 of the establishment serving alcoholic beverages for consumption on premises.

3-E-4.2.g. Accessory Uses

Accessory Use and Structure	Refer to Sec. 3-E-9.1.
-----------------------------	------------------------

Sec. 3-E-4.3. Auction

3-E-4.3.a. Description and Typical Uses

769 A sale event that may occur in an enclosed building or at an outdoor site in which assets or services where
 770 interested parties place competitive bids on such items and are sold to the highest bidder.

3-E-4.3.b. Dimensional Standards

(1)	Minimum Lot Size:	Indoor Auction:	Apply the standards of the lot's zoning district, if applicable
		Outdoor Auction:	1 acre
(2)	Minimum Setback:	Outdoor Auction:	From outdoor display of sale items to property line: 50 feet

3-E-4.3.c. Permitted or Conditional Use Standards

- 773 (1) *Outdoor Display for an Outdoor Auction Facility:*
 774 (a) Location. Display shall not be located in landscape buffers, access easements or occupy
 775 any required parking and loading spaces, and shall not block any vehicular traffic
 776 circulation, including fire lanes.
 777 (b) All outdoor display shall be allowed at the Auction facility during the auction event time.
- 778 (2) *Outdoor Display for an Indoor Auction Facility:*
 779 (a) An Indoor Auction facility may have outdoor display of sale items and shall comply with the
 780 outdoor display setbacks in Subsections 3-E-4.3.b. Minimum Setback and 3-E-4.3.c.(1)
 781 Outdoor Display for an Outdoor Auction Facility; and

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 782 (b) Shall be limited to 30 percent of the outdoor area.
 783 (3) *Parking.* A parking ratio of 1 space per 300 square feet of floor area ratio is required.
 784 (a) Shared parking of adjacent off-peak uses may be utilized to meet minimum parking
 785 standards.
 786 (b) Agreements from adjacent owners allowing the use of shared parking shall be obtained
 787 and submitted prior to approval.

788 **Sec. 3-E-4.4. Bed and Breakfast**

789 **3-E-4.4.a. Description and Typical Uses**

790 A Single-Family residence managed and occupied by the owner of the lot providing at least 1 meal per day
 791 and temporary sleeping accommodations for a person to rent on a daily or weekly basis.

792 **3-E-4.4.b. Dimensional Standards**

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback:	Apply setbacks of the lot's zoning district, if applicable

793 **3-E-4.4.c. Conditional Use Standards**

- 794 (1) A resident owner or operator shall reside on site at all times.
 795 (2) Sales of alcohol beverages to the customers shall not be allowed at the Residential facility.
 796 (3) All additional social events such as receptions or weddings shall not be allowed, unless subject to
 797 a Special Event permit.
 798 (4) Any improvements or expansion of the Residential building shall be compatible with the general
 799 characteristics of the surrounding neighborhood, and may comply with Part F, Division 6
 800 Architectural Design Guidelines, where applicable.
 801 (5) All applicable regulations of the various health, building, and fire codes shall be met prior to the
 802 issuance of any building permits.
 803 (6) Overnight lodging for guests shall be limited to a maximum of 28 consecutive days.

804 **3-E-4.4.d. Accessory Uses**

Accessory Use and Structure	Refer to Sec. 3-E-9.1.
-----------------------------	------------------------

805 **Sec. 3-E-4.5. Car Wash Facility**

806 **3-E-4.5.a. Description and Typical Uses**

807 A facility for the cleaning of either the exterior and/or interior of vehicles that may be self-service, automatic,
 808 or staffed by cleaners. Cleaning may include waxing and vacuuming services.

809 **3-E-4.5.b. Dimensional Standards**

(1)	Minimum Lot Size:	1 acre
(2)	Minimum Setback:	Vehicle cleaning areas: From any property line in a Residential zoning district: 100 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

810 3-E-4.5.c. Permitted Use Standards

- 811 (1) *Outdoor Screening.* All outdoor cleaning activities of a car wash facility shall be screened from view.
812 A 6-foot-high opaque fence or wall shall be installed along the areas abutting adjacent lots or
813 streets.
814 (2) Cleaning services may be conducted interior to a structure or exterior.

815 3-E-4.5.d. Accessory or Collocated Uses

Gas and Fuel Sales	Refer to Sec. 3-E-4.9.
--------------------	------------------------

816 Sec. 3-E-4.6. Cocktail Lounge

817 3-E-4.6.a. Description and Typical Uses

818 An establishment engaged in the preparation and sales of alcoholic beverages. Typical Uses may include
819 any establishments (cocktail lounges, bars) that are licensed to sell and serve alcoholic beverages as
820 defined in F.S. § 561.01(4)(a). This shall not include Restaurants that sells and serve alcoholic beverages.

821 3-E-4.6.b. Dimensional Standards

- | | |
|-----------------------|---|
| (1) Minimum Lot Size: | Apply the standards of the lot's zoning district, if applicable |
| (2) Minimum Setback: | Apply setbacks of the lot's zoning district, if applicable |
-

822 3-E-4.6.c. Permitted Use Standards

- 823 (1) *Separation Criteria.*
824 (a) No 2 Cocktail Lounges or Bars shall be located within 1,000 lineal feet from one another.
825 Refer to Sec. 3-A.7. Measurement of Separation Distance.
826 (b) A Cocktail Lounge or Bar shall be located a minimum of 250 lineal feet from a Place of
827 Worship or a Private or Public School.
828 (c) *Exception.* Separation criteria shall not apply to a Cocktail Lounge or Bar that is located
829 within a Hotel/Motel.

830 Sec. 3-E-4.7. Convenience Store with Gas Sales

831 3-E-4.7.a. Description and Typical Uses

832 An establishment that operated mainly on the sale of gasoline and fuels, it also sells packaged food,
833 beverages, sundries and other items for commuters and local customers for refueling.

834 3-E-4.7.b. Dimensional Standards

- | | |
|-----------------------|---|
| (1) Minimum Lot Size: | Apply the standards of the lot's zoning district, if applicable |
| (2) Minimum Setback: | Apply setbacks of the lot's zoning district, if applicable |
-

835 3-E-4.7.c. Conditional Use Standards for Flea Market

- 836 (1) *Size Limitation.* A Convenience Store is limited a maximum of 6,000 square feet.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

837 3-E-4.7.d. Accessory or Collocated Uses

Car Wash Facility	Refer to Sec. 3-E-4.5.
Gas and Fuel Sales	Refer to Sec. 3-E-4.10.

838 Sec. 3-E-4.8. Flea Market

839 3-E-4.8.a. Description and Typical Uses

840 An establishment in which floor space is rented to individual vendors to display and sales of goods.

841 3-E-4.8.b. Dimensional Standards

(1)	Minimum Lot Size:	3 acres with a minimum of 100 feet of frontage on a public street right-of-way.
(2)	Minimum Setback:	No building, mobile home, trailer, mechanical device, or merchandise storage shall be located closer to the lot line than 100 feet.

842 3-E-4.8.c. Conditional Use Standards for Flea Market

- 843 (1) *Access.* Access to a Flea Market shall be from a hard surface public road directly to the entrance
844 of the facility.
- 845 (2) *Location Prohibitions.* No attraction shall be permitted within 500 feet of an existing Residential
846 development or an area with a Residential FLU category or use.
- 847 (3) *Size Restrictions.* Flea Market operations located on properties less than 3 acres in size are exempt
848 from Subsection (2) Location Prohibitions, Lot Size and Setback standards pursuant to Sec. 3-E-
849 4.7.c. (1) and (2), and from the general paving and drainage standards of the Code. These
850 exemptions are only applicable to entirely enclosed buildings existing prior to February 24, 2009.
851 Additionally, all uses shall be conducted within the building and include no outside storage or
852 activities.
- 853 (4) *Performance Standards.* The operation of these facilities shall conform to all rules and regulations
854 of all governmental agencies having appropriate jurisdiction.
- 855 (5) *Fencing and Screening.* Where deemed necessary by the Planning and Zoning Director or his/her
856 designee to protect the general public, safety fences up to a height of 10 feet may be required. The
857 Director may also require a landscape screen of at least 75 percent opaqueness to protect
858 neighboring property from potential loss of use or diminishment of land value or use.
- 859 (6) *Lighting.* Refer to Sec. 3-F.7. Exterior Lighting.

860 Sec. 3-E-4.9. Funeral Home

861 3-E-4.9.a. Description and Typical Uses

862 An establishment engaged in preparing deceased human beings for burial and managing and arranging
863 memorials.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

864 **Sec. 3-E-4.10. Gas and Fuel Sales**

865 **3-E-4.10.a. Description and Typical Uses**

866 A Commercial establishment operating primarily as a fueling station for gasoline-powered vehicles.

867 **3-E-4.10.b. Dimensional Standards**

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback:	Apply setbacks of the lot's zoning district, if applicable
(3)	Minimum Use Separation:	Measured from any property line of a Gas and Fuel Sales use to the lot line of another Gas and Fuel Sales use: 700 feet

868 **3-E-4.10.c. Accessory or Collocated Uses**

Car Wash Facility	Refer to Sec. 3-E-4.5.
Convenience Store with Gas Sales	Refer to Sec. 3-E-4.7.

869 **Sec. 3-E-4.11. Hotel or Motel**

870 **3-E-4.11.a. Description and Typical Uses**

871 A public lodging establishment providing overnight accommodations to guests for a limited period of time
 872 that includes amenities such as providing meals complementary or for sale, housekeeping services, and
 873 on-site concierge services. Typical uses may include, but are not limited to a hotel, boutique hotel, motel,
 874 long-term stay facility.

875 **3-E-4.11.b. Dimensional Standards**

(1)	Minimum Lot Size:	1 acre
(2)	Minimum Setback:	From all property lines to any zoning districts or uses: 25 feet
(3)	Maximum Lot Coverage	40 percent
(4)	Maximum Intensity	50 units per acre

876 **3-E-4.11.c. Permitted or Conditional Use Standards**

- 877 (1) *Access.* Vehicular access shall be from an arterial or collector street.
- 878 (2) *Floor Area.* A minimum of 350 square feet shall be provided for each sleeping room unit. The floor
 879 area shall be increased for additional beds or bedrooms in the unit.
- 880 (3) *Open Space.* A total of 40 percent of the lot's area shall be dedicated for usable open space and/or
 881 outdoor amenities.
- 882 (4) *Height Increase.* If multiple stories are provided for a Hotel/Motel, and the building exceeds 35 feet,
 883 then the required setbacks shall be increased by 1 foot for each additional 2 feet in height, until the
 884 allowable maximum height of 75 feet has been reached.
- 885 (5) *Waste Storage Area.* Refer to Sec. 3-F-8.3 Waste Storage Area.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

886 (6) *Lodging Overnight to Guests.* Shall be for a limited period of time not to exceed 28 consecutive
887 nights.

888 3-E-4.11.d. Accessory or Collocated Uses

Cocktail Lounge	Refer to Sec. 3-E-4-6.
Office (Administration)	Refer to Sec. 3-E-4-15.
Personal Services (Fitness Center, Spa)	Refer to Sec. 3-E-4-18.
Restaurant, Class 2	Refer to Sec. 3-E-4-20.

889 Sec. 3-E-4.12. Kennel, Class 1

890 3-E-4.12.a. Description and Typical Uses

891 An establishment for the boarding, sale of, training of, or treatment purposes, except in Veterinary Clinic,
892 as allowed by these standards. A Kennel is classified under Class 1 and Class 2 based on the number of
893 animals the establishment is licensed to keep and provide services. Typical uses may include, but are not
894 limited to a pet grooming facility, boarding facility or Commercial pet related business.

895 3-E-4.12.b. Permitted Process

896 A Residential use may allow a Kennel, Class 1 on site subject to approval by the Planning and Zoning
897 Director or his/her designee, subject to the standards of this Section.

3-E-4.12.c. Dimensional Standards

(1)	Minimum Lot Size:			5 acres
(2)	Minimum Setback:	All structures unless stated otherwise:	From any lot line:	100 feet

3-E-4.12.d. Conditional Use Standards

- 898 (1) *Minimum Number of Dogs and Cats.* 5 or more dogs or cats, 6-month of age or older.
899 (2) *Outdoor Activities.* Outdoor activities shall be supervised and shall be limited to 7:00 a.m. to 9:00
900 p.m., and all animals shall be on a leash.
901 (a) Outdoor activity areas shall be setback 25 feet from all property lines.
902 (3) *Waste Disposal.* All animal waste shall meet the applicable regulations of the Clay County Solid
903 Waste Authority and the County Health Department.

904 Sec. 3-E-4.13. Kennel, Class 2

905 3-E-4.13.a. Description and Typical Uses

906 An establishment for the boarding, sale of, training of, or treatment purposes, except in Veterinary Clinic,
907 as allowed by these standards. A Kennel is classified under Class 1 and Class 2 based on the number of
908 animals the establishment is licensed to keep and provide services. Typical uses may include, but are not
909 limited to a pet grooming facility or Commercial pet related business.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

910 3-E-4.13.b. Dimensional Standards				
(1)	Minimum Lot Size:			5 acres
(2)	Minimum Setback:	All structures unless stated otherwise:	From any property line:	100 feet
(3)	Minimum Square Footage of Kennel:			5,000 square feet

911 3-E-4.13.c. Conditional Use Standards				
912	(1)	<i>Minimum Number of Dogs and Cats:</i>		
913	(a)	30 dogs or more are being housed at the same time;		
914	(b)	10 litters or more of dogs and cats combined are breed in a single year; and/or		
915	(c)	30 or more dogs or cats are kept overnight or for a 24-hour period.		
916	(2)	<i>Licensure.</i> The site must be subject to Animal Care and Control (ACC) operation standards and permits.		
918	(3)	<i>Retail Sales of Dogs and Cats.</i> Shall comply with Sec. 4-36 of Clay County Code. Refer to https://www.claycountygov.com/home/showdocument?id=8254&t=638079210831123563		
919	(4)	<i>Outdoor Runs.</i> All runs shall be hard surfaced or grassed with drains provided every 10 feet and connected to an approved sanitary facility.		
920	(a)	An outdoor run shall be surrounded by a 6-foot-high vinyl-coated or opaque fence.		
921	(b)	Runs shall be hard surfaced or grassed with drains provided every 10 feet and connected to an approved sanitary facility.		
922	(c)	Outdoor runs may be utilized from the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday and Sunday. On Saturday, outdoor runs may be utilized from 7:00 a.m. to 3:00 p.m.		
923	(5)	<i>Waste Disposal.</i> All animal waste shall meet the applicable regulations of the Clay County Solid Waste Authority and the County Health Department.		
924	(6)	<i>Outdoor Activities.</i> Outdoor activities shall be supervised and shall be within allowable hours of operation, and all animals shall be on a leash.		
925	(7)	Contagious Disease. No animal having a disease harmful to humans shall be boarded or maintained in the facility.		
926	(8)	<i>Disposal of Animals.</i> Animals may not be burned, buried, dismembered, or used for exploitative purposes while housed in the facility.		
927	(9)	<i>Caretaker's Quarters.</i> A single Residential unit for a caretaker may be constructed on site subject to standards in Sec. 3-E-9.4 Caretaker's Quarters.		

937 3-E-4.13.d. Accessory or Collocated Uses for Kennel, Class 2				
	Office (Administration)			Refer to Sec. 3-E-4.16.
	Retail Sales, General			Refer to Sec. 3-E-4.21.
	Caretaker's Quarter			Refer to Sec. 3-E-9.4.

938	(1)	<i>Accessory Retail Sales.</i> Sales shall be limited to food, toys, and accessory items for dogs and cats.		
-----	-----	---	--	--

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

939 **Sec. 3-E-4.14. Medical Marijuana Treatment Center Dispensing Facility**

940 **3-E-4.14.a. Description and Typical Uses**

941 A facility that engages in the sale and dispensary of medical cannabis, medical cannabis marijuana
942 products, or devices for the use of medical cannabis products to persons with identification cards or
943 qualified patients.

944 **3-E-4.14.b. Dimensional Standards**

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback:	Apply setbacks of the lot's zoning district, if applicable

945 **3-E-4.14.c. Conditional Use Standards**

- 946 (1) *Licensure*. Shall comply with applicable F.S. 381.986, as amended.
- 947 (2) *Advertising*. No advertising may be visible to members of the public from any street, sidewalk, park,
948 or other public place except the dispensing facility may have a sign that is affixed to the outside or
949 hanging in the window of the premises that identifies the dispensary by the licensee's business
950 name, an approved trade name, or an approved logo. A trade name or logo may not contain
951 wording or images commonly associated with marketing targeted toward children or which promote
952 recreational use of marijuana.
- 953 (3) No dispensing from the premises of marijuana or marijuana delivery devices between the hours of
954 9 p.m. and 7 a.m.
- 955 (4) May not be located within 500 feet of the real property that comprises a Private or Public School.

956 **Sec. 3-E-4.15. Mini-Warehouse**

957 **3-E-4.15.a. Description and Typical Uses**

958 A building or group of buildings in a controlled access compound that contains equal or varying size of
959 individual compartmentalized, and controlled access stalls or lockers for the dead storage of the customer's
960 goods or wares.

961 **3-E-4.15.b. Single-Story Mini-Warehouse Dimensional Standards**

(1)	Minimum Lot Size:	2 acres
(2)	Maximum Lot Size:	5 acres
(3)	Maximum Building Coverage:	40 percent
(4)	Minimum Setbacks:	
	(a) Front:	Apply lot's zoning district setbacks
	(b) Side:	Apply lot's zoning district setbacks
	(c) Rear:	Apply lot's zoning district setbacks

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

962 3-E-4.15.c. Single-Story Conditional Use Standards

963 The following standards shall apply to a Single-Story Mini Warehouse:

- 964 (1) *Access.* The proposed site shall have direct access to an arterial roadway. Only 1 point of access
965 shall be permitted for Single-Story Mini Warehouse.
- 966 (2) *Building Design.* Shall comply with Sec. 3-E-4.12.d. where applicable.
- 967 (3) *Storage Unit.* The maximum storage unit size shall be 500 square feet.
- 968 (4) *Building Separation.* All buildings shall be separated by a distance of at least 24 feet for driveway,
969 parking and fire lane purposes.
- 970 (5) *Caretaker's Quarter.* A Caretaker's Quarter shall be provided. Refer to Sec. 3-E-9.4 Caretaker's
971 Quarters.
- 972 (6) *Off-Street Parking:*
- 973 (1) For interior facing warehouses, 1 space for each 75 storage units or cubicles, equally
974 distributed throughout the storage area.
- 975 (2) If manager's quarters are provided, then 2 additional spaces shall be provided.
- 976 (7) *Landscaping.* Landscaping and tree requirements shall comply with the Clay County Code Article
977 VI, Tree Ordinance, as amended, with the exception that the perimeter buffer screening shall meet
978 the minimum required for industrial proposed land use type.
- 979 (8) *Open Space.* At least 20 percent of the site shall be in open space. Landscape buffers and other
980 vegetated areas may be used to achieve this 20 percent requirement.-All areas not paved shall be
981 landscaped and/or grassed.
- 982 (9) *Loading/Unloading Aisle.* All one-way aisle ways shall be designed with one 10-foot wide
983 loading/unloading lane and one 15-foot travel lane. The loading/unloading lanes may be eliminated
984 if the aisle way does not serve storage units. Painted lines shall be used to indicate parking and
985 traffic direction throughout the site.
- 986 (10) *Perimeter Wall.* The site shall be secured with a masonry wall that is at least 6 feet in height. Walls
987 shall be finished or painted on both sides. Barbed wire, razor wire and electric fences are not
988 permitted. In lieu of the wall, a wrought-iron fence (or fence resembling wrought iron) may be
989 utilized in conjunction with a hedge or natural vegetation that provides for 100 percent opacity within
990 2 years of the time of planting.
- 991 (11) *Open Storage.* Open storage of materials or equipment, including RV's and boat storage shall be
992 permitted, provided the area designated for open storage is set back 50' from all property lines.
- 993 (12) *Use of Storage Facilities.* The use of property shall be limited to dead storage, whether interior to
994 the buildings or outdoor. No activities shall occur within the site which the average person could
995 construe to include the manufacture, repair, or sale of goods or services.
- 996 (13) *Prior Approval.* Expansion of Single-Story Mini-Warehouse facilities in existence on or before
997 September 27, 2005, are exempt from items (10) Perimeter Wall and Subsection 3-E-4.13.d.
998 Architectural and Additional Standards, provided that the property proposed for expansion and the
999 existing property are owned by the same entity on the referenced date. Both the existing and
1000 expansion areas shall be required to comply with the landscape provisions, where applicable, to
1001 block the view from external road rights-of-way.

1002 3-E-4.15.d. Architectural and Additional Standards

1003 Reduction of building mass shall be achieved by using the following techniques:

- 1004 (1) Variation in the roof lines and forms.
- 1005 (2) Use of ground level arcades and covered areas.
- 1006 (3) Use of protected and recessed entries with awnings and/or canopies. Awnings, canopies, or
1007 covered porches-raised at least 24 inches above ground level are required along the front façade
1008 of the building.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 1009 (4) Use of vertical elements (including architectural features such as pilasters, columns,
1010 canopies/porticos, arcades, colonnades, and/or parapets) on or in front of expansive blank walls,
1011 to interrupt facades into modules of less than 60 feet.
- 1012 (5) Use of pronounced wall plane offsets and projections.
- 1013 (6) Use of focal points and vertical accents.
- 1014 (7) Inclusion of storefront and other windows on elevations facing streets and pedestrian areas.
- 1015 (8) Retaining a clear distinction between roof, body and base of a building.
- 1016 (9) Building facades that are not visible from adjacent roadways or properties and/or that utilize
1017 required landscaping visual screening shall not have to meet items (4),(5),(6) and (8).
- 1018 (10) *Roofline Pitch.* Rooflines must be pitched or gabled at a minimum 4:12 slope or, if flat, must include
1019 parapet walls or partial roofs. HVAC and other rooftop equipment shall be screened from view.
- 1020 (11) *Exterior Wall Material.* Exterior walls shall be constructed of finished materials such as stucco;
1021 natural brick or stone; colored, sand blasted, or stained textured masonry; scored concrete
1022 masonry units; textured tilt-up concrete panels; wood; or other similar material including synthetic
1023 materials similar in appearance and durability to those materials previously named on all sides.
1024 Exposed smooth concrete block, corrugated or other metal finishes, untextured tilt-up concrete
1025 panels, pre-fabricated steel panels and the like, shall not be permitted. Roofs shall be covered by
1026 metal, concrete or clay tile, or architectural shingles.
- 1027 (12) *Entryways.* At least 1 building entrance must face the street and be clearly articulated through the
1028 use of architectural detailing. Customer entrances shall be clearly defined and include at least
1029 three of the following features: canopies/porticos; overhangs; recesses/projections; arcades;
1030 raised above-the doorway cornice parapets; peaked roof forms; arches; outdoor patios; display
1031 windows; integrated architectural details such as tile work, moldings planters; and/or landscaped
1032 sitting areas.
- 1033 (13) *Entrance Lighting.* All building entrances, pathways and other pedestrian areas shall be lit to two-
1034 foot candles with pedestrian-scale lighting (e.g., wall mounted, sidewalk lamps, bollards, landscape
1035 uplighting, etc.) Architectural lighting is appropriate.
- 1036 (14) *Exterior Lighting.* All exterior lights and illuminated signs shall be designed, located, installed and
1037 directed in such a manner as to prevent objectionable light trespass and glare across the property
1038 lines and or visibility glare at any location on or off the property. Lighting of such areas shall not be
1039 used to advertise or attract attention to the Mini-Warehouses.
- 1040 (a) The average light level shall not exceed 3.6 foot candles on any part of the site, the
1041 minimum light level shall be 0.9 foot candles, and the uniformity ratio shall not exceed 4:1
1042 (a photometric plan shall be required with construction drawings).
- 1043 (b) Lighting of or on buildings shall be limited to wall-washer type fixtures or up-lights, which
1044 do not produce spill light or glare.
- 1045 (c) A cutoff fixture shall not have more than one percent of lamp lumens above horizontal.
1046 Sag lenses, convex lenses, drop lenses and floodlights shall be prohibited.
- 1047 (d) Illumination levels at the property line of the building or project shall not be more than 0.5
1048 foot candles at any point when the building or project is located next to any other use.
- 1049 (e) To avoid glare or spill light from encroaching onto adjacent properties, illumination shall be
1050 installed with house side shields and reflectors, and shall be maintained in such a manner
1051 as to confine light rays to the premises of the building or project.
- 1052 (f) Lighting shall be installed with time controls so that light levels are reduced not later than
1053 one hour after the close of operations to the minimum levels needed under the Illuminating
1054 Engineering Society of North America (IESNA) to ensure safety and security
1055 (approximately a 50 percent reduction).
- 1056 (g) Light fixtures shall not exceed 20 feet in height in parking areas and other parts of the site,
1057 and along sidewalks.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1058 3-E-4.15.e. Multi-Story Mini-Warehouse Dimensional Standards

(1)	Minimum Lot Size:	Apply lot's zoning district, if applicable	
(2)	Maximum Impervious Surface:	55 percent	
(3)	Maximum Floor Area Ratio (FAR):	80 percent	
(4)	Minimum Setbacks ¹ :		
	(a) Front:	25 feet	
	(b) Side:	15 feet	
	(c) Rear:	20 feet ¹	
(5)	Maximum Height:	≤150 feet from Residential lot line:	35 feet
		>150 feet and ≤ 300 feet from Residential lot line:	55 feet
		> than 300 feet from A Residential lot line:	Refer to Footnote 2

Footnote:

- 1 An additional 5 feet of setback when adjacent to Single-Family Residential uses.
- 2 No structure shall protrude through a transitional height plan beginning 35 feet above the buildable area boundary nearest to a boundary of a residential land use and extending inward over the commercial district at an angle of 45 degrees. This standard protects areas within residential land use from the visual intrusion of tall buildings.

1059 3-E-4.15.f. Multi-Story Mini Warehouse Conditional Use Standards

- 1060 (1) *Access.* The proposed site shall have direct access to an arterial roadway.
- 1061 (2) *Front Entrance.* Entrance shall be oriented to the street that the building fronts on.
- 1062 (3) *Building Separation.* All buildings shall be separated by a distance of at least 24 feet for driveway, parking and fire-lane purposes.
- 1063
- 1064 (4) *Caretaker's Quarter.* A Caretaker's Quarter shall be provided. Refer to Sec. 3-E-9.4 Caretaker's Quarters.
- 1065
- 1066 (5) *Off-Street Parking:*
- 1067 (a) Parking shall be to the rear or side of the building, behind the front façade of the building, with a street wall to screen the parking area if it is visible from a public right-of-way or adjacent property.
- 1068 (b) One space per 75 storage units plus 2 spaces if manager's quarters are provided.
- 1069 (c) Loading zones shall be located to the rear of the main building in a courtyard design. Loading areas shall be covered with a canopy or awning with a minimum 4-foot projection from the building.
- 1070
- 1071 (6) *Landscaping.* Landscaping and tree requirements shall comply with the County's Code; Article VI, Tree Protection and Landscaping Standards, as amended, except for the following:
- 1072 (a) Perimeter buffers shall have precedence over allowed building setbacks and shall comply with Section 6-8 (5)(b) of Article VI.
- 1073
- 1074
- 1075
- 1076
- 1077

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 1078 (b) Additionally, 50 feet vegetative buffers are required on the front and rear of the property,
1079 30 feet on the sides.
- 1080 (c) Buffers adjacent to areas classified on the Comprehensive Plan map as Residential shall
1081 consist of preserved and planted vegetation: including shade trees at least 30 feet in height
1082 (for preserved/retained vegetation) and to provide a visual screen of 85 percent opacity to
1083 a minimum height of 15 feet within 2 years, for planted vegetation.
- 1084 (d) Perimeter buffers adjacent to Residential and Non-Residential land uses shall maintain a
1085 Type B Buffer; with additional under story trees interspersed at intervals between and offset
1086 the canopy tree plantings. This additional under story tree planting shall obtain at least 6
1087 tree points per 1,000 square feet of each buffer.
- 1088 (7) *Open Space*. At least 40 percent of the site shall be in open space. Landscape buffers and other
1089 vegetated areas may be used to achieve this requirement.
- 1090 (8) *Perimeter Wall*. The site shall be secured with a masonry wall at least 6 feet in height. Walls shall
1091 be finished or painted on both sides. Barbed wire, razor wire and electric fences are not permitted.
1092 In lieu of the wall, a wrought-iron fence (or fence resembling wrought iron) may be utilized in
1093 conjunction with a hedge or natural vegetation that provides for 100 percent opacity within two
1094 years of the time of planting.
- 1095 (9) *Open Storage*. Open storage of materials or equipment, including RV's and boat storage shall be
1096 permitted, provided the area designated for open storage is set back 50 feet from all property lines.
- 1097 (10) *Use of Storage Facilities*. The use of property shall be limited to dead storage, whether interior to
1098 the buildings or outdoor. No activities shall occur within the site which the average person could
1099 construe to include the manufacture, repair, or sale of goods or services.

1100 **3-E-4.15.g. Multi-Story Mini-Warehouse Architectural and Additional Standards**

1101 Reduction of building mass shall be achieved by using the following techniques:

- 1102 (1) Refer to Sec. 3-E-4.15.d.(1) to (14) of Single-Story Mini-Warehouse Architectural and Additional
1103 Standards; and
- 1104 (2) *Fenestration*. For buildings and for facades on buildings that face the street or a parking area,
1105 doorways and windows shall be proportioned to reflect pedestrian scale and movement, and to
1106 encourage interest at the street level. The generous use of glass is acceptable. Windows shall
1107 include a framework of wood, metal or vinyl-clad material that contains a glass windowpane and is
1108 built into a wall or roof to admit light or air. Windows shall be either fixed storefront windows, with
1109 items on display within, or traditional windows that are capable of being opened or that include
1110 fixed panes.

1111 **Sec. 3-E-4.16. Office, Business and Professional**

1112 **3-E-4.16.a. Description and Typical Uses**

1113 An establishment primarily providing business, professional, or financial services. Typical uses may include,
1114 but are not limited to attorneys, engineering offices, accounting, medical or dental offices, auditing and
1115 bookkeeping services, corporate and consulting services, real estate sales, insurance companies, bank
1116 and finance offices.

1117 **3-E-4.16.b. Permitted Process**

1118 The Planning and Zoning Director or his/her designee shall have the ability to make a final decision,
1119 approval or denial, of a development application if the proposed intensity is less than the minimum intensity
1120 required.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 1121 (1) *A Bank with Drive-Through Facilities.* A maximum of 3 or less drive-through lanes with ATM or teller
1122 services shall be allowed subject to a Permitted process.

1123 3-E-4.16.c. Permitted Use Standards

- 1124 (1) *BF Master Planned Community (BF MPC):*
1125 (a) *Drive-Throughs.* For lots located in the BF MPC, Neighborhood Center, drive-throughs
1126 shall not be permitted for Banks or Financial Institutions.
1127 (2) *Administration Office.* Office space shall be allowed as an accessory use for Non-Commercial or
1128 business type of uses.

1129 Sec. 3-E-4.17. Parking Facilities, Commercial

1130 3-E-4.17.a. Description and Typical Uses

1131 A structure or a lot used for temporary parking of vehicles for a fee. This may also include those parking
1132 structures that serve a Residential use and does not charge a fee.

1133 3-E-4.17.b. Dimensional Standards

- | | | |
|----------|-------------------|---|
| 1134 (1) | Minimum Lot Size: | Apply the standards of the lot's zoning district, if applicable |
| 1135 (2) | Minimum Setback: | Apply setbacks of the lot's zoning district, if applicable |

1134 3-E-4.17.c. Permitted Use Standards

- 1135 (1) *Access.* Vehicular access shall be from an arterial or collector street.
1136 (2) *Parking Layout.* Shall comply with Article VIII, Design and Improvement Standards.
1137 (3) *Design.* Where applicable, the exterior design of a Parking Structure shall comply with Part F,
1138 Division 6, Architectural Design Guidelines.

1139 Sec. 3-E-4.18. Personal Services

1140 3-E-4.18.a. Description and Typical Uses

1141 An establishment which provides or supplies the needs of customers, and includes instructional,
1142 informational, recreational or similar services. Typical uses may include, but are not limited to, shoe repair;
1143 dry cleaning; barber, beauty or nail salon; spas, tanning salon, artist or photographic studio, dance or music
1144 studio, tailor or dress makers.

1145 3-E-4.18.b. Permitted Use Standards

- 1146 (1) *Temporary Outdoor Sales and Display.* Any outdoor sales and displays shall be permitted subject
1147 to a Special Event process with written permission from the Planning and Zoning Department.
1148 (a) Display shall be removed and stored indoors after hours; and
1149 (b) Display shall not block or impede pedestrian or vehicular traffic circulation; create parking
1150 problems or otherwise create safety hazards.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1151 **Sec. 3-E-4.19. Restaurant, Class 1**

1152 **3-E-4.19.a. Description and Typical Uses**

1153 An establishment which engages in the preparation and sale of food and beverages. The establishment
1154 may be equipped with an outdoor menu board and drive-through lanes for order and sales. Indoor seating,
1155 minimal at-table service, disposable utensils, and over the counter payment of the food and beverages are
1156 generally associated with this type of Restaurant.

3-E-4.19.b. Dimensional Standards

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback:	Apply setbacks of the lot's zoning district, if applicable

1157 **Sec. 3-E-4.20. Restaurant, Class 2**

1158 **3-E-4.20.a. Description and Typical Uses**

1159 An establishment which engages in the preparation and sale of food and beverages. The establishment
1160 provides seating, staff's assistance upon entry of the restaurant, offers food and beverage menu, patrons'
1161 orders are provided at the table, and payment is completed after the meals. May provide take-outs and
1162 delivery service of food and beverages.

1163 **3-E-4.20.b. Dimensional Standards**

(1)	Minimum Lot size:	Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback:	Apply setbacks of the lot's zoning district, if applicable

1164 **3-E-4.20.c. Permitted Use Standards**

- 1165 (1) *Outdoor Dining.* Outdoor seating affiliated with a Restaurant where patrons are served and dined
1166 shall be considered as part of the Restaurant, and shall comply with all the standards and other
1167 applicable standards of this Code.
- 1168 (2) *Take-Out Service.* Take-out service shall be allowed if there are no exterior menu order windows
1169 or drive-through lanes.
- 1170 (3) *Dog Friendly Restaurant.* Restaurants that allow patrons' dogs shall provide a designated outdoor
1171 area of the Restaurant.
- 1172 (a) No dog shall be allowed in a Restaurant unless allowed by State law, F.S. 509.233 and the
1173 Restaurant has received and maintains an unexpired and valid permit allowing a deviation
1174 from the applicable FDA regulations pursuant to this subsection allowing dogs in
1175 designated outdoor areas of the Restaurant.

1176 **Sec. 3-E-4.21. Retail Sales, General**

1177 **3-E-4.21.a. Description and Typical Uses**

1178 A facility providing goods or commodities for sale for consumer use. Typical uses may include, but are not
1179 limited to grocery stores, home goods stores, clothing stores, drugstores, outlet stores, automotive parts
1180 stores, consignment, second hand shops, and convenience stores without gasoline sales.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1181	3-E-4.21.b. Dimensional Standards		
(1)	Minimum Lot Size:	Flea Market:	3 acres
(2)	Minimum Setback:	Apply setbacks of the lot's zoning district, if applicable	
(3)	Minimum Separation for Flea Market:	Adjacent Residential use property line:	500 feet

1182	3-E-4.21.c. Permitted Use Standards		
1183	(1)	<i>Access.</i> Vehicular access shall be from an arterial or collector street.	
1184	(2)	<i>Indoor Sales, Display and Storage.</i> All sales, service and storage, and display shall be within completely enclosed buildings, and that no goods shall be produced on the premises except for sale at retail on premises.	
1185			
1186			
1187	(3)	<i>Temporary Outdoor Sales and Display.</i> The outdoor sales and displays shall be permitted subject to a Special Event process with written permission from the Planning and Zoning Department.	
1188			
1189	(a)	Display shall be removed and stored indoors after hours; and	
1190	(b)	Display shall not block or impede pedestrian or vehicular traffic circulation; create parking problems or otherwise create safety hazards.	
1191			
1192	(4)	<i>Loading.</i> Loading and delivery for large Retail Sales over 30,000 square feet shall be screened from view in the rear of the facility.	
1193			
1194	(5)	<i>Sales of Alcohol.</i> Shall be licensed by the Division of Alcoholic Beverages and Tobacco of the Florida Department of Business Regulation. On-Site consumption of alcohol shall not be permitted unless the establishment is a restaurant or similar use that has the applicable license for consumption of alcoholic beverages on the premise.	
1195			
1196			
1197			
1198	(6)	<i>BF RNC District.</i> Grocery stores, including integrated pharmacies with drive-through, shall not exceed 52,000 square feet.	
1199			

1200	3-E-4.21.d. Accessory and Collocated Use		
	Office (Administration)	Refer to Sec. 3-E-4.16.	
	Warehouse	Refer to Sec. 3-E-8.11.	

1201 **Sec. 3-E-4.22. Vehicle Repair and Maintenance Facility**

1202 **3-E-4.22.a. Description and Typical Uses**

1203 A facility providing repair or maintenance for automobiles, motorcycles, watercrafts, golf carts. Typical uses
 1204 or services may include, but are not limited to, tune-up or oil change stations, replacement of muffler, brake
 1205 pads, tires, and/or alignment.

1206 **3-E-4.22.b. Dimensional Standards**

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback:	Apply setbacks of the lot's zoning district, if applicable

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

(3)	Minimum Use Separation:	Service areas:	From property line when adjacent to a Residential use:	100 feet
-----	-------------------------	----------------	--	----------

1207 **3-E-4.22.c. Permitted Use Standards**

- 1208 (1) *Outdoor Activities.* No outdoor activities or services shall be allowed in an enclosed building.
 1209 (2) *Bay Doors.* Bay doors shall not be oriented towards the street or Residential use.

1210 **3-E-4.22.d. Accessory and Collocated Use**

Agricultural Sales and Services	Refer to Sec. 3-E-2.3.
---------------------------------	------------------------

1211 **Sec. 3-E-4.23. Vehicle Sales and Rental**

1212 **3-E-4.23.a. Description and Typical Uses**

1213 Means a facility providing new or used passenger vehicles, including cars, trucks, motorcycles, recreational
 1214 vehicles, and watercrafts for direct sale, lease, or rent to consumers.

1215 **3-E-4.23.b. Dimensional Standards**

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable		
(2)	Minimum Setback:	Apply setbacks of the lot's zoning district, if applicable		
(3)	Minimum Use Separation:	Service areas:	From property line when adjacent to a Residential use:	100 feet

1216 **3-E-4.23.c. Permitted Use Standards**

- 1217 (1) *Access.* Vehicular access shall be from an arterial or collector street.
 1218 (2) *Testing of vehicles on Residential streets* shall not be permitted.

1219 **3-E-4.23.d. Accessory and Collocated Use**

Office (Administration)	Refer to Sec. 3-E-4.16.
Vehicle Repair and Maintenance Facility	Refer to Sec. 3-E-4.22.

1220 **Sec. 3-E-4.24. Veterinary Clinic**

1221 **3-E-4.24.a. Description and Typical Uses**

1222 An establishment that provides medical treatment, temporary care and/or boarding for sick animals.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1223 **3-E-4.24.b. Dimensional Standards**

(1)	Minimum Lot Size:		1-2 acres
(2)	Minimum Setback:	From any property line of a Non-Residential use:	50 feet
		From any property line of a Residential use:	150 feet
	Outdoor runs:	From any property line:	50 feet

1224 **3-E-4.24.c. Permitted Use Standards**

- 1225 (1) *Outdoor Runs:*
- 1226 (a) An outdoor run shall be surrounded by a 6-foot-high vinyl-coated or opaque fence.
- 1227 (b) Runs shall be hard surfaced or grassed with drains provided every 10 feet and connected
- 1228 to an approved sanitary facility.
- 1229 (c) Outdoor runs may be utilized from the hours of 8:00 a.m. to 4:00 p.m. Monday through
- 1230 Friday and Sunday. On Saturday, outdoor runs may be utilized from 7:00 a.m. to 3:00 p.m.
- 1231 (2) *Waste Disposal.* All animal waste shall meet the applicable regulations of the Clay County Solid
- 1232 Waste Authority and the County Health Department.
- 1233 (3) *Examination Rooms.* All x-ray examination rooms shall be shielded from leakage. Such shielding
- 1234 shall meet the minimum standards established by the State of Florida.
- 1235 (4) *Limitation of Use.* No on-site disposal of animal parts or remains shall be permitted, and all such
- 1236 parts and remains shall be handled while on-site and transported off-site in accordance with the
- 1237 minimum required by the State of Florida.
- 1238 (5) *Evacuation Plan.* An evacuation plan in case of natural disasters to be submitted as part of
- 1239 application for this use.

1240 **3-E-4.24.d. Accessory or Collocated Uses**

Animal Control Facility	Refer to Sec. 3-E-7.2.
-------------------------	------------------------

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1241

DIVISION 5 RECREATION USES

1242

Sec. 3-E-5.1. Recreational Uses

1243

All Recreational uses within Clay County are identified in Table 3-E-5.1.a. Recreational Use Matrix. This Matrix only identifies those zoning districts or FLU categories where the Recreational use is allowed subject to a Permitted use, Conditional use approval process based on the proposed intensity.

1244

1245

1246

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.

1247

1248

1249

1250

Table 3-E-5.1.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	PID	PUD
Campground/ Recreational Park																P	C		C
Community Garden																	C		
Dog Park								C									C		
Entertainment, Indoor					C					C									
Entertainment, Outdoor					P					P	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																		
Off-Road Motorsport, Non- Motorized	C	C			C					C						C			
Park, Active			P	P												P	C		
Park, Passive																P	P		
Shooting Range, Indoor					C					C					C				
Shooting Range, Outdoor	C														C		C		
Skating Rink or Park						P	C			P									
Youth Camp																	C		
Legend: P – Permitted Use C – Conditional Use																			

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1251

Table 3-E-5.1.b. Recreational Use Matrix – Master Planned Communities

	BF										LAMPA						
	BF RS	BF MPC – Neighborhood Center	BF MPC - Village Zone	BF MPC - Suburban	BF RAC	BF RNC	BF CC	BF AC	BF MU - Gateway	BF MU - Multi-Field	LA MPC	LA RRSV	LA RC	LA RF	LA AC	LA VC	LA IVC
Assembly, non-profit or membership		P			P		P	P		P						P	P
Campground/ Recreational Park	C																
Community Garden																	
Dog Park																	
Entertainment, Indoor								C	P								
Entertainment, Outdoor							P	C	C					P			
Golf Course								C	C					P			
Golf Driving Range								C	C					P			
Off-Road Motorsport, Motorized																	
Off-Road Motorsport, Non-Motorized																	
Park, Active	C	P	P	P		P	P	P	P	P	P	P	P				
Park, Passive	C	P	P	P		P	P	P	P	P	P	P	P				
Shooting Range, Indoor																	
Shooting Range, Outdoor																	
Skating Rink or Park								C									
Youth Camp	C																
Legend: P – Permitted Use C – Conditional Use																	

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1252 **Sec. 3-E-5.2. Campground/Recreational Park**

1253 **3-E-5.2.a. Description and Typical Uses**

1254 A development, under single ownership or condominium, or cooperative ownership, or subdivided into lots,
 1255 in which sites are utilized for the placement of recreational vehicles (RV), cabins, or tents for temporary
 1256 use,

1257 **3-E-5.2.b. Dimensional Standards**

(1)	Minimum Lot Size:	PO-2 Zoning District:	5 acres
		All other zoning districts:	10 acres
(2)	Minimum Setback ¹ :	All permanent structures and individual sites ² :	From any property line: 75 feet
		All outdoor accessory uses/structures ³ :	Adjacent to a property with a Residential FLU or use: 75 feet
		All temporary and permanent structures within individual sites ⁴ :	From the internal access road or trail: 15 feet
(3)	Maximum Height ⁵ :	All structures unless stated otherwise:	35 feet
(4)	Maximum Intensity:	Tents or RVs:	12 RVs or 24 tents per net acre
		Caretaker's Quarter:	1 unit per 4 acres
(5)	Floor Area Ratio (FAR) ⁶ :		5 percent ⁶
(6)	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.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

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.

1258 3-E-5.2.c. Conditional Use Standards

1259 Facilities such as Recreational Areas, Cabin Sites, RV Sites, and Tent Sites shall be subject to the following:
 1260 (1) *Access to Facilities.* Each site shall abut from an internal road or driveway located within the
 1261 boundaries of the Campground, and access to the site shall be from an internal road.
 1262 (a) *Road.* All internal roads shall be suitable to accommodate emergency vehicles and other
 1263 traffic as required by the current edition of the Florida Fire Prevention Code.
 1264 (b) Such roads shall have a compacted or stabilized base, which shall be approved by the
 1265 Clay County Director of Engineering and meet the clearance standards of the current
 1266 edition of the Florida Fire Prevention Code and Sec.8-11. Roadway Design and
 1267 Improvements.

(2)	Minimum Percentage of Total Land Area of Campground/Recreational Park:	
(a)	Recreational Area:	10 percent ^{1, 2}
(b)	Tent Site:	10 percent ³
(c)	RV Site:	10 percent
	Cabin:	20 percent of permitted spaces or lots ⁴
(3)	Minimum Size:	
(a)	Cabin:	1,000 square feet ⁵

Footnotes:

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.

1268 (4) *Recreational Area Standards:*
 1269 (a) There shall be, at a minimum, a picnic area with picnic tables, a playground and a multi-
 1270 use playfield.
 1271 (5) *Tent Site Standards:*
 1272 (a) Tent sites shall be clustered away from RV sites to minimize noise and visual impacts.
 1273 (b) Tent camping may also be permitted on individual RV sites.
 1274 (c) Access. Each tent site shall abut on at least 1 internal driveway within the boundaries of
 1275 the campground, and access to the site shall be only from such an internal driveway.
 1276 (6) *RV Site Standards:*
 1277 (a) Appurtenances and Accessory Structures. Temporary appurtenances, such as cabanas
 1278 and awnings, may be erected on a RV site as long as such appurtenances do not intrude
 1279 into a designated buffer.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 1280 (7) *Parking.* All sites that allow parking of vehicles shall be constructed with a stabilized pad, and those
 1281 applicable standards pursuant to Sec. 8-12. Parking Requirements and Sec. 8-12.(7) Construction
 1282 Standards.
- 1283 (8) *Construction and Provision of Recreational Areas.* Construction of a required Recreation Area and
 1284 its affiliated facilities shall be completed prior to the issuance of the first Certificate of Occupancy
 1285 of any building/structure of the Campground Park.
- 1286 (a) *Phasing.* If the Campground/Recreational Park is developed under several phases, and
 1287 more than 1 Recreational Area is provided for the Park, then a minimum of 1 Recreational
 1288 Area shall be constructed concurrently under the first development phase of the
 1289 Campground Park.
- 1290 (9) *Campground Operation:*
- 1291 (a) *Responsibilities of Campground Management.* The owner of a Campground Park shall at
 1292 all times maintain the Park and its facilities in a clean, orderly, and sanitary condition.
- 1293 (b) *Length of Occupancy.* No RV, Cabin, or Tent shall be considered to be a permanent
 1294 residence, and occupancy shall be limited to no more than 180 consecutive days, and to
 1295 no more than 200 days in 1 year.
- 1296 (c) *Property Management.* A full-time property manager shall be required and shall live on-
 1297 site.
- 1298 (d) *Animal Control.* It shall be the responsibility of the Campground manager to ensure that no
 1299 person in charge of an animal shall permit the animal to run at large or to commit any
 1300 nuisance within Campground Park property.

3-E-5.2.d. Supplemental Application Standards

- 1302 (1) *Site Plan Standards.* In addition to the submission standards pursuant to Article II, Procedures for
 1303 Development Review, the required Site Plan shall show the following elements: tent, RV, semi-
 1304 primitive wilderness, and cabin sites; recreational areas; waterfront development such as swimming
 1305 areas, boardwalks, docks or canoe launch sites; specific buildings and their uses; buffers;
 1306 driveways and roads; access points; drainage and grading plans, and other elements as requested
 1307 by County staff.
- 1308 (2) *Platting.* If the campground is to be platted, the campground shall meet all applicable standards
 1309 pertaining to subdivisions

3-E-5.2.e. Accessory or Collocated Uses

- 1311 (1) Certain facilities or services that are provided as a convenience for the guests of the
 1312 Campground/Recreational Park shall not be considered as an Accessory or Collocated Uses, as
 1313 follows:
- 1314 (a) Laundry facilities;
- 1315 (b) Playgrounds and picnic areas;
- 1316 (c) Ball and game courts;
- 1317 (d) Service buildings, restrooms and shower facilities; and/or
- 1318 (f) Swimming Pool and Spa. Refer to Sec. 3-F-8.5 Swimming Pool and Spa.
- 1319 (2) The following may be provided in a Campground/Recreational Park as an Accessory Use or
 1320 Structures as follows:

Equestrian Facilities	Refer to Sec. 3-E-2.10.
Office, Administration	Refer to Sec. 3-E-4.16.
Restaurant	Refer to Sec. 3-E-4.19 and 20.
Retail Sales, General	Refer to Sec. 3-E-4.21.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

May include: Boat rental, bait, fishing, and sports accessories sales and convenience store	
Golf Course	Refer to Sec. 3-E-5.7.
Golf Driving Range	Refer to Sec. 3-E-5.8.
Caretaker's Quarter	Refer to Sec. 3-E-9.4.
Swimming Pool	Refer to Sec. 3-F-8.5.
Footnotes:	
1	Includes affiliated structures to the use.

1321 **Sec. 3-E-5.3. Community Garden**

1322 **3-E-5.3.a. Description and Typical Uses**

1323 A parcel of land that is managed and maintained by people to grow and harvest food crops and non-food
 1324 ornamental crops, such as flowers, for personal or group use, consumption, donation, or limited sale. A
 1325 Community Garden may be divided into separate plots for cultivation by 1 or more individuals, or may be
 1326 farmed collectively by a group.

1327 **3-E-5.3.b. Dimensional Standards**

(1)	Minimum Setbacks:	From any property line:	Apply the setbacks of the lot's zoning district, if applicable
-----	-------------------	-------------------------	--

1328 **3-E-5.3.c. Conditional Use Standards**

- 1329 (1) *Lot Maintenance:*
- 1330 (a) The property owner shall be responsible for maintaining the lot in an orderly and neat
 1331 condition and shall not create a visual blight or offensive odors.
- 1332 (b) Plots shall not be consistently weedy, untended, or filled with debris. No trash or debris
 1333 shall be stored or allowed to remain on the lot.
- 1334 (c) Tools and supplies shall be stored indoors or removed from the lot daily.
- 1335 (d) Bulk supplies shall be stored to the rear 30 percent of the lot.
- 1336 (e) The Community Garden shall be designed, managed, and maintained to prevent any
 1337 chemical pesticide, fertilizer, or other garden waste from draining off the lot.
- 1338 (2) *Hours of Operation and Equipment Limitations:*
- 1339 (a) No gardening activities may take place before sunrise or after sunset. Use of hand tools
 1340 and domestic gardening tools and equipment is encouraged.
- 1341 (b) Use of small power equipment, such as gas-powered tillers and edgers, is allowed;
 1342 however, gas-powered equipment greater than 10 horsepower shall be prohibited.
- 1343 (3) *Sustainable Gardening.* Water conservation, composting, and non-polluting, integrated pest and
 1344 pathogen management are strongly recommended.
- 1345 (4) *Chemical Use and Storage:*
- 1346 (a) Organic gardening is strongly encouraged.
- 1347 (b) Fertilizer, pesticide, insecticide, herbicide, or agricultural chemical use shall be consistent
 1348 with label instructions and shall be in compliance with applicable ordinances and laws.
- 1349 (c) Pesticides and fertilizers may only be stored on the property in a locked structure and shall
 1350 comply with all applicable standards for hazardous material use and handling.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 1351 (5) *Sale of Surplus Produce and Plants.*
 1352 (a) A Community Garden is not intended to be a Commercial enterprise; however, there may
 1353 be occasions of surplus.
 1354 (b) Produce and plants grown in community gardens shall not be sold wholesale or offered for
 1355 sale on the premises except limited sales may occur at yard sales, which are limited to 2
 1356 per calendar year, each for a period of no more than 72 hours.
 1357 (6) *Restoration.* If operation of a community garden has been discontinued for 6 months or more, the
 1358 property owner shall level and clean the property, including removal of plant materials, planting
 1359 structures and materials, debris, and any and all accessory structures. Additionally, the Planning
 1360 and Zoning Director or his/her designee shall cause the PS-2 zoning designation to be removed
 1361 from the Official Zoning Map and shall reinstate the zoning district which was in effect prior to the
 1362 approval of the PS-2 rezoning. Notice of revocation shall be mailed, by certified mail, to the property
 1363 owner.

3-E-5.3.d. Supplemental Application Standards

- 1365 (1) A notarized letter signed by the property owner giving permission for use of the lot for a community
 1366 garden.
 1367 (2) A site plan showing the lot size and dimensions, the location of the community garden plot(s), the
 1368 location of all existing structures, and the location of all proposed structures.

3-E-5.3.e. Accessory Structures

(1)	Maximum Floor Area:	Enclosed structures ¹ :	300 square feet
		Open-air structures ² :	1,200 square feet

Footnotes:

- 1 Shall apply to all greenhouses, hoophouses, storage sheds, and planting preparation houses.

- 1370 (2) *Accessory Structures.* Only the following structures are permitted in a Community Garden:
 1371 (a) Greenhouses, hoophouses, storage sheds, and planting preparation houses. The
 1372 combined floor area of any of these structures may not exceed 300 square feet and shall
 1373 be erected in the rear 30 percent of the lot.
 1374 (b) Open-air shade structures such as pole barns, and pergolas. The combined floor area of
 1375 all open-air shade structures may not exceed 1,200 square feet.
 1376 (c) A combined maximum floor area ratio for all structures provided for in (a) and (b) above
 1377 may not exceed 20 percent.
 1378 (d) Fencing. Shall comply with Sec. 3-F-8.2. Fence, Wall, and Column.
 1379 (e) Compost bins and rain barrel systems. Such bins or systems shall be erected or stored in
 1380 the rear 30 percent of the property.
 1381 All structures shall be located no closer than 20 feet from the rear and side yard lot lines
 1382 and no closer than 25 feet from the front lot line (as determined by street frontage)

Sec. 3-E-5.4. Dog Park

3-E-5.4.a. Description and Typical Uses

1385 A definable space outdoors that may be enclosed by perimeter fencing, defined by park elements such as
 1386 topography, landscaping or pathways or a combination of elements where people and their dogs gather for
 1387 off leash dog activity.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1388 **3-E-5.4.b. Dimensional Standards**

(1)	Minimum Lot Size:	BB-3 zoning district:	2 acres ¹
		All other zoning districts:	5 acres ¹
(2)	Minimum Setback:	Apply setbacks of the lots zoning district, if applicable	
Footnote:			
1	Such facilities are permitted on tracts of land under unity of lease or title by the person operating such facility.		

1389 **3-E-5.4.c. Conditional Use Standards**

1390 (1) *Limitation of Use.* Such facilities are limited to the use by domesticated canines and their owners.

1391 (2) *Fencing.* To protect the general public, a 6-foot high vinyl-coated chain link fence shall be installed along the area where dogs will be unleashed.

1392

1393 (3) *Buffering and Screening.* The site shall be buffered from adjacent land within a Residential zoning district or Residential land use category by a minimum 6-foot-high opaque privacy fence and a vegetative buffer at least 85 percent opaque with trees planted 30 feet on center and a minimum of 6 feet high at time of planting.

1394

1395

1396

1397 (4) *Prohibited Activity.* No boarding, retail sales of products, or services similar to dog grooming shall be permitted within a Dog Park facility, unless the facility is located on property zoned BB-3 Specialty Business District.

1398

1399

1400 (5) *Hours of Operation.* Hours of operation shall be limited from sun up to sunset, except in BB-3 Specialty Business District where the hours of operation for the outside facilities only, will be limited from sun up to sunset.

1401

1402

1403 **Sec. 3-E-5.5. Entertainment, Indoor**

1404 **3-E-5.5.a. Description and Typical Uses**

1405 An establishment which provides space, equipment rental, instruction, or guiding for indoor activities.

1406 Typical uses include bowling alley, climbing walls or bouldering, movie theatre, gambling place, electronic gaming, and laser tag.

1407

1408 **3-E-5.5.b. Dimensional Standards**

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable	
(2)	Minimum Setback:	From a Daycare, Private or Public School, Place of Worship, and Government Facility:	From property line to lot line: ^{1,2} 1,000 feet
		From a public park:	From property line to lot line: ^{1,2} 500 feet
		From another Entertainment, Indoor use:	From property line to lot line: ^{1,2} 5,000 feet
Footnote:			
1	Refer how to measure in Sec. 3-A.7. Measurement of Separation Distance.		

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

-
- 2 If the Facility is located within a multi-unit strip center, the distance shall be measured from the lot line of the community facility to the nearest side of the Indoor Entertainment facility within the larger structure.
-

1409 **3-E-5.5.c. Conditional Use Standards**

1410 The following standards shall apply to both Conditional and Permitted Use process, except stated otherwise
1411 herein:

- 1412 (1) *Soundproofing.* For an Indoor Entertainment establishment, the interior space shall be
1413 soundproofed for any noise, vibration or base sound produced by any activity occurring inside the
1414 building.
- 1415 (2) *Wagering.* Any use which includes pari-mutuel wagering shall be located on the premises of a
1416 facility that is licensed by the State of Florida pursuant to Ch. 550, Florida Statutes.
- 1417 (3) *Windows.* May not cover facility windows with opaque or reflective window tinting, posters, flyers
1418 or anything else that obstructs the exterior view into the interior of the facility.
- 1419 (4) *Hours of operation.* Hours of operation shall be limited to between 9:00 am and 10:00 p.m. on
1420 Sunday through Thursday and between 9:00 a.m. and 11:00 p.m. on Friday and Saturday.
- 1421 (5) *Temporary Outdoor Sales and Display.* Any outdoor sales and displays shall be permitted subject
1422 to a Special Event process with written permission from the Planning and Zoning Department.
- 1423 (a) Display shall be removed and stored indoors after hours; and
- 1424 (b) Display shall not block or impede pedestrian or vehicular traffic circulation; create parking
1425 problems or otherwise create safety hazards.
- 1426 (6) *Prior Approval.* Where an Electronic Game Promotion Center exists lawfully in any zoning district
1427 as of January 10, 2012, such use may be continued anywhere on such property or site, or within
1428 such center, as a nonconforming use subject to all other applicable provisions of the Code of
1429 Ordinances.

1430 **3-E-5.5.d. Accessory or Collocated Uses**

Office (Administration)	Refer to Sec. 3-E-4.16.
Restaurant, Class 2	Refer to Sec. 3-E-4.20.
Retail Sales, General	Refer to Sec. 3-E-4.21.

1431 **Sec. 3-E-5.6. Entertainment, Outdoor**

1432 **3-E-5.6.a. Description and Typical Uses**

1433 A facility that provides equipment rental, instruction, or guiding for outdoor activities. Use may include
1434 structures for administration, storage of equipment, and gathering. Typical uses include batting cages,
1435 paddleboarding, indoor skating rinks, climbing walls, paintball fields, racetracks, miniature golf, or ziplines
1436 or ropes courses. This shall exclude Active or Passive Park and Golf Course or Golf Driving Range.

1437 **3-E-5.6.b. Dimensional Use Standards**

(1)	Minimum Lot Size:		5 acres
(2)	Minimum Setback:	Adjacent to Residential FLU or Uses:	All outdoor activity area and affiliated structures: 100 feet
		From lot line:	Permanent buildings: 50 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 1438 **3-E-5.6.c. Permitted Use Standards**
- 1439 (1) *Wagering.* Any use which includes pari-mutuel wagering, such as racetracks, shall be located on
 1440 the premises of a facility that is licensed by the State of Florida pursuant to Ch. 550, Florida
 1441 Statutes.
- 1442 (2) All gaming-related activities shall occur indoors except for miniature golf course, playground, and
 1443 playfield.

1444 **3-E-5.6.d. Accessory or Collocated Uses**

Restaurant, Class 1	Refer to Sec. 3-E-4.19.
Restaurant, Class 2	Refer to Sec. 3-E-4.20.
Entertainment, Indoor	Refer to Sec. 3-E-5.5.

1445 **Sec. 3-E-5.7. Golf Course**

1446 **3-E-5.7.a. Description and Typical Uses**

1447 An area of land developed and maintained for playing golf.

1448 **3-E-5.7.b. Dimensional Standards**

(1) Minimum Lot Size:	5 acres
(2) Minimum Setback:	Apply setbacks of the lot's zoning district, if applicable

- 1449 **3-E-5.7.c. Permitted Use Standards**
- 1450 (1) *Fencing.* Fences or netting may be constructed to prevent golf balls from impacting adjacent uses;
 1451 vehicles; and/or pedestrians, and shall comply with the following minimum height, when adjacent
 1452 to:
- 1453 (a) Street: 20 feet;
- 1454 (b) Residential or Non-Residential Uses: 15 feet.
- 1455 (c) Where deemed necessary by the Board of County Commission to protect the general
 1456 public, safety fences may increase an additional 5 feet as required. The Commission may
 1457 also require a landscape screen of at least 75 percent opaqueness to protect neighboring
 1458 property from potential loss of use or diminishment of land value or use.

1459 **3-E-5.7.d. Accessory and Collocated Uses or Structures**

Personal Services (Spa)	Refer to Sec. 3-E-4.18.
Restaurant, Class 1	Refer to Sec. 3-E-4.19.
Restaurant, Class 2	Refer to Sec. 3-E-4.20.
Retail Sales, General	Refer to Sec. 3-E-4.21.
Golf Driving Range	Refer to Sec. 3-E-5.9.

1460 **Sec. 3-E-5.8. Golf Driving Range**

1461 **3-E-5.8.a. Description and Typical Uses**

1462 An area of land designed and maintained for playing golf.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1463	3-E-5.8.b. Dimensional Standards	
(1)	Minimum Lot Size:	5 acres
(2)	Minimum Setback:	Adjacent to Residential FLU or Use: 100 feet
1464	3-E-5.8.c. Conditional Use Standards	
1465	(1)	<i>Access.</i> Access to said facilities shall be from a paved public road directly to the entrance of the facility.
1466	(2)	<i>Barrier.</i> A driving range less than 1,000 feet from the front of the teeing area shall have a minimum 35-foot-high mesh barrier along the entire width of property.
1467	(3)	<i>Fencing and Screening.</i> The proposed driving range shall be buffered from adjacent land which is within the Residential FLU categories or developed Residential property with a minimum 6-foot high fence, a 15-foot contiguous existing vegetative buffer providing minimum 80 percent opacity or supplemental to achieve 80 percent opacity from ground level to a height of 8 feet.
1468	(4)	<i>Lighting.</i> Ground and building lighting shall be confined to the property and shall not cast direct light on adjacent properties. The maximum height of a light pole shall be 30 feet.
1469		
1470		
1471		
1472		
1473		
1474		
1475	3-E-5.8.d. Accessory or Collocated Uses	
	Restaurant, Class 1	Refer to Sec. 3-E-4.19.
	Restaurant, Class 2	Refer to Sec. 3-E-4.20.
	Retail Sales, General	Refer to Sec. 3-E-4.21.
1476	Sec. 3-E-5.9. Marina	
1477	3-E-5.9.a. Description and Typical Uses	
1478	An establishment which offers wet storage and the docking of pleasure craft, sales and services on boating related merchandise, small equipment or goods. It also provides charter boat operations. This includes a marina, commercial boat dock and yacht club.	
1479		
1480		
1481	3-E-5.9.b. Dimensional Standards	
(1)	Minimum Lot Size:	5 acres
(2)	Minimum Setback:	Apply setbacks of lot's zoning district, if applicable
1482	3-E-5.9.c. Conditional Use Standards	
1483	(1)	<i>Marina/Boatel.</i> A marina/boatel may include a full spectrum of Residential accommodations including, but not limited to, powered pleasure craft, other floating Residential uses, and on-shore Motel facilities with attendant restaurant and lounge as accessory uses.
1484	(2)	<i>Parking.</i> For each 4 boats accommodated at the facility, there shall be provided on 1 parking space. In addition, for such accessory facilities as yacht clubs and the like, 5 spaces per one 1,000 square feet of total area shall be provided. Motels shall provide parking pursuant to the off-street parking and loading regulations of Article VIII, Sec. 8-12. Parking Requirements. Boatels shall provide 1-1/2 spaces per dwelling unit if operated as a condominium.
1485	(3)	<i>On-Site Sewer and Water Facilities.</i> All marine facilities shall provide at each boat slip an individual sewer and water connection which shall be connected to either an approved on-shore sewage treatment plant and water source or to an approved existing sewage system and water source. In lieu of the above, a central dumping station may be provided upon approval of all governmental agencies having appropriate jurisdiction.
1486		
1487		
1488		
1489		
1490		
1491		
1492		
1493		
1494		
1495		

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1496 3-E-5.9.d. Accessory or Collocated Uses

Restaurant, Class 1	Refer to Sec. 3-E-4.19.
Restaurant, Class 2	Refer to Sec. 3-E-4.20.
Retail Sales, General	Refer to Sec. 3-E-4.21.
Boatyard	Refer to Sec. 3-E-8.3.

- 1497 (1) *Accessory Uses.* A Marina may include:
- 1498 (a) A Marina/Boatyard to provide boat repair and storage services;
- 1499 (b) The fueling of resident and transient craft; and
- 1500 (c) Docking of pleasure craft for Residential purposes.

1501 Sec. 3-E-5.10. Off-Road Motorsport, Motorized

1502 3-E-5.10.a. Description and Typical Uses

1503 An area for the activity of driving or riding a motorized vehicle on unpaved surfaces such as sand, gravel,
 1504 riverbeds, mud, snow, rocks, and other natural terrain. Typical uses may include, but are not limited to
 1505 serial motocross racing, mudbogging, and other leisure or competitive activities with unmodified or modified
 1506 motorized implements.

1507 3-E-5.10.b. Dimensional Standards

(1)	Minimum Lot size:	40 acres
(2)	Minimum Setback:	From an adjacent residence, Public or Private School and Place of Worship: 1,000 feet
		From any jurisdictional wetland: 200 feet

1508 3-E-5.10.c. Conditional Use Standards

- 1509 (1) *Hours of Operation.* Racing activities shall be limited to weekends only between the hours of 9:00
 1510 a.m. to 7:00 p.m.
- 1511 (2) *Traffic Control.* Traffic Enforcement officers shall be present during the hours of operation.
- 1512 (3) *Fencing.* A 6-foot-high vinyl-coated fencing shall be provided between the racing area and
 1513 spectator areas.
- 1514 (4) *Perimeter Buffer.* A Type C 100-foot perimeter buffer shall be provided along the entire boundary
 1515 of the facility.
- 1516 (5) Existing vegetation that meets the standards of Article 6, Tree Ordinance, may be allowed to satisfy
 1517 the planting standards.
- 1518 (6) *Amplification.* Any amplified sound shall be subject to the Clay County Code Sec. 15-5.
- 1519 (7) *Permit.* A driveway permit shall be required.
- 1520 (8) *Sanitation and Waste Management.* Provision of temporary sanitation facilities are required in
 1521 accordance with Health Department regulations. Procurement of waste pickup services shall be
 1522 required.

1523 3-E-5.10.d. Supplemental Application Standards

1524 In addition to Article II, Procedures for Development Review and Part F, Division 11 Application Submission
 1525 Standards, the applicant shall provide the following information as part of the submission standards:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 1526 (1) The Site Plan shall include:
- 1527 (a) Location of the racing area, with setbacks to lot lines indicated ;
- 1528 (b) Location of areas for spectators;
- 1529 (c) Parking facilities;
- 1530 (d) Location and type of barrier between racing area and spectator area;
- 1531 (e) Access point(s) to the facility;
- 1532 (f) Internal circulation system;
- 1533 (g) Location of residences on adjacent properties; and
- 1534 (h) A Written statement describing the proposed activities, the frequency of events, and
- 1535 estimated number of attendees, including participants and spectators.

1536 3-E-5.10.e. Accessory or Collocated Uses

Retail Sales, General	Refer to Sec. 3-E-4.21.
-----------------------	-------------------------

- 1537 (1) No alcohol sales shall be permitted.
- 1538 (2) Retail sales shall be limited to items accessory to racing and motorsport activities.

1539 Sec. 3-E-5.11. Off-Road Motorsport, Non-Motorized

1540 3-E-5.11.a. Description and Typical Uses

1541 A facility for the activity of driving or riding a non-motorized vehicle on unpaved surfaces such as sand,

1542 gravel, riverbeds, mud, snow, rocks, and other natural terrain. Typical uses may include, but are not limited

1543 to, bicycle motocross (BMX) and other leisure or competitive activities with unmodified or modified non-

1544 motorized implements.

1545 3-E-5.11.b. Dimensional Standards

(1)	Minimum Lot Size:	5 acres
(2)	Minimum Setback:	
	From building, structure or track:	To all property lines:
		50 feet

1546 3-E-5.11.c. Conditional Use Standards

- 1547 (1) *Access.* If the site is located on a publicly owned property, access shall be from a paved road.
- 1548 (2) *Limitation of Use.* Such facilities are limited to the racing of non-motorized bike.
- 1549 (3) *Performance Standards.* The operation of these facilities shall conform to all rules and regulations
- 1550 of all governmental agencies having appropriate jurisdiction.
- 1551 (4) No alcohol sales shall be permitted.
- 1552 (5) Retail sales shall be limited to items accessory to non-motorsport activities.
- 1553 (6) *Fencing and Screening.* A 6-foot-high vinyl-coated fencing shall be provided between the racing
- 1554 area and spectator areas.
- 1555 (a) A landscape screen of at least 75 percent opaqueness to screen activities from abutting
- 1556 properties.

1557 3-E-5.11.d. Accessory and Collocated Uses

Retail Sales, General	Refer to Sec. 3-E-D.21.
-----------------------	-------------------------

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1558 **Sec. 3-E-5.12. Park, Active**

1559 **3-E-5.12.a. Description and Typical Uses**

1560 A facility that may be owned and operated by either a public or private entity that consists of buildings or
 1561 structures that are primarily used to accommodate indoor and outdoor athletic equipment and activities and
 1562 may be owned and operated by either a private or public entity. The facility may also have outdoor athletic
 1563 fields or courts for different types of sport activities, which may include but are not limited to tennis courts,
 1564 pickleball courts, ball fields, swimming pools, shuffleboard courts and lawn bowling. Typical uses include
 1565 playgrounds and recreational facilities.

1566 **3-E-5.12.b. Dimensional Standards**

(1)	Minimum Lot Size:		5 acres
(2)	Minimum Setback:	Adjacent to Residential FLU or use:	100 feet
		From property line to a Swimming Pool:	Refer to Sec. 3-F-8.5. Swimming Pool and Spa
		From property line to a Tennis Court:	25 feet
		From property line to an Athletic Field:	50 feet
		From property line to a Playground:	50 feet
		From property line to a Campground:	100 feet
		From property line to an Entertainment, outdoor use:	150 feet
		From property line to all other structures, unless stated otherwise:	25 feet
		From property line of another Entertainment, Indoor use ¹ :	5,000 feet

Footnote:
 1 Refer how to measure in Sec. 3-A.7. Measurement of Separation Distance.

1567 **3-E-5.12.c. Permitted Use Standards**

- 1568 (1) *Access.* Vehicular access shall be from an arterial or collector street with a minimum frontage of
 1569 100 feet for the primary Park access.
- 1570 (2) *Parking and Loading.* In addition to Sec. 8-12. Parking Requirements and Appendix A Parking
 1571 Space Requirements, the following use or activity shall provide the following:
 1572 (a) Entertainment, outdoor. 5 spaces for each acre of this use.
- 1573 (3) *Fencing and Screening.* Where deemed necessary by the Board of County Commission to protect
 1574 the general public, safety fences up to a height of 10 feet may be required. The Commission may
 1575 also require a landscape screen of at least 75 percent opaqueness to protect neighboring property
 1576 from potential loss of use or diminishment of land value or use.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 1577 (4) *Performance Standards.* The operation of these facilities shall conform to all rules and regulations
 1578 of all governmental agencies having appropriate jurisdiction and to the performance standards of
 1579 this Ordinance.
 1580 (5) *Public Park.* For additional standards of a Public Park, refer to Sec. 3-F.4. Parks and Recreation.

1581 3-E-5.12.d. Accessory and Collocated Uses

Office (Administration)	Refer to Sec. 3-E-4.16.
Shooting Range, Outdoor	Refer to Sec. 3-E-5.15.
Entertainment, Outdoor	Refer to Sec. 3-E-5.6.
Marina	Refer to Sec. 3-E-5.9.
Caretaker's Quarter	Refer to Sec. 3-E-9.4.

1582 Sec. 3-E-5.13. Park, Passive

1583 3-E-5.13.a. Description and Typical Uses

1584 An area that may be owned and operated by either a public or private entity that consists of low intensity
 1585 type of recreational activities such as trails, shade structures, water bodies for non-motorized vehicles,
 1586 vegetation preserves with man-made or natural geographical features. Typical uses may include, but are
 1587 not limited to, botanical gardens, wildlife management, and green space.

1588 3-E-5.13.b. Dimensional Standards

(1) Minimum Lot Size:	5 acres
-----------------------	---------

1589 Sec. 3-E-5.14. Shooting Range, Indoor

1590 3-E-5.14.a. Description and Typical Uses

1591 An enclosed facility, designed specifically for the usage of firearms and ammunitions for the purpose of
 1592 training, practice, competitions, or recreation.

1593 3-E-5.14.b. Dimensional Standards

(1) Minimum Lot Size:	1 acre
(2) Minimum Setback:	
(a) Front:	From any property line: 25 feet
(b) Rear:	From any property line: 25 feet
(c) Side:	From any property line: 20 feet
(d) Corner:	From any property line: 25 feet, 30 feet to public right-of-way

1594 3-E-5.14.c. Conditional Use Standards

- 1595 (1) *Minimum Room Length.* The room length in which the actual firing range is to be built shall be at
 1596 least 75 feet long for a 50-foot range, to allow a minimum of 8 feet each for the bullet stop and
 1597 firing line, and a 9-foot assembly and supervisory area.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 1598 (2) *Minimum Firing Point Width.* The minimum firing point width shall be 3.5 feet. The Firing Point is
 1599 that part of the range immediately in the rear of the firing line from which firing takes place.
- 1600 (3) *Public Safety.* In addition to the applicable requirements of the Florida Building Code, the following
 1601 standards shall apply:
- 1602 (a) The range is physically secure so as to prevent unauthorized use or accidental trespassing.
 - 1603 (b) Warning signs identifying the use shall be displayed.
 - 1604 (c) The floor or framework can support the weight of the backstop or bullet trap.
 - 1605 (d) Unless fire code requires emergency exit doors and windows, downrange shall
 1606 be permanently shut and either covered or baffled or a combination of the two
 1607 with bullet-resistant material. The walls, floors, and ceiling shall be modified
 1608 accordingly.
 - 1609 (e) A mechanical exhaust ventilation system and diffused air supply shall be
 1610 installed.
 - 1611 (f) No metal should be placed at right angles to the line of fire.
 - 1612 (g) Adequate lighting must be provided.
 - 1613 (h) The walls, ceiling, and floor shall be treated with effective sound-absorbent materials.
- 1614 (4) *Soundproofing.* Techniques of sound reduction (sound absorbing material coat, acoustic material,
 1615 carpeting, or baffling) shall be implemented.

3-E-5.14.d. Accessory Uses

Office (Administration)	Refer to Sec.3-E-4.16.
Retail Sales, General	Refer to Sec. 3-E-4.21.
Shooting Range, Outdoor	Refer to Sec. 3-E-5.15.

Sec. 3-E-5.15. Shooting Range, Outdoor

3-E-5.15.a. Description and Typical Uses

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.

3-E-5.15.b. Dimensional Standards

(1)	Minimum Lot Size:	5 acres		
(2)	Minimum Setback:	Enclosed buildings:	From any property line:	Apply the setbacks of the lot's zoning district, if applicable

3-E-5-15.c. Conditional Use Standards

- 1624 (1) *Shotguns.* Ranges for shotguns only permitted in PS-2 district subject to NRA design and
 1625 construction guidelines.
- 1626 (2) *Skeet Shooting:*
- 1627 (a) The minimum area for a skeet shooting range shall be a minimum cleared area of 100
 1628 yards with a 300-yard safety zone.
 - 1629 (b) There shall be a 26 feet 8-3/8-inch chord between stations.
 - 1630 (c) There shall be a minimum of 40 yards between high and low houses.
- 1631 (3) *Trapshooting:*
- 1632 (a) The space required for trapshooting shall be a minimum cleared area of 100 yards with a
 1633 300-yard safety zone.
 1634

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 1635 (b) The minimum permissible target angle shall be 94 degrees.
- 1636 (c) There shall be a minimum of 9 feet between firing points spaced 3 feet apart.
- 1637
- 1638 (4) *Rifle Ranges and Muzzle Loaders:*
- 1639 (a) Each range shall be adjoined on its left and right by a safety zone extending downrange.
- 1640 (b) Firing lines may be covered or opened.
- 1641 (c) There shall be a 6-foot minimum spacing for firing points.
- 1642 (d) Backstops shall be required, and shall be capable of stopping and containing projectiles used on the range, with a height of 30 feet.
- 1643
- 1644 (5) *Handguns:*
- 1645 (a) There shall be a 6-foot minimum spacing for firing points.
- 1646 (b) Firing lines may be covered or uncovered.
- 1647 (c) Backstops shall be required which contain no material that would increase the possibility of ricochet, and have the capability of containing projectiles used on range. The backstop height span shall be 30 feet and shall extend 25 feet to each side of the target line.
- 1648
- 1649
- 1650 (6) *Archery:*
- 1651 (a) The minimum length of the range shall be 196 feet from firing points to targets. Bunkers behind the targets shall be installed.
- 1652 (b) The minimum width of the range shall be 60 feet, and each target shall be separated from adjoining targets by at least 6 feet.
- 1653 (c) Unobstructed Space. A 45-foot setback shall be required behind and to either side of the range and shall be clear and free from hard objects.
- 1654 (d) Targets shall have a minimum space of 30 feet on each side of the range.
- 1655
- 1656
- 1657 (7) *Alternative Design Standards:*
- 1658 Design standards from the National Rifle Association or another recognized set of shooting range design standards may be substituted for the construction range components.
- 1659
- 1660

1661 3-E-5.15.d. Accessory Uses

Office (Administration)	Refer to Sec.3-E-4.16.
Retail Sales, General	Refer to Sec.3-E-4.21.
Shooting Range, Indoor	Refer to Sec. 3-E-5.14.

1662 Sec. 3-E-5.16. Skating Rink or Park

1663 3-E-5.16.a. Description and Typical Uses

1664 An establishment which provides space, equipment rental, instruction, or guiding for indoor skating activities.

1666 3-E-5.16.b. Dimensional Standards

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback: From any property line:	Apply the standards of the lot's zoning district, if applicable

1667 3-E-5.16.c. Conditional Use Standards

- 1668 (1) *Exterior Lighting.* When the site is within 300 feet of a Residential zoning district, the following
- 1669 restrictions shall apply:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 1670 (a) All exterior lights and illuminated signs shall be designed, located, installed and directed in
 1671 such a manner as to prevent objectionable light trespass and glare across the adjacent
 1672 residential property lines and or public rights-of-way. Lighting of such areas shall not be
 1673 used to attract attention to the businesses.
- 1674 (b) Light levels at Residential property lines shall not exceed .5 footcandles.
- 1675 (2) *Perimeter Buffer.* In addition to the requirements of Article VI Tree Ordinance, the following shall
 1676 be installed along abutting Residential zoning districts:
- 1677 (a) Evergreen plants which, at the time of planting, shall be 6 feet in height and provide an
 1678 overall screening opacity of 80 percent and within 2 years be at least 10 feet in height and
 1679 provide a complete visual screen;
- 1680 (b) A masonry wall 6 feet in height, architecturally finished on all sides, and if a block wall,
 1681 painted on all sides; or a solid wooden fence 6 feet in height, finished side out.
- 1682 (c) A row of evergreen or deciduous canopy trees, which are not less than 10 feet high at the
 1683 time of planting, a minimum of 2-inch caliper, spaced not more than 35 feet apart, and
 1684 planted within 10 feet of the lot line.
- 1685 (3) *Hours of Operation.* Hours of operation shall be limited to between 9:00 a.m. and 10:00 p.m. on
 1686 weekdays and between 9:00 a.m. and 11:00 p.m. on weekends.
- 1687 (4) No operator of a skateboard park shall permit any person to ride a skateboard or skate unless that
 1688 person is wearing a helmet.

Sec. 3-E-5.17. Youth Camp

3-E-5.17.a. Description and Typical Uses

1691 A facility providing recreational and/or educational activities more typically of an outdoor nature and
 1692 providing short-term day use or residential care for school-aged children. Typical uses include camps
 1693 owned and managed by religious organizations, Girl Scouts, Boy Scouts, other youth organizations, social
 1694 service agencies, and other similar non-profit organizations.

3-E-5.17.b. Dimensional Standards

(1)	Minimum Lot Size:			10 acres
(2)	Minimum Setback ¹ :	All permanent structures and individual sites ² :	From public road rights-of-way and any lot line:	25 feet
		All outdoor accessory uses/structures ³ :	Adjacent to a lot with a Residential FLU or use:	75 feet
		All temporary and permanent structures within individual sites ⁴ :	From the internal access road or trail:	5 feet
(3)	Maximum Height ⁵ :	All structures unless stated otherwise:		35 feet
(4)	Maximum Intensity:	Tents or RVs:		12 RVs or 24 tents per net acre

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

	Caretaker's Quarter:	1 unit per 4 acres
(5)	Floor Area Ratio (FAR) ⁶ :	10 percent ⁶
(6)	Minimum Buffer:	25 feet, Type B
	Perimeter buffer: 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 or its successor agency, other applicable agencies, or otherwise required in this LDC.
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 outdoor activity areas 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	Calculation of Floor Area Ratio of all permanent structures shall exclude RV's, tents, and open-air picnic shelters.

1696 **3-E-5.17.c. Conditional Use Standards**

1697 Recreational Areas, Cabin Sites, RV Sites, Tent Sites, and Semi-Primitive Wilderness Camp Sites, if these
 1698 facilities are provided in a Campground Park, shall be subject to the following:

- 1699 (1) *Access to Facilities.* Each site, except for Semi-Primitive Wilderness Camp Sites, shall abut on at
 1700 least 1 internal road within the boundaries of the Youth Camp, and access to the site shall be only
 1701 from such an internal road.
 1702 (a) *Road.* All internal roads shall be suitable to accommodate emergency vehicles and other
 1703 traffic as required by the current edition of the Florida Fire Prevention Code.
 1704 (b) Such roads shall have a compacted or stabilized base, which shall be approved by the
 1705 Clay County Director of Engineering and meet the clearance standards of the current
 1706 edition of the Florida Fire Prevention Code and Sec.8-11. Roadway Design and
 1707 Improvements.
 1708 (c) *Semi-Primitive Wilderness Camp Sites.* These sites shall be accessed by trail or from a
 1709 surface water body if the site includes a landing and launch area for watercraft.

(2)	Minimum Percentage of Total Land Area of Youth Camp:	
(a)	Recreational Area:	10 percent ^{1, 2}
(b)	Tent Site:	10 percent
(c)	RV Site:	10 percent
(d)	Cabin:	20 percent of permitted spaces or lots ⁴
(3)	Maximum Size:	

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

(a) Cabin: 5,000 square feet

Footnotes:

-
- 1 At least 1 Recreational Area shall be a minimum of 20,000 square feet.
-
- 2 Shall not include retention and buffer areas.
-

- 1710 (4) *Recreational Area Standards:*
- 1711 (a) There shall be, at a minimum, a picnic area with picnic tables, a playground and a multi-
- 1712 use playfield.
- 1713 (5) *Tent Site Standards:*
- 1714 (a) Tent sites shall be clustered away from RV sites to minimize noise and visual impacts.
- 1715 (b) Tent camping may also be permitted on individual RV sites.
- 1716 (6) *RV Site Standards:*
- 1717 (a) Appurtenances and Accessory Structures. Temporary appurtenances, such as cabanas
- 1718 and awnings, may be erected on a RV site as long as such appurtenances do not intrude
- 1719 into a designated buffer.
- 1720 (7) *Parking.* All sites that allow parking of vehicles shall be constructed with a stabilized pad, and those
- 1721 applicable standards pursuant to Sec. 8-12. Parking Requirements and Sec. 8-12.(7) Construction
- 1722 Standards.
- 1723 (8) *Perimeter Buffers.* Perimeter buffers shall be required in accord with Sec. 6-8 of Article VI Tree
- 1724 Ordinance. Buffer width shall be a minimum of 25 feet in width and in compliance with those
- 1725 regulations applicable to Type B Perimeter Buffer.

1726 **3-E-5.17.d. Supplemental Application Standards**

- 1727 (1) *Site Plan.* In addition to the submission standards pursuant to Article II, Procedures for
- 1728 Development Review, the required Site Plan shall show the following elements: tent, RV, semi-
- 1729 primitive wilderness, and cabin sites; recreational areas; waterfront development such as swimming
- 1730 areas, boardwalks, docks or canoe launch sites; specific buildings and their uses; buffers;
- 1731 driveways and roads; access points; drainage and grading plans, and other elements as requested
- 1732 by County staff.
- 1733 (2) *Design Standards.* Youth camps shall meet all pertinent design and other standards of the Florida
- 1734 Department of Health and Florida Department of Children and Family Services or their successor
- 1735 agencies, including but not limited to setbacks from public road rights-of-way, parcel boundaries,
- 1736 wetland and surface water protection standards; intensity of camp sites on the parcel; minimum
- 1737 camp site size; separation of animal facilities from sleeping and eating quarters.

1738 **3-E-5.17.e. Accessory or Collocated Uses**

- 1739 (1) Certain facilities or services that are provided as a convenience for the guests of the Campground
- 1740 Park shall not be considered as an Accessory or Collocated Uses, as follows:
- 1741 (a) Tent camping;
- 1742 (b) Semi-Primitive Wilderness camping
- 1743 (c) RV camping;
- 1744 (d) Cabins;
- 1745 (e) Conference centers;
- 1746 (f) Gymnasiums;
- 1747 (g) Educational facilities;
- 1748 (h) Boating or non-motorized watercraft facilities;
- 1749 (j) Dining facilities associated with camp functions: and

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1750 (k) Health services facility.
 1751 (2) The following may be provided in a Youth Camp as an Accessory Use or Structures as follows:

Caretaker’s Quarter	Refer to Sec. 3-E-9.4.
Equestrian Facilities	Refer to Sec. 3-E-2.10.
Offices, Administration	Refer to Sec. 3-E-4.16.
Outdoor Shooting Ranges	Refer to Sec. 3-E-5.15.
Place of Worship	Refer to Sec. 3-E-7.17.
Swimming Pool	Refer to Sec. 3-F-8.5.

1752 Footnotes:
 1 Includes affiliated structures to the use.

1753 (3) Any accessory activity that is governed by state or federal regulations shall meet the requirements
 1754 of those regulations.



ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1755

DIVISION 6 TRANSPORTATION USES

1756

Sec. 3-E-6.1. Transportation Uses

1757
1758
1759

All Transportation uses within Clay County are identified in Table 3-E-6.1.a. Transportation Use Matrix. This Matrix only identifies those zoning districts or FLU categories where the Transportation use is allowed subject to a Permitted use, Conditional use approval process based on the proposed intensity.

1760
1761
1762
1763

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.

1764

Table 3-E-6.1.a. Transportation Use Matrix

	Standard and Planned Development District					LAMP A		
	AG	IB	PO-1	PO-3	PID	LA MPC	LA AC	LA VC
Airport		P		P	P			
Helipad or Helipad	C	P			P			
Landing Strip	C	P			P			
Transportation Facility			P			P	P	P

Legend:
P – Permitted Use
C – Conditional Use

1765

Sec. 3-E-6.2. Airport

1766

3-E-6.2.a. Description and Typical Uses

1767
1768
1769

Airport means a facility that is operated and maintained by a public or private entity, allowing, and providing services for landing and taking-off activities for aircrafts that usually has paved runways with extended facilities such as maintenance facilities, parking areas, control tower, terminals, and hangars.

1770

3-E-6.2.b. Dimensional Standards

(1)	Minimum Lot Size:		Not Applicable
(2)	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

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1771 **3-E-6.2.c. Permitted Use Standards**

1772 (1) *Licensure.* The development and operation of these facilities shall conform to all rules and

1773 regulations of the appropriate State agencies and the Federal Aviation Administration.

1774 **3-E-6.2.d. Accessory or Collocated Uses**

Landing Strip	Refer to Sec. 3-E-F.4.
---------------	------------------------

1775 **Sec. 3-E-6.3. Heliport or Helipad**

1776 **3-E-6.3.a. Description and Typical Uses**

1777 (1) Heliport is a facility that is designed to allow helicopters or similar aircrafts that can perform vertical

1778 take-offs and landings.

1779 (2) Helipad is an area that allows a helicopter to take-off and land, and usually does not accompany

1780 Commercial facilities.

1781 **3-E-6.3.b. Dimensional Standards**

(1)	Minimum Lot Size:	Apply setbacks of the lot's zoning district, if applicable
(2)	Minimum Setback: Heliport or Helipad:	From all structures and parking areas: 25 feet

1782 **3-E-6.3.c. Conditional or Permitted Use Standards**

1783 (1) *Licensure.* The development and operation of these facilities shall conform to all rules and

1784 regulations of the appropriate State agencies and the Federal Aviation Administration.

1785 **3-E-6.3.d. Accessory or Collocated Uses**

Helipad	Refer to Sec. 3-E-F.3.
---------	------------------------

1786 **Sec. 3-E-6.4. Landing Strip**

1787 **3-E-6.4.a. Description and Typical Uses**

1788 A facility that is designed to accommodate landing and take-off activities of aircrafts and may include

1789 facilities or structures that serve the functions of a landing strip in areas such as in a Residential aviation

1790 community or private landing strips.

1791 **3-E-6.4.b. Dimensional Standards**

(1)	Minimum Lot Size:	10 acres
(2)	Minimum Setback: Landing strip:	From a Residential structure: 1,500 feet

1792 **3-E-6.4.c. Conditional or Permitted Use Standards**

1793 (1) *Licensure.* The development and operation of these facilities shall conform to all rules and

1794 regulations of the appropriate State agencies and the Federal Aviation Administration.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1795 **Sec. 3-E-6.5. Transportation Facility**

1796 **3-E-6.5.a. Description and Typical Uses**

1797 An area that is utilized for loading and unloading passengers including, bus, train, watercraft, and other
 1798 forms of transportation operated by a public or private entity such as, bus stations (not bus stops, e.g., grey
 1799 hound), train stations, or cruise line terminals (excluding airports or heliports).

3-E-6.5.b. Dimensional Standards

(1)	Minimum Lot Size:		Apply the standards of the lot's zoning district, if applicable
(2)	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

1800 **3-E-6.5.c. Permitted Use Standards**

- 1801 (a) *Openings of Facility.* Any building opening for vehicle access shall not face any Residential FLU or
 1802 uses.
- 1803 (b) *Building Design.* Shall comply with applicable section of Part F, Division 6 Architectural Design
 1804 Guidelines.
- 1805 (c) *Passenger Drop-off and Pick-up Area.* A designated area shall be provided for drop-off and pick-
 1806 up passengers. A sidewalk with a minimum width of 8 feet shall be provided and connected to the
 1807 main entrance of the facility.
- 1808 (d) *On-Site Parking.* Refer to Part F, Division 11 Parking.

1809 **3-E-6.5.d. Accessory or Collocated Uses**

Office (Administration)	Refer to Sec. 3-E-D.16.
Personal Services	Refer to Sec. 3-E-4.18.
Restaurant, Class 1	Refer to Sec. 3-E-4.19.
Restaurant, Class 2	Refer to Sec. 3-E-4.20.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1810 **DIVISION 7 INSTITUTIONAL AND PUBLIC AND PRIVATE** 1811 **FACILITIES USES**

1812 **Sec. 3-E-7.1. Institutional and Public and Private Facilities Uses**

1813 All Institutional and Public and Private Facilities uses within Clay County are identified in Table 3-E-7.1.a.
1814 Institutional and Public and Private Facilities Use Matrix. This Matrix only identifies those zoning districts or
1815 FLU categories where the Institutional and Public and Private Facilities use is allowed subject to a Permitted
1816 use, Conditional use approval process based on the proposed intensity.

1817 Development standards specific to each use type shall be in compliance regardless of the approval process
1818 identified. If a use is provided at a lesser intensity than what is required, then the Planning and Zoning
1819 Director or his/her designee may allow a lesser permitted process of the application(s) and make a final
1820 decision of either approve or deny.

1821 **Table 3-E-7.1.a. Institutional and Public and Private Facilities Use Matrix – Standard and**
1822 **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	C												C		C	C	C				
Assembly, Non-Profit or Membership																					
Assembly, Public										C	C	C	C	C	C	C	C	C		C	C
Auditorium or Arena													C	C					C		
Avian Sanctuary	C	C																			
Cemetery																					
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		C
Event Center	C	C												C				C	C		
Government Facility														P					C		
Hospital													P				P	P			
Land Debris Disposal Facility	C	C	C							C	C	C	C	C	C	C	C	C	C	C	C
Medical Facility													P				P	P	P		
Nursing Facility, Class 1																					

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

Nursing Facility, Class 2																					
Place of Worship	C	C	C	C	C	C	C	C	C	C			C	C				C	C		
Private or Public School			C	C	C	C	C	C					P						C		
Public Assembly										C	C	C	C	C	C	C	C		C	C	
Recycling Center													C		C	C	C				
Renewable Energy Farm	P																				
Sanitary Landfill (Class 1 & 2)	C	C																			
Transfer Station	C	C																			
Utility Facility, Major	C	C	C	C	C	C	C	C								C	C				
Utility Facility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Vocational School										P	P	P									
Telecommunication Facility	C	C								C			C	C	P	P	P	P	C	P	C

Legend:
P – Permitted Use
C – Conditional Use

1823
1824

(Continued) Table 3-E-7.1.a. Institutional and Public and Private Facilities Use Matrix – Standard Districts

	PO-1	PO-2	PO-3	PO-4	PS-1	PS-2	PS-3	PS-4	PS-5	EX	IN
Animal Control Facility			C				C				
Assembly, Non-Profit or Membership											
Assembly, Public						C					
Auditorium or Arena		P									
Avian Sanctuary											
Cemetery								P			
College and University	P										
Correctional Facility				C				C			
Crematorium								P			
Daycare					P						
Event Center											
Government Facility	P										
Hospital	P						P				
Land Debris Disposal Facility	C	C	C	C	C	C	C	C	C	C	

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

Medical Facility							P				
Nursing Facility, Class 1									P		
Nursing Facility, Class 2							P		P		
Place of Worship					P	P					
Private or Public School	P	P		P	P	P	P	P	P		
Public Assembly											
Recycling Center				P							
Renewable Energy Farm							C				
Sanitary Landfill (Class 1 & 2)				P							
Transfer Station				P							
Utility Facility, Major							P				
Utility Facility, Minor	P	P	P	P	P	P	P	P	P	P	P
Vocational School	P										
Telecommunication Facility	C	C	C	C			C	C	C	C	C
Legend: P – Permitted Use C – Conditional Use											

DRAFT

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1825
1826

Table 3-E-7.1.b. Institutional and Public and Private Facilities Use Matrix – Master Planned Communities FLU Categories/Zoning Districts

	BF										LAMPA							
	BF RS	BF MPC – Neighborhood Center	BF MPC - Village Zone	BF MPC - Suburban	BF RAC	BF RNC	BF CC	BF AC	BF MU - Gateway	BF MU - Multi-Field	BF MU - Office/Industrial	LA MPC	LA RRSV	LA RC	LA RF	LA AC	LA VC	LA IVC
Animal Control Facility																		
Assembly, non-profit or membership		P			P		P	P		P						P		
Assembly, Public																		
Auditorium or Arena																		
Avian Sanctuary																		
Cemetery	P						P	P		P						P		
College or University		P			P												P	P
Correctional Facility																		
Crematorium							P	P		P						P		
Daycare		P			P	P	P	P	P							P	P	P
Event Center	C													C				
Government Facility		P			P												P	P
Hospital							C	P	P							P		
Land Debris Disposal Facility																		
Medical Facility							C	P	P							P	P	P
Nursing Facility, Class 1		P	P			P			P								P	P
Nursing Facility, Class 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	P
Private or Public School	C	P			P	P	P	P	P		P		P	P	P	P	P	P
Public Assembly																		
Recycling Center																		

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

Renewable Energy Farm								C	C										
Sanitary Landfill (Class 1 & 2)																			
Transfer Station																			
Utility Facility, Major																			
Utility Facility, Minor	P	P	P	P				P	P	P			P	P	P	P	P	P	P
Vocational School		P				P							P						
Telecommunication Facility								C	C	C							C	C	C
Legend: P – Permitted Use C – Conditional Use																			

1827 **Sec. 3-E-7.2. Animal Control Facility**

1828 **3-E-7.2.a. Description and Typical Uses**

1829 A place operated by or under contract for the State, County, or any municipal corporation or political
 1830 subdivision of the State for the purpose of impounding or harboring seized, stray, homeless, abandoned,
 1831 or unwanted dogs, cats, and other animals.

1832 **3-E-7.2.b. Dimensional Standards**

(1)	Minimum Lot Size:		5 acres
(2)	Minimum Setback:	All structures of the facility:	From any property line of a Residential use: 500 feet
		Animal enclosure:	From any property line of a Residential use: 350 feet

1833 **3-E-7.2.c. Conditional Use Standards**

- 1834 (1) *Outdoor Runs.* Runs shall be hard surfaced or grassed with drains provided every 10 feet and
 1835 connected to an approved sanitary facility. Outdoor runs may be utilized from the hours of 8:00
 1836 a.m. to 4:00 p.m. Monday through Friday and Sunday. On Saturday, outdoor runs may be utilized
 1837 from 7:00 a.m. to 3:00 p.m.
- 1838 (2) *Examination Rooms.* All x-ray examination rooms shall be shielded from leakage. Such shielding
 1839 shall meet the minimum standards established by the State of Florida.
- 1840 (3) *After Hours Drop-Off.* Structures utilized for after-hour drop-offs shall be emptied every morning.
- 1841 (4) *Limitation of Use.* No on-site disposal of animal parts or remains shall be permitted, and all such
 1842 parts and remains shall be handled while on-site and transported off-site in accordance with the
 1843 minimum required by the State of Florida.
- 1844 (5) *Sound.* The noise from the facility shall be attenuated from residential areas.
- 1845 (6) *Breeding.* Animals shall not be bred under this use.
- 1846 (7) *Evacuation Plan.* An evacuation plan in case of natural disasters shall be submitted as part of
 1847 application for this use.
- 1848 (8) *Private Services (PS-3) District.* Animal Clinics zoned PS-3 on or before February 22, 2011 and
 1849 developed consistent with the permitted use under a previous approval may be undertaken or
 1850 continued thereon, and may lawfully continue thereafter. No parcel shall be rezoned to PS-3 for
 1851 use as an Animal Clinic unless application has been filed on or before February 22, 2011.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1852

Sec. 3-E-7.3. Assembly, Non-Profit or Membership

1853

3-E-7.3.a. Description and Typical Uses

1854

An establishment generally operated by a non-profit organization that offers social, educational or recreational activities. The establishment may offer paid membership to the organization. Typical uses may include, but are not limited to the Boys and Girls Club, or a fraternity or cultural organization.

1855

1857

3-E-7.3.b. Dimensional Standards

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setbacks: From any property line:	Apply setbacks of the lot's zoning district, if applicable

1858

Sec. 3-E-7.4. Assembly, Public

1859

1860

3-E-7.4.a. Description and Typical Uses

1861

Any facilities regularly used for the purpose of exercising any and all rights secured through and by virtue of the First and Fourteenth Amendments to the Constitution, where "regularly" means more than one time per calendar month, which must meet and continue all standards of all codes, ordinances, regulations and statutes applicable thereunto and to such use. Typical uses shall not be construed to include day care, preschool, kindergarten through twelfth grade, or post-secondary activities typically associated with uses permitted in PO-4 Zoning District.

1862

1863

1864

1865

1866

1867

3-E-7.4.b. Dimensional Standards

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback: From all structures, unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable

1868

3-E-7.4.c. Conditional Use Standards

1869

(1) Such use may not constitute a nuisance to any proximate use by virtue of unreasonable, frequent or excessive noise, light, traffic or other attributes of the use which reasonably impose upon the peaceful and quiet enjoyment of the land to which any such proximate use is being put, when such proximate use is otherwise lawful.

1870

1871

1872

1873

Sec. 3-E-7.5. Auditorium or Arena

1874

3-E-7.5.a. Description and Typical Uses

1875

A facility where an audience sits or stands to watch an activity or competition. Typical uses may include sports arenas, amphitheatres, stadiums, racetracks, and concert halls.

1876

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1877 **3-E-7.5.b. Dimensional Standards**

(1)	Minimum Lot Size:		5 acres
(2)	Minimum Setback:	From any property line:	Apply setbacks of the lot's zoning district, if applicable
(3)	Minimum Frontage:		400 feet
(4)	Location of Facility Structure(s):	From any property line when adjacent to a Residential zoning district or use:	500 feet

1878 **3-E-7.5.c. Conditional Use Standards**

1879 (1) *Access.* Vehicular access shall be from an arterial or collector street.

1880 (2) *Performance Standards.* The operation of these facilities shall conform to all rules and regulations of all governmental agencies having appropriate jurisdiction.

1881

1882 (3) *Fencing and Screening.* Where deemed necessary by the Planning and Zoning Director or his/her designee to protect the general public, safety fences of up to a height of 6 feet may be required in addition to the standards pursuant to Article 6, Tree Ordinance.

1883

1884

1885 **Sec. 3-E-7.6. Avian Sanctuary**

1886 **3-E-7.6.a. Description and Typical Uses**

1887 A designated area where birds are protected and allowed to thrive and can be found in many different places, ranging from natural ecosystems to man-made structures. It is a safe environment to ensure bird species do not become extinct and may also be used to rehabilitate injured or orphaned birds. This use does not include poultry animals such as chickens, ducks, and turkeys.

1888

1889

1890

1891 **3-E-7.6.b. Dimensional Standards**

(1)	Minimum Lot Size:		7 acres
(2)	Minimum Setback:	From any property line:	Apply setbacks of the lot's zoning district, if applicable

1892 **3-E-7.6.c. Conditional Use Standards**

1893 (1) *Perimeter Buffer.* A 50-foot wide Perimeter Buffer shall be provided along all property lines. For specific screening standards, refer to Sec. 6-8.(5) Perimeter Buffers. Plant species that are not listed in Table 2. of Sec. 6-3 Landscape Design may be permitted if the species provide food for the birds and are approved by the Planning and Zoning Director or his/her designee.

1894

1895

1896 (2) *Licensure.* The Sanctuary shall be licensed by the applicable State Agencies.

1897 (3) *Caretakers.* The Sanctuary center shall have owner or caretaker residing on site.

1898

1899 **3-E-7.6.d. Accessory Uses**

Caretaker's Quarter	Refer to Sec. 3-E-9.4.
---------------------	------------------------

1900 **Sec. 3-E-7.7. Cemetery**

1901 **3-E-7.7.a. Description and Typical Uses**

1902 Land used for interment of human or pet animal remains. Typical uses may include graveyards, mausoleums, and columbaria.

1903

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1904	3-E-7.7.b. Dimensional Standards		
(1)	Minimum Lot Size:	Human cemetery:	8 acres ¹
		Pet cemetery:	3 acres ¹
(2)	Minimum Setback:	From any property line	Apply setbacks of the lot's zoning district, if applicable
	Footnote:		
1	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.		
1905	3-E-7.7.c. Permitted Use Standards		
1906	(1)	<i>Supplemental Application Standards.</i> In addition to the applicable procedures and submittal standards as set forth in Article II, Procedures for Development Review, the applicant shall submit the following documents:	
1907			
1908			
1909	(a)	<i>Master Plan.</i> Show all internal roadways, ingress and egress, and projected number of interment sites.	
1910			
1911	(b)	<i>Phasing Plan.</i> Show location of all proposed structures, interment sites such as burial plots, mausoleums, and memorial gardens for each phase of development.	
1912			
1913	3-E-7.7.d. Accessory or Collocated Uses		
	Crematorium	Refer to Sec. 3-E-7.10.	
	Place of Worship	Refer to Sec. 3-E-7.19.	
1914	Sec. 3-E-7.8. College or University		
1915	3-E-7.8.a. Description and Typical Uses		
1916	A private or public institution conducting regular academic instruction at collegiate or post-graduate levels operated by a governmental or non-governmental organization, which is licensed by the State of Florida.		
1917			
1918	3-E-7.8.b. Dimensional Standards		
(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable	
(2)	Minimum Setback:	From any property line:	Apply setbacks of the lot's zoning district, if applicable
1919	Sec. 3-E-7.9. Correctional Facility		
1920	3-E-7.9.a. Description and Typical Uses		
1921	A facility used to keep people who have been arrested, detained, or convicted by a criminal justice agency or a court. Typical uses may include jails, prisons, and other types of detention centers.		
1922			
1923	3-E-7.9.b. Permitted Use Standards		
1924	(1)	<i>Licensure.</i> Shall comply with all applicable State and Federal rules and regulations.	
1925	(2)	Private Services (PS-3) District. Detention Centers shall be allowed.	

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1926

Sec. 3-E-7.10. Crematorium

1927

3-E-7.10.a. Description and Typical Uses

1928

A facility engaged in mechanical or thermal methodology whereby human or animal remains are burned or pulverized to reduce to ashes or particulate matter.

1929

1930

3-E-7.10.b. Dimensional Standards

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback: From any property line:	Apply setbacks of the lot's zoning district, if applicable

1931

3-E-7.10.c. Conditional Use Standards

1932

(1) *Licensure*. The use shall be licensed pursuant to F.S. 497.

1933

(2) *Equipment and Processing*. All equipment and processing associated with the cremation activities shall be operated in an enclosed building.

1934

1935

3-E-7.10.d. Accessory or Collocated Uses

Cemetery	Refer to Sec. 3-E-7.7.
Place of Worship	Refer to Sec. 3-E-7.19.

1936

Sec. 3-E-7.11. Daycare

1937

3-E-7.11.a. Description and Typical Uses

1938

A for-profit or not-for-profit facility which provides care for a period of fewer than 24 hours a day to 6 or more persons, either for adults or children under 12 years of age.

1939

1940

3-E-7.11.b. Dimensional Standards

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback: From any property line:	Apply setbacks of the lot's zoning district, if applicable

1941

3-E-7.11.c. Conditional Use Standards

1942

(1) *Licensure*. The facility shall be licensed by the Clay County Health Department and comply with all applicable State rules and regulations.

1943

1944

(2) Outdoor Recreational Area for a Children Daycare Facility. This area shall be:

1945

(a) a minimum of 75 square feet per child;

1946

(b) located in the rear or side yard; and

1947

(c) secured with a 6-foot-high chain link fence with a hedge of the same height or a solid fence or wall.

1948

1949

(3) *Outdoor Recreational Area for an Adult Daycare Facility*. This area shall be:

1950

(a) a minimum of 45 square feet per adult.

1951

(b) located in the rear or side yard; and

1952

(c) secured with a 6-foot-high chain link fence with a hedge of the same height or a wall.

1953

(4) *Drop-Off Area*. An area for drop-off and pick-up shall be provided for each facility and shall comply with the following:

1954

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 1955 (a) 1 space per 20 persons;
- 1956 (b) Shall be adjacent to the main entrance of the facility and does not block drive aisles or parking lot area(s);
- 1957
- 1958 (c) Alternative pick-up or drop-off spaces may be provided in the parking lot of the Daycare facility. Sidewalks or pathways that cross vehicular distance shall be provided connecting the drop-off spaces and the Daycare facility.
- 1959
- 1960
- 1961 (5) *BB-3, BB-4, BB-5 Districts*. May be allowed as a Conditional Use subject to the standards in Subsection 3-E-7.9.c. to supplement the Residential communities.
- 1962
- 1963 (6) BF Community Center (BF CC), LA Activity Center (LA AC). Daycare facilities shall not exceed 100,000 square feet.
- 1964

1965 3-E-7.11.d. Accessory or Collocated Uses

Place of Worship	Refer to Sec. 3-E-7.19.
Private or Public School	Refer to Sec. 3-E-7.20.

1966 Sec. 3-E-7.12. Event Center

1967 3-E-7.12.a. Description and Typical Uses

1968 A venue that facilitates the congregation of people in exchange for remuneration for events that include
 1969 weddings, family reunions, class reunions, company retreats and picnics, or other similar events or
 1970 celebrations.

1971 3-E-7.12.b. Dimensional Standards

(1)	Minimum Lot Size:	3.5 acres
(2)	Minimum Setback:	From any property line: Apply setbacks of the lot's zoning district, if applicable

1972 3-E-7.12.c. Conditional Use Standards

- 1973 (1) *Temporary Parking*. In addition to the required parking as set forth in Sec. 8-12 Parking
 1974 Requirements and Appendix A Parking Space Requirements. Temporary parking may be
 1975 permitted, subject to a Conditional use process, and shall comply with the following criteria:
- 1976 (a) *Grass Parking*. Grass parking spaces are reserved for peak demand and for special
 1977 events, subject to the following:
 - 1978 i. Shall not be located on landscape buffer or over any type of easement;
 - 1979 ii. Handicap parking spaces shall not be in the grass parking area;
 - 1980 iii. Shall be accessed through a paved aisle or a driveway; and
 - 1981 iv. Shall be installed with drought tolerant materials and shall comply with applicable
 1982 standards under Sec. 8-12.(6)(b) Grassed Overflow Parking.
- 1983 (b) *Off-Site Parking*. Additional parking spaces may be accommodated off-site, subject to the
 1984 following:
 - 1985 i. The lot for temporary off-site parking shall be located a maximum of 660 feet
 1986 measuring lot line from lot line, unless a vehicular transportation is arranged for
 1987 the temporary event at the Event Center.
 - 1988 ii. A written agreement between the Event Center and the off-site parking property
 1989 owner shall be submitted to the DRC as part of the application submittal.
- 1990 (2) *Prohibited Activity*. No event shall be conducted in a manner that would constitute a violation of
 1991 Sec. 15-5 of the Clay County Code.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

1992 **Sec. 3-E-7.13. Government Facility**

1993 **3-E-7.13.a. Description and Typical Uses**

1994 A building that is owned by a unit of Local, State, or Federal Government, that supports government
 1995 services, customary government operations, or delivery of public services. Typical uses may include police
 1996 stations, fire stations, libraries, post offices, courthouses, and administrative offices for government
 1997 agencies.

1998 **3-E-7.13.b. Dimensional Standards**

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback: From any property line:	Apply setbacks of the lot's zoning district, if applicable

1999 **Sec. 3-E-7.14. Hospital**

2000

2001 **3-E-7.14.a. Description and Typical Uses**

2002 An institution which provides primary health services, and medical or surgical and overnight care, to persons
 2003 suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions and
 2004 including as an integral part of the institution related facilities such as laboratories, out-patient facilities, or
 2005 training facilities.

2006 **3-E-7.14.b. Dimensional Standards**

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback: From any property line:	Apply setbacks of the lot's zoning district, if applicable

2007 **3-E-7.14.c. Permitted Use Standards**

- 2008 (1) *Licensure*. Facilities shall be licensed by the State of Florida per F.S. Ch. 395.
- 2009 (2) *Biomedical Waste*. The handling, packaging, and storing of biomedical waste shall be in
 2010 compliance with F.S. 381.0098.
- 2011 (3) *Public Ownership District*. Hospitals shall be publicly owned or operated.

2012 **3-E-7.14.d. Accessory or Collocated Uses**

Office (Administration)	Refer to Sec. 3-E-4.16.
Restaurant, Class 1	Refer to Sec. 3-E-4.19
Restaurant, Class 2	Refer to Sec. 3-E-4.20
Retail Sales, General	Refer to Sec. 3-E-4.21
Place of Worship	Refer to Sec. 3-E-7.19.
Incinerator	Refer to Sec. 3-E-8.6.

- 2013 (1) An incinerator as an accessory use for a hospital shall only be permitted, for volume reduction of
 2014 biological and biohazardous waste generated at the hospital, provided that such incinerator is fully
 2015 permitted by all applicable state and federally regulatory agencies.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

2016

Sec. 3-E-7.15. Land Clearing Debris Disposal Facility

2017

3-E-7.15.a. Description and Typical Uses

2018 A facility exclusively for the disposal of rocks, soils, tree remains, trees, and other vegetative matter that
 2019 normally results from land clearing or land development operations for a construction project. Land Clearing
 2020 Debris does not include yard waste or any other vegetative matter from lawn maintenance, from
 2021 Commercial or Residential landscape maintenance, from right-of-way or easement maintenance, from
 2022 farming or nursery operations, or from any other sources not related directly to a construction project.

2023

3-E-7.15.b. Dimensional Standards

(1)	Minimum Lot Size:		Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback:		From any property line: 50 feet
(3)	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

2024

3-E-7.15.c. Conditional Use Standards

2025

(1) 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
	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

2026

(2) *Encroachment.* Shall not encroach into or be located in a jurisdictional wetland area as defined by the Army Corps of Engineers, Florida Department of Environmental Protection, and the St. Johns

2027

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 2028 River Water Management District. The applicant shall be responsible for contacting the applicable
 2029 agency to determine if the site is within jurisdictional lands.
- 2030 (3) *Controlled Access.* Access to the disposal facility shall be controlled with fencing around the
 2031 perimeter of the site and with gates to prevent disposal by the general public.
- 2032 (4) *Additional Buffer.* A Land Clearing Debris Disposal Facility site that exceeds 1 acre in size and is
 2033 located adjacent to properties with a Residential FLU category shall provide a Perimeter Buffer
 2034 pursuant to Division 9 Landscaping, Sec. 3-F-9.6 Land Clearing Debris Disposal Facility.
- 2035 (5) *Private Services (PS-1, PS-2, PS-4, PS-5).* A Land Clearing Debris Disposal Facility shall be
 2036 permitted only in Agricultural, Commercial, Mining and Agricultural/Residential FLU categories.

2037 3-E-7.15.d. Supplemental Application Standards

- 2038 In addition to the applicable procedures and submittal standards as set forth in Article II, Procedures for
 2039 Development Review and Part F, Division 11 Application Submission Standards, the applicant shall submit
 2040 the following documents:
- 2041 (1) *Site Plan.* The applicant shall submit a site plan with the following graphic and text information:
 2042 (a) The location of any potable water wells within 500 feet of the site
 2043 (b) The type and height of fencing.
- 2044 (2) *Permit.* The applicant shall obtain a general permit for off-site disposal of land clearing debris from
 2045 the Florida Department of Environmental Protection (F.D.E.P.).
- 2046 (3) *Authorization.* Documentation that the applicant either owns the land or has legal authorization from
 2047 the land owner to use the land for a disposal facility.

2048 Sec. 3-E-7.16. Medical Facility

2049 3-E-7.16.a. Description and Typical Uses

2050 An institution which provides primary health services and medical or surgical care to clients and includes
 2051 as an integral part of the institution related facilities such as laboratories, out-patient or training facilities
 2052 with ambulance services. Typical uses may include, but are not limited to, out-patient clinics, imaging
 2053 centers, and urgent care centers.

2054 3-E-7.16.b. Dimensional Standards

(1)	Minimum Lot size:		Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable

2055 3-E-7.16.c. Permitted Use Standards

- 2056 (1) *Biomedical Waste.* The handling, packaging, and storing of biomedical waste shall be in
 2057 compliance with F.S. 381.0098.
- 2058 (2) *Conditional Use.* On a lot with a BF CC FLU category, a Medical Facility shall be subject to a
 2059 Conditional Use approval and subject to the standards in Subsection 3-E-7.14.c.(1) and (2); and
 2060 (a) Shall be located on a minor arterial or higher roadway classification per Sec. 8-4. Roadway
 2061 Classification System.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

2062 **Sec. 3-E-7.17. Nursing Facility, Class 1**

2063 **3-E-7.17.a. Description and Typical Uses**

2064 A facility which is engaged in the provision of housing, meals, and 1 or more personal services for a period
 2065 exceeding 24 hours to 1 or more adults who are not relatives of the owner or operator of the facility. Personal
 2066 services may include direct physical assistance or supervision of the daily activities and the administration
 2067 of medication and other similar services to the residents. Nursing Facility, Class 1 under this term, does not
 2068 function as a Community Residential Home. A Nursing Facility, Class 1 may be accommodated in an
 2069 institutional setting such as a home for the aged or in a private home based on the proposed number of
 2070 residents. Typical uses may include, but are not limited to, independent living facilities and congregate
 2071 living facilities.

2072 **3-E-7.17.b. Dimensional Standards**

(1)	Minimum Lot Size:		Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable
(3)	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

2073 **3-E-7.17.c. Conditional Use Standards**

- 2074 (1) *Access.* Facilities with more than 6 persons including staff shall be accessed from an arterial or
 2075 collector street.
- 2076 (2) *Licensure.* Shall be licensed by the State of Florida.
- 2077 (3) *Intensity.* The maximum occupancy of is based on the assigned intensity of the site's FLU category,
 2078 refer to Part C Future Land Use and Density Bonus Programs, and multiply by 2.43 residents per
 2079 bed.
- 2080 (4) *Facility Access.* All facilities shall provide an ADA-compliant drop-off/pick-up area at the main public
 2081 entrance to the facility.
- 2082 (5) *Number of Buildings.* One or more buildings may be located on 1 lot.
- 2083 (6) *Dining and Kitchen.* Facilities shall include a common dining area and may include a common
 2084 kitchen or individual kitchens.

2085 **Sec. 3-E-7.18. Nursing Facility, Class 2**

2086 **3-E-7.18.a. Definition and Typical Uses**

2087 A facility where a medical or institutional setting is provided for persons who are suffering from physical or
 2088 behavioral illness and may need assistance in almost all activities of daily living but are not of sufficient
 2089 severity to be hospitalized. Nursing Facility 2 under this term, does not function as a Community Residential
 2090 Home. Typical uses may include, but are not limited to, skilled nursing care facilities; continuing care
 2091 facilities; nursing homes; convalescent facilities, and hospices.

2092 **3-E-7.18.b. Dimensional Standards**

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
-----	-------------------	---

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

(2)	Minimum Setback:	All structures unless stated otherwise:	Apply setbacks of the lot's zoning district, if applicable
(3)	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

2093 **3-E-7.18.c. Conditional Use Standards**

- 2094 (1) *Access.* Facilities with more than 6 persons including staff shall be accessed from an arterial or collector street.
- 2095 (2) *Licensure.* Shall be licensed by the State of Florida.
- 2096 (3) *Intensity.* The maximum occupancy shall be based on the assigned intensity of the lot's FLU category, refer to Part C Future Land Use and Density Bonus Programs and multiply by 2.43 residents per bed.
- 2097 (4) *Facility Access.* All facilities shall provide an ADA-compliant drop-off/pick-up area at the main public entrance to the facility.
- 2098 (5) *Number of Buildings.* One or more buildings may be located on 1 lot.
- 2099
- 2100
- 2101
- 2102

2103 **3-E-7.18.d. Accessory or Collocated Uses**

Office, Business and Professional (Administration)	Refer to Sec. 3-E-4.16.
Hospital	Refer to Sec. 3-E-7.14.

2104 **Sec. 3-E-7.19. Place of Worship**

2105 **3-E-7.19.a. Description and Typical Uses**

2106 Any property tax-exempt building used for non-profit purposes by a recognized and legally established religious organization for the purpose of worship. Typical uses may include sanctuaries, chapels, cathedrals, temples, synagogues, and mosques.

2107

2108

2109 **3-E-7.19.b. Dimensional Standards**

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback: From any property line:	Apply setbacks of the lot's zoning district, if applicable

2110 **3-E-7.19.c. Conditional Use Standards**

- 2111 (1) *Access.* Vehicular access shall be from an arterial or collector street. A Place of Worship located on a residential street that is operated in a Residence with less than 5,000 square feet may continue to exist and operate as a Place of Worship.
- 2112
- 2113
- 2114 (2) BF Rural Suburbs (BF RS), LA Master Planned Community (LA MPC), LA Rural Reserve (LA RRSV), LA Rural Community (LA RC), LA Rural Fringe (LA RF). Places of Worship on a Minor Collector Road. Shall be limited to 40,000 square feet and additional 10,000 square feet may be allowed for classrooms, meeting space, and other ancillary uses on minor collectors; no size limitations on major collectors.
- 2115
- 2116
- 2117
- 2118
- 2119 (3) BF Community Center (BF CC), LA AC, LA Village Center (LA VC). Places of Worship shall not exceed 100,000 square feet.
- 2120

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

2121	3-E-7.19.d. Accessory or Collocated Uses	
	Office (Administration)	Refer to Sec. 3-E-4-16.
	Cemetery	Refer to Sec. 3-E-7.7.
	Daycare	Refer to Sec. 3-E-7.11.
	Private or Public School	Refer to Sec. 3-E-7.20.

2122 **Sec. 3-E-7.20. Private or Public School**

2123 _____

2124 **3-E-7.20.a. Description and Typical Uses**

2125 An educational institution for teaching and learning and provides regular classes and courses of study for
 2126 accreditation as an elementary and/or secondary school which is approved by the Clay County District
 2127 Schools. Typical uses may include public, charter, private elementary or secondary and religious schools,
 2128 but exclude vocational or higher level of learning institutions.

2129 **3-E-7.20.b. Dimensional Standards**

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback ¹ : From any property line:	Apply setbacks of the lot's zoning district, if applicable
Footnotes:		
1	Unless stated otherwise by the State regulations.	

2130 **3-E-7.20.c. Conditional Use Standards**

- 2131 (1) *Interlocal Agreement*. Refer to Interlocal Agreement 2019/2020-99, as amended.
- 2132 (2) *Development Standards*. Refer to Part F, Division 5 Schools for location and development standards.
- 2133 (3) BF Community Center (BF CC), LA Activity Center (LA AC). Schools shall not exceed 100,000 square feet.

2136 **3-E-7.20.d. Accessory or Collocated Uses**

	Office (Administration)	Refer to Sec. 3-E-4-16.
	Daycare	Refer to Sec. 3-E-7.11.
	Place of Worship	Refer to Sec. 3-E-7.19.

2137 **Sec. 3-E-7.21. Recycling Center**

2138 **3-E-7.21.a. Description and Typical Uses**

2139 A permanent facility designed and used for collecting, purchasing, storing, dropping off, and redistributing
 2140 of pre-sorted, recovered materials that are not intended for disposal. This shall not include hazardous
 2141 wastes.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

2142 **3-E-7.21.b. Dimensional Standards**

(1)	Minimum Lot Size:			5 acres
(2)	Minimum Setback:	All structures unless stated otherwise:	From any property line adjacent to an Industrial FLU category:	Apply setbacks of the lot's zoning district
			From any property line adjacent to a Non-Industrial FLU category:	50 feet

2143 **3-E-7.21.c. Conditional Use Standards**

- 2144 (1) *Licensure*. Shall be licensed by State of Florida, F.S. 403.7032.
- 2145 (2) *SWA Permitting*. Shall obtain an approved SWA permit before commencement of operation of the facility.
- 2146
- 2147 (3) *Recycling Operation*. All recycling activities shall be conducted in an enclosed building.
- 2148 (a) If certain outdoor recycling activities are required to be recycled outdoors and approved under the SWA permit, then the outdoor recycling areas shall be screened from view from all lot lines by a minimum 6-foot-high opaque wall.
- 2149
- 2150
- 2151 (4) *Outdoor Storage*. Shall be paved with impervious materials such as concrete or in a container to prevent any leaking.
- 2152

2153 **3-E-7.21.d. Supplemental Application Standards**

- 2154 (1) Proposed facilities which meet the following criteria may be reviewed under the DRC process.
- 2155 (a) *Siting Criteria*:
- 2156 i. Use is fully enclosed, interior to a building.
- 2157 ii. No outdoor storage is permitted.
- 2158 iii. Minimum setbacks shall be provided 15 feet in excess of normal standard.
- 2159 (b) *Hours of Operation*. Shall be limited to 8:00 a.m. to 5:00 p.m. Sunday through Saturday.

2160 **Sec. 3-E-7.22. Renewable Energy Farm**

2161 **3-E-7.22.a. Description and Typical Uses**

2162 A single installation or a combination of solar or wind installations from multiple parcels in order to generate electricity with the primary purpose of utility scale generation and distribution of electricity. Includes the equipment customary and incidental to utility generation, including electrical storage, transmission and power conditioning equipment, along with associated site elements required for access, site protection and power distribution on a utility scale.

2167 **3-E-7.22.b. Dimensional Standards**

(1)	Minim Size:			20 acres
(2)	Minimum Setback:	All buildings and structures such as solar panels and turbines (not including poles or transmission lines):	From property line of a Residential zoning district or use:	50 feet
			From property line of any other zoning district or use:	30 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

2168 **3-E-7.22.c. Permitted Use Standards**

2169 (1) *Conditional Use.* On a lot with a BF AC or BF MU Gateways FLU category, a Renewable energy
2170 Farm or Facility shall be subject to a Conditional Use approval.

2171 **3-E-7.22.d. Supplemental Application Standards**

2172 (1) *Posting of Bond.* Shall be subject to a removal agreement and a removal bond submitted to the
2173 County.

2174 **3-E-7.22.e. Permitted Process for Wind Energy Facility**

2175 (1) *Pre-application.* For application of a Wind Energy Facility, the applicant shall meet with the DRC
2176 prior to an official submittal.

2177 (2) *Application Submittal Standards.* In addition to the submittal requirement as set forth in Article II
2178 Procedures for Development Review of this Code, the applicant shall submit a narrative explaining
2179 and justifying the need of the renewable wind energy facility, as follows:

2180 (a) Site Location;

2181 (b) Size of the lot;

2182 (c) Methodology of turbines and other systems for the purpose of producing electric or
2183 mechanical power from the wind;

2184 (d) Proposed setbacks and separation for the turbines or other wind energy system;

2185 (e) Setbacks for accessory structures that supported the Principal use;

2186 (f) Height and dimensions of wind generating devices, such as turbines and support
2187 structures;

2188 (g) Accessory and/or collocated uses/structures; and

2189 (h) Any other relevant information pertinent to the proposed use.

2190 (3) *Site Plan.* Shall be submitted along with other types of plans and exhibits that describe (2)(a)
2191 through (h).

2192 (4) *Product Approvals.* Product specifications and shop drawings shall be submitted for review.

2193 **3-E-7.22.f. Accessory or Collocated Uses**

Utility Facility, Major	Refer to Sec. 3-E-7.26.
-------------------------	-------------------------

2194 **Sec. 3-E-7.23. Sanitary Landfill, Class 1**

2195 **3-E-7.23.a. Description and Typical Uses**

2196 A well-engineered and managed facility for the disposal of municipal wastes which receives an average of
2197 20 tons or more of solid waste per day and accepts hazardous wastes.

2198 **3-E-7.23.b. Conditional Use Standards**

2199 (1) Shall comply with all applicable State and County rules and regulations.

2200 (2) *Conditional Use.* On a lot with an AG and AR Zoning District, a Class 1 Sanitary Landfill shall be
2201 subject to a Conditional Use approval.

2202 **Sec. 3-E-7.24. Sanitary Landfill, Class 2**

2203 **3-E-7.24.a. Description and Typical Uses**

2204 A well-engineered and managed facility for the disposal of municipal wastes which receives an average of
2205 20 tons or less of solid waste per day and may accept non-hazardous wastes.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

2206 3-E-7.24.b. Conditional Use Standards

- 2207 (1) Shall comply with all applicable State and County rules and regulations.
 2208 (2) *Conditional Use.* On a lot with an AG and AR Zoning District, a Class 2 Sanitary Landfill shall be
 2209 subject to a Conditional Use approval.

2210 Sec. 3-E-7.25. Transfer Station

2211 3-E-7.25.a. Description and Typical Uses

2212 A facility to serve as centralized locations for the efficient transfer of waste and recyclables from small
 2213 collection vehicles to larger solid waste authority (SWA) transfer vehicles.

2214 3-E-7.25.b. Dimensional Standards

(1)	Minimum Lot Size:		Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback:	All main structures, transfer stations, ramps, and on-site vehicular circulation areas:	From any property line of a Residential zoning district or use: 100 feet
			From any property line of a Non-Residential zoning district or use: 75 feet
		Outdoor storage area:	From any property line of a Residential zoning district or use: 125 feet
			From any property line of a Non-Residential zoning district or use: 100 feet

2215 3-E-7.25.c. Conditional Use Standards

- 2216 (1) *Storage Areas.* Outdoor storage areas shall be paved with impervious materials such as concrete
 2217 or in a container to prevent any leaking.
 2218 (2) *SWA Permits.* Shall obtain an approved SWA permit before commencement of operation of the
 2219 facility.
 2220 (3) *Conditional Use.* On a lot with an AG and AR Zoning District, a Transfer Station shall be subject to
 2221 a Conditional Use approval.

2222 Sec. 3-E-7.26. Utility Facility, Major

2223 3-E-7.26.a. Description and Typical Uses

2224 A centralized facility for the provision of a public utility that is of sufficient scale and intensity to warrant
 2225 special site considerations to limit the impact on surrounding properties. Typical uses may include, but are
 2226 not limited to electrical generating plants and facilities, water and wastewater treatment and disposal
 2227 facilities which are part of a County or Regional system, landfills, public utilities supply yards; and other
 2228 major community infrastructure, this use type shall include private sewer facilities.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

2229 3-E-7.26.b. Dimensional Standards

(1)	Minimum Lot Size:			2 acres
(2)	Minimum Setback:	All structures unless stated otherwise:	From any property line of a Residential zoning district or use:	250 feet

2230 3-E-7.26.c. Conditional Use Standards

2231 (1) *State of Emergency.* At time of force majeure or any natural disasters and a declaration of a State
 2232 of Emergency, the Planning and Zoning Director, or his/her designee may waive all required Zoning
 2233 processes.
 2234

2235 Sec. 3-E-7.27. Utility Facility, Minor

2236 3-E-7.27.a. Description and Typical Uses

2237 A facility with infrastructure that is necessary to support collection, distribution, or transmission development
 2238 within the immediate vicinity of the service area. Typical uses may include above ground sewage lift
 2239 stations, gas and water regulations substations, electric power and light substations, water tower, storage
 2240 tank, reservoir and water treatment plant, and communication substations.

2241 3-E-7.27.b. Dimensional Standards

(1)	Minimum Lot Size:			2 acres
(2)	Minimum Setback:	All structures unless stated otherwise:	From any property line:	Apply setbacks of the lot's zoning district, if applicable

2242 3-E-7.27.c. Permitted Use Standards

2243 (1) *State of Emergency.* At time of force majeure or any natural disasters and a declaration of a State
 2244 of Emergency, the Planning and Zoning Director, or his/her designee may waive all required Zoning
 2245 processes.

2246 Sec. 3-E-7.28. Vocational School

2247 3-E-7.28.a. Description and Typical Uses

2248 A private or public institution conducting regular academic instruction at the vocational level operated by a
 2249 governmental or non-governmental organization, which is licensed by the State of Florida. Typical uses
 2250 may include, but are not limited to, Schools for building and construction trades, computer programming,
 2251 mechanical and electrical technology, beauty, and art.

2252 3-E-7.28.b. Dimensional Standards

(1)	Minimum Lot Size:			Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback:	All structures unless stated otherwise:		Apply setbacks of the lot's zoning district, if applicable

2253 3-E-7.28.c. Permitted Use Standards

2254 (1) *Enclosed Instruction.* Instruction sessions or classes shall be conducted in an enclosed
 2255 environment or building.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 2256 (2) *Nuisance.* Institutions where instructions involved the use of heavy machinery, construction,
2257 mechanical or electrical equipment such as auto repair, welding, fabrication of metal components,
2258 and may provide excessive noise, vapor, or obnoxious gas, and become a nuisance, shall only be
2259 allowed in Industrial zoning districts.

2260 **Sec. 3-E-7.29. Telecommunication Facility**

2261 **3-E-7.29.a. Intent and Applicability**

- 2262 (1) *Intent.* It is the County's intent to promote the health, safety, and general welfare of the citizens by
2263 duly regulating the location, construction, and modification of communication towers, and any other
2264 type of wireless facility located on public or private property. Accordingly, the County finds that the
2265 promulgation of this Section is warranted and necessary to accomplish the following purposes:
- 2266 (a) To direct the location of communication towers within the County;
 - 2267 (b) To protect Residential zoning districts and land uses from potential adverse impacts of
2268 communication towers;
 - 2269 (c) To minimize adverse visual and aesthetic impacts of communication towers through careful
2270 design, siting, landscape screening, and innovative aesthetic mitigation;
 - 2271 (d) To accommodate the growing need for communication towers;
 - 2272 (e) To promote and encourage shared use/co-location of existing and new communication
2273 towers as the preferred option to construction of additional single use towers;
 - 2274 (f) To consider the public health and safety of communication towers; and
 - 2275 (g) To avoid or minimize potential damage to adjacent properties, from the perspective of
2276 public safety, from tower failure through engineering and careful siting of tower structures.
- 2277 (2) *Applicability.* This Section shall apply to all lands in the unincorporated area of the County except
2278 for:
- 2279 (a) Communication towers and communication antennas located on property, rights-of-way,
2280 or easements owned by any governmental entity, except that all such structures shall
2281 comply with applicable Building Codes and the dimensional standards described in Sec.
2282 3-E-7.29.f.(1).
 - 2283 (b) Existing communication towers and communication antennas, or those with a final
2284 approval, such as a variance or building permit
- 2285 (3) *Exemption for Communication Antennas.* No approval shall be required to locate a communication
2286 antenna on existing structures, which may include, but are not limited to, buildings, water towers,
2287 existing communications towers, recreational light fixtures, and other essential public utility
2288 structures, provided that:
- 2289 (a) The placement of the communication antenna does not result in a height increase of more
2290 than 20 feet above the highest point of the structure;
 - 2291 (b) The communication antenna complies with all applicable FCC and FAA regulations; and
 - 2292 (c) The placement of the communication antenna complies with the current EIA/TIA Standards
2293 in effect at the time of placement as verified in writing by a Florida licensed engineer and
2294 submitted to the Building Department.
- 2295 (4) *General Standards.* All towers and antennas shall comply with Federal Communications
2296 Commission (FCC) and Federal Aviation Administration (FAA) rules and regulations.
- 2297 (5) *Conflict.* Where there is a conflict with other Divisions of the LDC or any State provisions, then the
2298 regulations found in these Divisions shall govern.

2299 **3-E-7.29.b. Communication Tower and Antenna Use Matrix**

2300 **PENDING**

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

2301 3-E-7.29.c. Definitions

2302 For the purposes of this Section, the following words and phrases shall have the meanings ascribed to
2303 them by this Subsection. Words not otherwise defined herein or in any franchise agreement that might be
2304 granted hereunder shall be given the meaning set forth in the Communications Act of 1934, 47 U.S.C. §§
2305 521 et seq., as amended by the Telecommunications Act of 1996, and as those Acts may hereinafter be
2306 amended (collectively the "Communications Act"), and, if not defined therein, they shall be given their
2307 common and ordinary meaning.

- 2308 (1) Antenna – a device for the transmission or receipt of electromagnetic waves to provide wireless
2309 services. Typical types of antennas may include, but are not limited to panel and microwave dish
2310 antennas, and omni-directional antennas, such as whips; but exclude radar antennas, amateur
2311 radio antennas, and satellite earth stations.
- 2312 (2) Antenna, Communication - an antenna, appurtenant to a structure, designed to transmit and/or
2313 receive communications authorized by the FCC.
- 2314 (3) Antenna Collocation – the installation of antennas by multiple owners or for multiple uses on a
2315 singular tower.
- 2316 (4) Antenna Support Structure – an apparatus or armature that connects an antenna or satellite dish
2317 to a tower or building, or to the ground in the absence of a tower.
- 2318 (5) Antenna, Whip – a pole antenna designed to be either rigid or flexible.
- 2319 (6) Fall Zone – the ground area defined by the circle centered on the tower where the radius is defined
2320 by the furthest distance where the tower could hit if downed or crumpled.
- 2321 (7) FAA – Federal Aviation Administration.
- 2322 (8) FCC – Federal Communications Commission.
- 2323 (9) Satellite Dish Antenna - a dish-shaped type of parabolic antenna used to receive or transmit radio
2324 or electromagnetic waves between terrestrially and/or orbitally based units. Shall also include the
2325 term "satellite dish".
- 2326 (10) Search Ring - the area in which the antenna of a wireless communication service provider shall be
2327 located in order to provide the provider's designed wireless communication service to a defined
2328 geographic area.
- 2329 (11) Shroud – a protective structure designed to house sensitive antenna components.
- 2330 (12) Small Cell – a low-powered cellular antenna designed to deliver coverage more incrementally than
2331 a larger tower or antenna could provide. Small cells can be affixed to towers or structures such as
2332 buildings or walls.
- 2333 (13) Tower – a fixed, freestanding, or guyed, uninhabitable structure, designed and constructed for utility
2334 purposes. Towers may be connected to or affixed to inhabitable structures but said structures are
2335 not considered part of the tower and shall conform to all sections of this code and any other
2336 applicable regulations, independently of the tower.
- 2337 (14) Tower, Camouflage – a tower designed to blend in with its surrounding environment as much as
2338 possible to mitigate visual and aesthetic impacts of the structure. While the physical context
2339 determines the extent and style of screening and design features necessary, typical camouflage
2340 features include paint and textures applied to the tower structure and architectural treatments to
2341 mask all antennas, equipment, support structures, and any otherwise visible components of the
2342 tower.
- 2343 (15) Tower, Communication – a primary structure which is principally intended to support
2344 communication equipment for telephone and similar communication purposes. The term
2345 "communication tower" shall not include:
- 2346 (a) towers primarily utilized for the provision of Commercial and radio broadcasts;
- 2347 (b) towers primarily utilized by utility corporations or organizations for communications
2348 directly related to the provision of utilities;
- 2349 (c) towers primarily utilized by amateur radio operators licensed by the FCC; and
- 2350 (d) towers included in Portable Storage Structure of the Clay County Land Development
2351 Code.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 2352 The towers listed above in Subsection (15)(a) through (d) are exempt from the provisions of this
2353 Section.
- 2354 (16) Tower, Guyed – a tower supported by guy lines, meaning tensioned cables attached to the ground
2355 that stabilize the structure.
- 2356 (17) Tower, Lattice Self-Support – a freestanding tower supported by its own internal network of trusses,
2357 affixed to the ground.
- 2358 (18) Tower, Monopole – a freestanding tower consisting of a solid or hollow, unsupported structure
2359 affixed to the ground.
- 2360 (19) Tower Site - a parcel of land smaller than the minimum lot size required in the zoning district
2361 completely contained within a lot meeting the standards of the zoning district for the purposes of
2362 locating a communication tower, exclusive of any accessory building or structure, tower support or
2363 peripheral anchors.
- 2364 (20) Telecommunication Facility - a fixed, mobile, or transportable structure, including all installed
2365 electrical and electronic wiring, cabling, and equipment, and all supporting structures, such as
2366 utility, ground network, and electrical supporting structures. A telecommunication facility may be in
2367 the form of a building, tower, antenna, or small cell.

2368 3-E-7.29.d. Application Standards for Towers

- 2369 (1) *Justification and Propagation Study*. Shall be prepared by a Professional Engineer licensed in the
2370 State of Florida and shall be submitted with the Planning and Zoning application. The study, in
2371 addition to any typical standards, shall include the following:
- 2372 (a) Location of proposed site for new tower; or location of existing site for collocation;
- 2373 (b) Type of proposed tower and equipment;
- 2374 (c) A review of existing towers within the search ring, including capacity and coverage of these
2375 facilities. The applicant shall prove of a void in coverage and inadequacy of existing
2376 facilities to provide the proposed services which would require the construction of a new
2377 tower. This may include:
- 2378 i. Proof that current network coverage is insufficient to meet demand;
- 2379 ii. Proof that space is not reasonably available on the existing structures;
- 2380 iii. Proof that the existing structures cannot reasonably support the antenna facilities;
2381 and
- 2382 iv. Proof that the cost of co-location exceeds the cost of a new facility by at least 50
2383 percent.
- 2384 (d) A commitment to joint use as follows:
- 2385 i. The applicant requesting the permit shall submit evidence to the County
2386 demonstrating that a genuine effort has been made to solicit additional users for
2387 the proposed new tower. Evidence of this shall include, at a minimum, copies of
2388 notices sent by registered mail, return receipt requested, to all other providers of
2389 cellular and wireless communications services within Clay County and adjacent
2390 counties, advising of the intent to construct a new tower, identifying the location,
2391 inviting the joint use and sharing of costs, and requesting a written response within
2392 15 business days.
- 2393 ii. The applicant shall sign an instrument, maintained by the County, agreeing to
2394 encourage and promote the joint use of telecommunication towers within the
2395 County and, to that extent, committing that there shall be no unreasonable act or
2396 omission that would have the effect of excluding, obstructing, or delaying joint use
2397 of any tower where fair and just market reasonable compensation is offered for
2398 such use.
- 2399 (e) *Camouflage Towers and Antennas*. Shall include design drawings and renderings or
2400 photographs of the proposed facility with details expressly showing the camouflage design
2401 features and strategies.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

2402 3-E-7.29.e. Supplemental Application Standards

- 2403 (1) *Structural Design.* In order to ensure that the structural failure or collapse of the tower will not create
2404 a safety hazard to adjoining properties, all Planning and Zoning applications for communication
2405 towers shall include calculations substantiating the position of the steel antenna towers and
2406 antenna supporting structures in effect and breakpoint calculations defining the fall zone of the
2407 tower, as published by Electronic Industries Association (EIA). The construction of all
2408 communication towers shall conform to the current EIA/TIA structural standards for steel antenna
2409 towers and antenna support structures and the Florida Building Code. Further, any improvement
2410 and/or additions to existing communication towers, excluding that allowed in Subsection 3-E-
2411 G.28.a.(4) General Standards shall require compliance with the EIA/TIA standards in effect at the
2412 time of said improvement or addition. Said plans shall be submitted to and reviewed and approved
2413 by the Building Department at the time building permits are requested.
- 2414 (2) *Abandonment, Bond, and Removal Agreement.* Applications for any telecommunications facility
2415 use shall include a notarized removal agreement agreeing to the terms of Subsections 3-E-
2416 G.28.e.(3)(b)i. and post a removal bond prior to the issuance of any building permit for the facility
2417 to ensure proper removal at the end of life or in case of abandonment.
- 2418 (a) *Abandonment.* In the event the use of any communication tower has been discontinued
2419 for a period of 180 consecutive days, the tower shall be deemed to be abandoned.
2420 Determination of the date of abandonment shall be made by the Planning and Zoning
2421 Director or his/her designee, based upon documentation and/or affidavits from the
2422 communication tower owner/operator regarding the issue of tower usage. Upon the
2423 Director's determination of such abandonment, the owner/operator of the tower shall have
2424 an additional 185 days within which to reactivate the use of the tower or transfer the tower
2425 to another owner/operator who makes actual use of the tower, or dismantle and remove
2426 the tower.
- 2427 (b) *Entitlements at Time of Abandonment.* At the earlier of 185 days from the date of
2428 abandonment without reactivation or upon completion of dismantling and removal, any
2429 variance approval, if required, or non-conforming use status, for the tower shall
2430 automatically expire.
- 2431 (c) *Violation or Failure to Act.* If owner/operator fails to fulfill their obligations under Subsection
2432 3-E-G.28.e.(3)(b)i., the County may require removal of the tower by owner under a defined
2433 time period. If owner/operator fails to do so, then the County may assume ownership of the
2434 tower for a nominal sum of \$10.00; or the County may use the removal bond money to
2435 remove the tower from the site.
- 2436 (3) *Certification of Compliance with FCC NIER Standards.* Prior to receiving final inspection, adequate
2437 proof shall be submitted to the Building Department documenting that the communication tower
2438 complies with all current FCC regulations for non-ionized electromagnetic radiation (NIER) and that
2439 the radio frequency levels meet the American National Standards Institute (ANSI) C95 guidelines
2440 for public safety.
- 2441 (4) *Inspection.* **TBD**
- 2442 (5) *Variance Standards and Criteria.* Any request to deviate from any of the standards of this Section
2443 of the Clay County Land Development Code shall comply with the procedures of Sec. 12-9
2444 Rezoning and Amendments to the Code and the following criteria:
- 2445 (a) All standards for documentation and analysis shall be included in the required justification
2446 and propagation study;
- 2447 (b) In the case of an application for a variance from the standards of Subsections E-G-
2448 28.f.(1)(a) or (c), the applicant shall submit written evidence that all other reasonable siting
2449 alternatives which would not require a variance to serve the adjacent or nearby Residential
2450 area or areas have been explored but are unavailable to the applicant, acting reasonably,

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 2451 due to the failure to secure a lease or purchase of the alternative site from the current
2452 owner(s);
- 2453 (c) Evidence that the applicant has made diligent but unsuccessful efforts to locate the
2454 proposed communication tower on suitable government-owned property;
- 2455 (d) The written consent by the applicant that any approval of any variance request shall be
2456 conditioned upon requiring the applicant to construct the proposed communication tower
2457 so as to provide sufficient excess capacity over the initial single user loading the permit at
2458 least one other comparable communication provider to use the proposed tower where
2459 feasible and subject to reasonable terms. The term “where feasible”, as it applies to co-
2460 location means the utilization of a tower by another party which would, at the time of such
2461 utilization, comply with sound engineering principles, would not materially degrade or
2462 impair the communication tower’s utilization by existing users, would not unduly burden the
2463 tower structurally, and would not otherwise materially and adversely impact existing users.
2464 Reasonable terms for use of a communication tower that may be imposed by the owner
2465 include a standard for reasonable rent or fees, taking into consideration the capitalized cost
2466 of the communication tower and land, rental and other charges payable by the tower owner,
2467 the incremental cost of designing and constructing the tower so as to accommodate
2468 additional users, increases in maintenance expenses relating to the tower and a fair return
2469 on investment, provided such amount is also consistent with rates paid by other co-locators
2470 at comparable tower sites; and
- 2471 (e) Information relating to the feasibility for camouflage of the tower and the cost thereof to
2472 camouflage communication towers.
- 2473 (6) *Written Decision Standard.* Any approval or denial of an application for a permit to construct and
2474 site a communication tower, or any granting or denial of a variance under this Section shall be in
2475 writing, shall contain factual findings and shall state the grounds supporting the decision.

3-E-7.29.f. Measurements

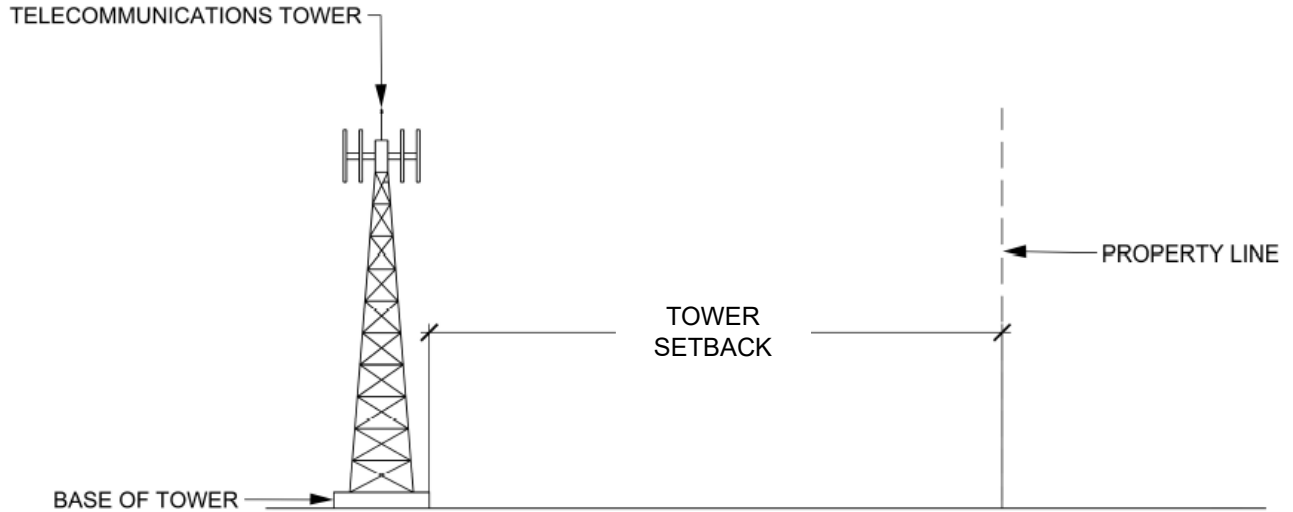
- 2477 (1) *Setbacks.* A setback as defined in Sec. 1-15.S.(6) shall be measured from the base of the proposed
2478 tower, regardless of height, to each respective lot line.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

2479

Graphic 1: Measurement of Tower Setback



2480

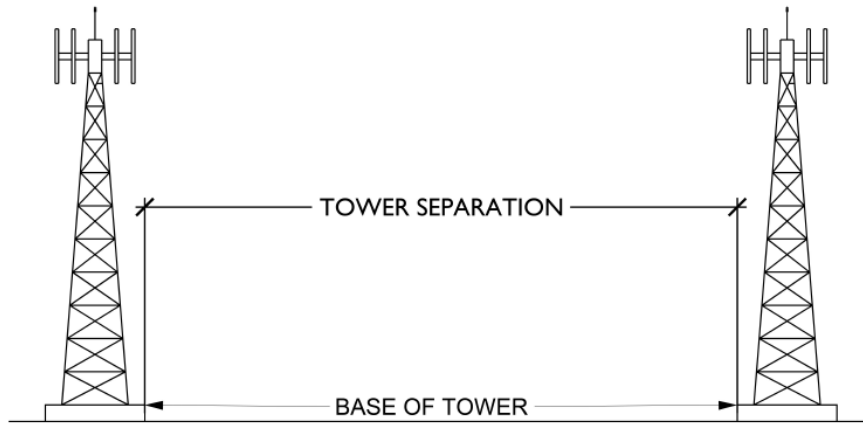
2481 (2)

Separation Between Towers:

2482 (a) Separation distances between communication towers shall be applicable for and measured
 2483 between the proposed tower and those towers that are existing and/or have received a
 2484 building permit.

2485

Graphic 2: Measurement of Tower Separation



2486 (b)

The separation distances shall be measured from the base of the existing tower to the proposed base, pursuant to a site plan, of the proposed tower.

2487 (3)

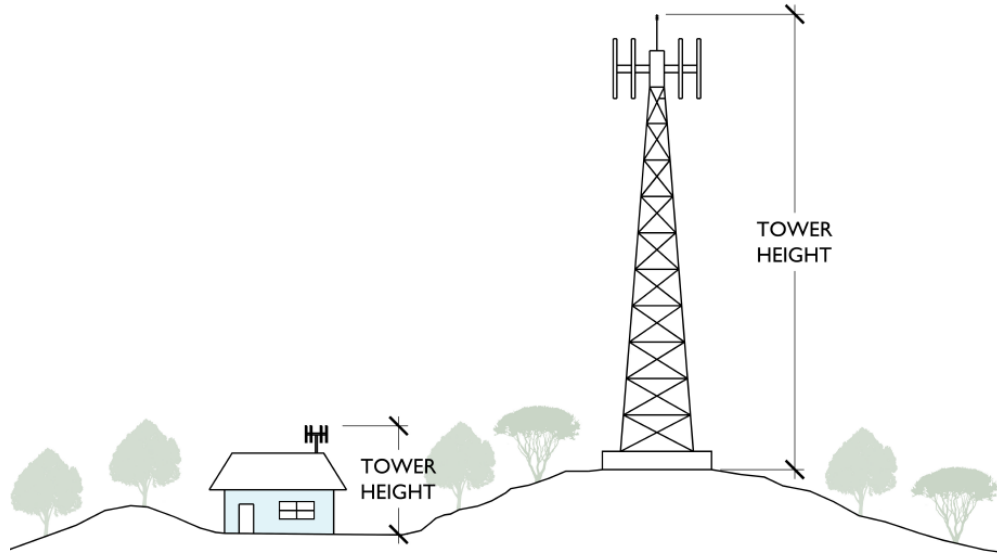
2488 **Height.** Shall be measured as the vertical distance, in feet, from the finished grade elevation of the
 2489 parcel to the highest point of the structure, inclusive of towers, antennas, and any other component
 2490 affixed thereto.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

2491

Graphic 3: Measurement of Tower Height



2492

3-E-7.29.g. Towers Dimensional Standards

(1)	Minimum Setback ^{1,2,5} :	Towers:	From any lot line of a Residential zone or use:	The greater of:	75 percent of the tower's height ³ or 50 feet
			From any lot line of a Non-Residential zone or use:		50 percent of the tower's height ³
			From any existing public or private road or right-of-way ⁴ :		50 feet
			Accessory and attached structures to towers:		Apply setbacks of the lot's zoning district
		Guys and support anchors:			10 feet
(2)	Maximum Height:				250 feet
(3)	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.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

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 Sec. 3-D-1.3.a. Setback from Waterline, Aquatic Preserves or Outstanding Florida Waters.

2493 3-E-7.29.h. Conditional Use Standards

- 2494 (1) *Equipment Storage.* No equipment, mobile or immobile, not used in direct support of the
 2495 communication tower or tower function shall be stored or parked on the applicable lot upon which
 2496 the communication tower is located. Equipment used in direct support of the communication tower
 2497 or tower function may be stored on-site only in an enclosed accessory structure or fenced area.
- 2498 (2) *Illumination.* Communication towers shall not be artificially lighted except to assure human safety
 2499 or as required by the FAA.
- 2500 (3) *Warning Sign.* If high voltage is necessary for the operation of the facility and is present in the
 2501 ground or in the tower, then signs located every 20 feet and attached to the fence or wall shall
 2502 display in large bold letters the following: "HIGH VOLTAGE - DANGER". For specific standards,
 2503 refer to Sec. 7-F.8. Incidental Sign.
- 2504 (4) *Finished Color.* Communication towers not requiring FAA painting/marketing shall have either a
 2505 galvanized finish or painted dull blue, gray, or black finish.
- 2506 (5) *Non-Conforming Communication Towers.* To the extent set forth herein, the restrictions on non-
 2507 conforming uses and structures contained in Part B Non-Conformities of the Clay County Land
 2508 Development Code are modified and supplemented by this Section.
- 2509 (a) All previously approved communication towers shall be allowed to continue to be used as
 2510 they presently exist. Bona fide non-conforming communication towers or antennas that
 2511 are damaged or destroyed may be rebuilt and all such towers or antennas may be modified
 2512 or replaced without meeting the minimum distance standards specified in Subsection f.(1).
 2513 The type, height, and location of the tower on-site shall be of the same type, height, and
 2514 location as the original facility approval.
- 2515 (b) Routine maintenance, replacement with a new tower of like construction, height and
 2516 location, and modifications to accommodate the co-location of an additional user or users
 2517 resulting in a height increase of 20 feet or less shall be permitted on such existing towers.
 2518 Any replacement construction under this Subsection, and modifications to accommodate
 2519 location on an existing communication on an existing communication tower, shall comply
 2520 with the standards of Subsection 3-E-7.28.(3)(a) relating to structural design.
- 2521 (c) Building permits to rebuild the tower under this Subsection shall comply with the applicable
 2522 Florida Building codes and shall be obtained within 180 days from the date the tower is
 2523 damaged or destroyed. If no permit is obtained or if said permit expires, the communication
 2524 tower shall be deemed abandoned as specified in Subsection 3-E-7.28.d.(3)(b)i.
 2525 Abandonment.

2526 3-E-7.29.i. Antennas and Satellite Dishes Dimensional Standards

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(2)	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 E Use Types and Regulations

2527 3-E-7.29.j. Conditional Use Standards

- 2528 (1) Building- or Roof-Mounted Antennas and Satellite Dishes.
- 2529 (2) *Commercial Advertising*. Shall not be permitted.
- 2530 (3) *Lighting*. Signals, lights, or illumination shall not be permitted unless required by the FCC or FAA.
- 2531 (4) Equipment Storage. Equipment building may be permitted on the same site as the antenna or
- 2532 satellite dish.
- 2533 (5) *Controlled Access*. Access to the antenna or satellite dish shall be controlled with fencing around
- 2534 the perimeter of the site and with gates to prevent access by the general public.

DRAFT

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

2535

DIVISION 8 INDUSTRIAL AND EXCAVATION USES

2536

Sec. 3-E-8.1. Industrial and Excavation Uses

2537

All Industrial and Excavation uses within Clay County are identified in Table 3-E-8.1.a. Industrial and Excavation Use Matrix which only identifies those zoning districts or FLU categories where an Industrial and Excavation use is allowed subject to a Permitted use, Conditional 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, 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.

2538

2539

2540

2541

2542

2543

2544

Table 3-E-8.1.a. Industrial and Excavation Use Matrix – Standard Development Districts

	AG	AR	AR-1	AR-2	BB	BB-2	BB-3	BB-4	IS	IA	IB	BP	PID	PO-3	EX
Agricultural Livestock Pond	C	C	C	C											
Boatyard										P	P		P		
Borrow Pit	C	C									C			C	P
Contractor Storage Yard														P	
Incinerator															P
Manufacturing and Processing, Light					P		P	P	P	P	P	P	P		
Manufacturing and Processing, Heavy										P	P				
Medical or Dental Laboratory										P	P				
Recreational Vehicle and Boat Storage						C	C	C		P	P C				
Warehouse										P	P	P	P	P	
Wholesale Facility					P			P				P			
Legend: P – Permitted Use C – Conditional Use															

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

2545 **Table 3-E-8.1.b. Industrial and Excavation Use Matrix – Master Planned Communities**

	Branan Field										LAMPA						
	BF RS	BF MPC – Neighborhood Center	BF MPC - Village Zone	BF MPC - Suburban	BF RAC	BF RNC	BF CC	BF AC	BF MU - Gateway	BF MU - Off/Ind	LA MPC	LA RRSV	LA RC	LA RF	LA AC	LA VC	LA IVC
Agricultural Livestock Pond	C	C	C	C						C	C		C	C	P		
Boatyard																	
Borrow Pit																	
Contractor Storage Yard							P										
Incinerator																	
Manufacturing and Processing, Light							P	P	P						P		P
Manufacturing and Processing, Heavy																	P
Medical or Dental Laboratory							P	P	P						P		P
Recreational Vehicle and Boat Storage		C	C	C			C	C			P	P	P	P	C		
Warehouse							P		P						P		P
Wholesale Facility																	
Legend: P – Permitted Use C – Conditional Use																	

2546 **Sec. 3-E-8.2. Agricultural Livestock Pond**

2547 **3-E-8.2.a. Description and Typical Uses**

2548 An extraction activity for the purpose of creating a pond or lake for recreation, agricultural irrigation or to
 2549 provide water source for livestock. This may include private drainage ponds or an improvement of an
 2550 existing water body.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

2551 **3-E-8.2.b. Dimensional Standards**

(1)	Minimum Lot Size:		Not Applicable
(2)	Maximum Size:	Water body:	25 percent of the lot
(3)	Minimum Setback:	Water body:	From right-of-way, easement, access point, or property line: 25 feet
(4)	Maximum Separation:		From bank of water body: to any part of the underground and/or above ground, septic tank system 75 feet

2552 **3-E-8.2.c. Conditional Use Standards**

- 2553 (1) *Encroachment.* A water body shall not encroach into or be located in a jurisdictional wetland area as defined by the Army Corps of Engineers, Florida Department of Environmental Protection or the St. Johns River Water Management District, hereafter called Agencies. The applicant shall be responsible for contacting the applicable Agencies in order to determine if the site is within jurisdictional lands.
- 2554
- 2555
- 2556
- 2557
- 2558 (2) *Water Level.* A water body shall not be located so that diversion of runoff or a water course will be required in order to fill or maintain the water level at any time. No artesian or free running well (no connection to aquifer) will be allowed for water level control and/or filling. Shallow wells connected to a water body for water level control shall be permitted through the St. Johns River Water Management District or Florida Department of Environmental Protection. No dual purpose well connection will be allowed, i.e. connected to dwelling or drinking water and water body or any combination thereof. If a shallow well is to be utilized for controlling the water level, an automatic on/off switch shall be installed at the well pump in addition to an appropriately sized breaker and disconnect in addition to a sensing device installed in the water body to control the pumping activities.
- 2559
- 2560
- 2561
- 2562
- 2563
- 2564
- 2565
- 2566
- 2567
- 2568 (3) *Runoff.* Stormwater runoff from any impervious area shall not be introduced into the water body area at any time.
- 2569
- 2570 (4) *Discharge.* A water body shall not discharge to any water course, wetland area, or conveyance system without first applying for a permit or permission from the applicable Agencies and/or owner. Any and all permits or agreements shall be presented to the County in letter format or copies thereof prior to the issuance of the permit.
- 2571
- 2572
- 2573
- 2574 (5) *Slopes.* Side slopes of a water body shall have a slope of 4 to 1 maximum and shall have sod and/or seed and mulch placed within 15 days of finished grading.
- 2575
- 2576 (6) *Permit.* Prior to any land clearing or Excavation activity, a completed permit application along with the following supporting documentation shall be submitted and approved by the Planning and Zoning Division:
- 2577
- 2578
- 2579 (a) A site plan showing the location of the water body, size of the water body, dimension from right-of-way or access point, dimension from property line and side slopes;
- 2580
- 2581 (b) A survey showing all easements, septic location and property dimensions;
- 2582 (c) A Property Ownership Affidavit; and
- 2583 (d) Permit/inspection fees are required prior to approval.
- 2584 (7) *Excavation Length of Time.* The permit for Excavation for a 1-year period. If the Excavation has not been completed during the 1-year period, a new permit shall be required.
- 2585

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

2586 **Sec. 3-E-8.3. Boatyard**

2587 **3-E-8.3.a. Description and Typical Uses**

2588 A facility intended to provide complete construction and repair facilities, including dry storage for all manner
 2589 of marine craft. Typical uses may include, but are not limited to, boat or yacht repairing or overhauling, and
 2590 marine maintenance facilities.

2591 **3-E-8.3.b. Dimensional Standards**

(1)	Minimum Lot Size:		4 acres
(2)	Minimum Setback:	From any lot line of a Residential use:	50 feet

2592 **3-E-8.3.c. Permitted Use Standards**

2593 (1) Docking. Docking of pleasure craft for Residential purposes is prohibited.

2594 **3-E-8.3.d. Accessory or Collocated Uses**

Office (Administration)	Refer to Sec. 3-E-4.16.
-------------------------	-------------------------

2595 **Sec. 3-E-8.4. Borrow Pit**

2596 **3-E-8.4.a. Definition and Typical Uses**

2597 An extraction from the earth from which natural earth materials are removed and a hole or pit is thereby
 2598 created.

2599 **3-E-8.4.b. Dimensional Standards**

(1)	Minimum Lot Size:		10 acres ¹
(2)	Minimum Setback:	From all Excavation activity areas, (edge of the pit):	To any part of the underground and/or above ground, septic tank system ¹ : 75 feet

Footnote:
 1 For AG and AR Zoning Districts, the minimum 10 acres shall only comprise 25 percent of the lot. Subject to Board approval, a Borrow Pit may be comprised of up to 50 percent of the lot if it is deemed compatible with adjacent uses.

2600 **3-E-8.4.c. Conditional or Permitted Use Standards**

2601 (1) Access:
 2602 (a) Excavation sites with access from a roadway not classified as an arterial, major, or minor
 2603 collector road shall require a road maintenance agreement approved by the Board of
 2604 County Commissioners.
 2605 (b) The construction entrance to the Excavation site shall have a driveway per County
 2606 standards, a washdown pit, and a rock tracking bed, at a minimum, to prevent tracking of
 2607 materials onto the County's roadways. A construction entrance onto a paved roadway shall
 2608 additionally require a paved driveway composed of asphaltic concrete or millings, subject
 2609 to the standards in Article 8 Design and Improvement Standards. A repeat violation of
 2610 maintaining the construction entrance can result in the permit being revoked.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 2611 (2) *Permitting.* A permit shall be submitted and approved by the Planning and Zoning Director or his/her
2612 designee, which will provide for a 5-year operational period, renewable upon request. The permit
2613 fee and all inspection fees are required prior to the issuance of the permit and any renewal.
- 2614 (3) *National Pollutant Discharge Elimination System.* Full compliance with the applicant's (NPDES)
2615 Construction Generic Permit (CGP) shall be required throughout the operational period of the
2616 County's permit.
- 2617 (4) *Security Fence.* Prior to the commencement of any Excavation activities, the applicant shall
2618 construct a 6-foot-high chain link fence with slats along the entire boundary of the Excavation site
2619 consistent with the boundary per the approved permit.
- 2620 (a) Openings of the fence shall be limited and shall be installed with lockable gates.
- 2621 (b) Danger and/or No Trespassing Signs pursuant to Sec. 7-F-8. Incidental Sign shall be
2622 installed on the fence at 200 feet apart. Subsection 7.F.8.d. standards shall not apply.
- 2623 (c) This required fence and signs shall be maintained and remain on the site during the extent
2624 of the period of Excavation.
- 2625 (5) *Hours of Operation.* Excavation sites shall be limited in operation from 5:00 a.m. to 6:00 p.m.
2626 Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday. Operation outside of these hours
2627 may be permitted subject to the approval of the Planning and Zoning Director or his/her designee.
2628 The applicant shall clearly indicate in the application project narrative that the extension of hours is
2629 only for emergency need.
- 2630 (6) *Jurisdictional Wetland.* Excavation sites shall not encroach into or be located in a jurisdictional
2631 wetland area as defined by the Army Corps of Engineers, Florida Department of Environmental
2632 Protection or the St. Johns River Water Management District, hereafter called Agencies. The
2633 applicant shall be responsible for contacting the applicable Agencies in order to determine if the
2634 site is within jurisdictional lands. Copies of these Agencies' permits shall be provided prior to
2635 issuance of the Excavation permit. Where permits are not required by the Agencies, documentation
2636 indicating such shall be provided by the Agency prior to issuance of the Excavation permit.
- 2637 (7) *Excavation Standards:*
- 2638 (a) Excavation may not include any type of processing, manufacturing or other activity that
2639 converts the natural earth materials into a product.
- 2640 (b) In no event shall an Excavation site exceed the maximum depth approved by the permit.
- 2641 (c) Excavation shall be performed in a manner that the sides of the pit shall slope at no greater
2642 than a 2 to 1 slope from the surrounding ground surface, throughout the Excavation pit,
2643 and where the pit will be filled with water, it shall then slope no greater than a 4 to 1 slope
2644 from the water's edge to a depth of 8 feet and not greater than a 2 to 1 slope thereafter.
- 2645 (d) The edge of the Excavation pit shall be located at all points at least 30 feet or the horizontal
2646 distance of a 2 to 1 slope from natural ground to the proposed bottom of the pit, whichever
2647 is greater, to any right-of-way, easement, access point or lot line.
- 2648 (8) *Screening and Landscaping.* Refer to Sec. 3-F-9.4. Excavation.

2649 3-E-8.4.d. Supplemental Application Standards

2650 In addition to the applicable procedures and submittal standards as set forth in Article II, Procedures for
2651 Development Review, the applicant shall submit the following documents:

- 2652 (1) Completed permit application.
- 2653 (2) Construction plan set, signed and sealed by a Florida Registered Professional Engineer, containing
2654 the following items:
- 2655 (a) 1 copy of stormwater calculations which may be in electronic form in PDF format with
2656 electronic seal.
- 2657 (b) 3 hard copies and 1 electronic copy of construction plans including site and landscape
2658 plan, in accordance with the standards referenced in Sec. 3-F-11.3. Plan and Document
2659 Format Standards, and the following components:
- 2660 i. Property boundary;

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 2661 ii. State and Federal jurisdictional wetland line, associated upland buffer, and 50-foot
- 2662 dry land excavation setback;
- 2663 iii. Existing and proposed contours;
- 2664 iv. A typical cross-section;
- 2665 v. Existing and proposed surface water drainage patterns;
- 2666 vi. Erosion and sediment control measures, dewatering method and location;
- 2667 vii. Plans for any dewatering activities which discharge water offsite;
- 2668 viii. Access to the project including haul routes to nearest Arterial, Major or Minor
- 2669 Collector;
- 2670 ix. Hours of operation;
- 2671 x. Fence detail;
- 2672 xi. Cross section of roads and roadway connections;
- 2673 xii. Landscape buffer;
- 2674 xiii. Distance to any well or septic system; and
- 2675 xiv. All protection barriers and limits of clearing.
- 2676 (c) The following maps shown with project boundaries overlaid:
- 2677 i. 1 copy of vicinity map (may be on plan set); and
- 2678 ii. 1 copy of map depicting vegetative cover based on the Florida Cooperative Land
- 2679 Cover Map.
- 2680 (d) Road maintenance agreement, if required.
- 2681 (e) Statement of the intended use of the land following the borrow pit activity.
- 2682 (f) All appropriate permits, or documentation indicating permits are not required, from the
- 2683 following agencies:
- 2684 i. St. Johns River Water Management District;
- 2685 ii. Florida Department of Transportation;
- 2686 iii. Florida Department of Environmental Protection; and
- 2687 iv. U.S. Army Corps of Engineers.
- 2688 (g) Following receipt of all these submittal standards, a meeting shall be scheduled with the
- 2689 DRC to discuss the submittals. The Planning and Zoning Director or his/her designee shall
- 2690 review the application and other submittals and provide comments.
- 2691 (h) The County Engineer or his/her designee shall conduct annual inspections to monitor
- 2692 compliance with the County's permit, the applicant's NPDES permit, and any other County
- 2693 standards.
- 2694 (i) Upon completion of the Excavation activity, a Registered Professional Engineer shall
- 2695 submit as-builts to the County Engineer.

Sec. 3-E-8.5. Contractor Storage Yard

3-E-8.5.a. Description and Typical Uses

2698 A facility which provides storage of construction and mechanical equipment and materials, or
 2699 Commercial/Industrial vehicles used by building trades. Typical uses may include, but are not limited to
 2700 maintenance yard facilities, fuel depots or heavy equipment storage.

3-E-8.5.b. Dimensional Standards

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
(2)	Minimum Setback:	From any lot line of a Residential use: 50 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

2702 3-E-8.5.c. Permitted Use Standards

- 2703 (1) Central sewer and water shall be available.
- 2704 (2) *Outdoor storage.* All outdoor storage of equipment, supplies, trucks, semi-trailers, shall be
2705 screened from view from streets and adjacent properties, unless the adjacent lot has similar
2706 Industrial uses.
- 2707 (a) Screening shall include a 6-foot-high opaque fence or wall.
- 2708 (b) Stockpiling of materials shall not be higher than 10 feet and shall be setback a minimum of
2709 50 feet from any Non-Industrial lot line.

2710 3-E-8.5.d. Accessory or Collocated Uses

Office (Administration)	Refer to Sec. 3-E-4.16.
-------------------------	-------------------------

2711 Sec. 3-E-8.6. Incinerator

2712 3-E-8.6.a. Description and Typical Uses

2713 A facility designed or intended solely for the volume reduction of solid waste, hazardous waste,
2714 biohazardous waste, or biological waste by incineration.

2715 3-E-8.6.b. Permitted Use Standards

- 2716 (1) Each incinerator shall be designed so that it meets and continues to meet all applicable rules,
2717 regulations and requirements of the applicable State and Federal regulatory agencies.
- 2718 (2) Each incinerator shall be fully permitted by each such agency prior to construction and/or continued
2719 operation.
- 2720 (3) Each incinerator shall be designed with adequate on-site controls and facilities to prevent and
2721 contain fires.
- 2722 (4) *Permit.* Prior to operation of the facility, the owner of the facility shall obtain a permit from each
2723 applicable authority.

2724 Sec. 3-E-8.7. Manufacturing and Processing, Light

2725 3-E-8.7.a. Description and Typical Uses

2726 A facility which engages in the manufacturing or treatment of any commodity including assembly,
2727 disassembly, fabricating, packaging, and processing of any items takes place wholly within an enclosed
2728 building and does not involve the use or production of flammable, explosive, or other hazardous materials.
2729 This excludes heavy industrial manufacturing and processing. Typical uses include the manufacturing of
2730 furniture, textiles, clothing, leather goods, signs, cabinets, food processing for wholesale distribution.

2731 3-E-8.7.b. Dimensional Standards

(1) Minimum Lot Size:	1 acre
(2) Minimum Setback:	From any Residential use lot line: 50 feet

2732 3-E-8.7.c. Permitted Use Standards

- 2733 (1) *Corporate Office.* Office which accommodates 25 or more employees shall be allowed in this
2734 district.
- 2735 (2) *Indoor Activity.* All activities shall be conducted entirely within an enclosed building and include no
2736 outside storage or other similar activities.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 2737 (3) *Outdoor Storage.* Outdoor storage and packaging activities shall not be permitted and shall be
2738 located in a completely enclosed building.
- 2739 (4) *Public Safety.* Operation and activities shall not be dangerous, noxious, or offensive to neighboring
2740 uses or the public in general by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat
2741 of fire or explosion, emission of particulate matter or radiation.
- 2742 (5) *Off-Street Loading.* Off-street loading facilities shall be located at the rear or side of the building
2743 and visually screened from any abutting public or approved private street or residentially zoned
2744 property.
- 2745 (6) *Screening of Off-Street Parking.* Parking shall be provided with off-street parking facilities which
2746 are separated from any abutting public or approved private street by at least an 8-foot landscaped
2747 strip.
- 2748 (7) *Limitation of Building Size.* All structures shall be limited to a maximum of 30,000 square feet gross
2749 building area. Buildings larger than the maximum may be permitted following a public hearing to
2750 determine the adequacy of the site development plan and compatibility with surrounding area so
2751 that it will not be detrimental to the general health or welfare of the surrounding area.
- 2752 (8) *BSC Zoning District.* Storage sheds with Retail showroom, wherein onsite light assembly is
2753 permitted, but no manufacturing shall be allowed. Refer to Sec. 3-E-8.7.d. Accessory Uses for the
2754 maximum 30 percent limitation.

2755 3-E-8.7.d. Accessory Uses

Office (Administration)	Refer to Sec. 3-E-4.16.
Retail Sales, General	Refer to Sec. 3-E-4.21.

- 2756 (1) Accessory uses, such as dining and recreational facilities as a convenience to the occupants
2757 thereof and their customers and employees, and business offices accessory to the primary
2758 industrial use.

2759 Sec. 3-E-8.8. Manufacturing and Processing, Heavy

2760 3-E-8.8.a. Description and Typical Uses

2761 A facility where the manufacturing and treatment of raw or hazardous materials including the processing,
2762 fabricating, transporting, and distribution of these items, generate fumes, gases, smokes, vapors,
2763 vibrations, noise or glare, or similar nuisance factors which have a high probability of occurring and which
2764 may cause adverse effects to the users of adjacent land. Typical uses include the manufacturing of asphalt,
2765 steel, chemicals, flammable or explosive materials, large building or infrastructure construction, and
2766 machine tool building. It may also include crushing and storage of rock or sand.

2767 3-E-8.8.b. Dimensional Standards

(1) Minimum Lot Size:	5 acres
(2) Minimum Setback:	From any Residential use lot line: 100 feet

2768 3-E-8.8.c Permitted Use Standards

- 2769 (1) *Outdoor Storage.* All outdoor storage of equipment, supplies, trucks, semi-trailers, shall be
2770 screened from view from streets and adjacent properties, unless the adjacent lot has similar
2771 Industrial uses.
- 2772 (a) Screening shall include a 6-foot-high opaque fence or wall.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

2773 (b) Stockpiling of materials shall not be higher than 10 feet and shall be setback a minimum of
2774 50 feet from any Non-Industrial lot line.

2775 3-E-8.8.d. Accessory or Collocated Uses

Office (Administration)	Refer to Sec. 3-E-4.16.
-------------------------	-------------------------

2776 Sec. 3-E-8.9. Medical or Dental Laboratory

2777 3-E-8.9.a. Description and Typical Uses

2778 An establishment providing medical or dental testing and diagnostic services.

2779 Sec. 3-E-8.10. Recreational Vehicle and Boat Storage

2780 3-E-8.10.a. Description and Typical Uses

2781 Storage of travel trailers, recreational vehicles and boats for residents of a major subdivision, within that
2782 subdivision. provided such units are stored in a separate area, landscaped, and maintained. Storage of
2783 these units shall not be permitted on individual lots.

3-E-8.10.b. Dimensional Standards

(1)	Minimum Lot Size:	3 acres ¹
(2)	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 Branan Field (BF) Master Planned Community, or a Village Center of the Lake Asbury Master Planned Community (LA VC).

2784 3-E-8.10.c. Conditional Use Standards

- 2785 (1) **Access.** Shall have direct access to a roadway defined in Article VIII, Sec. 8-4. Roadway
2786 Classification System as major collector or above. Only 1 point of access shall be permitted.
- 2787 (a) Access for the BF Village Zone, Neighborhood Center, or CC, and LA VC may be from a
2788 minor collector street that is directly connected to a major or minor collector street.
- 2789 (2) **Paving:**
- 2790 (a) Drive aisles shall be paved in accordance with Sec. 8-11. Roadway Design and
2791 Improvements, and any applicable Sections of Article VIII, Design and Improvement
2792 Standards.
- 2793 (b) Storage areas may utilize alternative materials, subject to the approval by the County
2794 Director of Engineering.
- 2795 (c) All other areas shall be landscaped and/or grassed.
- 2796 (3) **Internal Access to Storage Area.** All drive aisles to the storage areas shall be paved, and shall have
2797 a minimum width of 15 feet for one-way direction, or a 24-foot-wide lane to accommodate loading
2798 and unloading activity or fire lane purposes.
- 2799 (4) **Pervious Areas.** A minimum of 20 percent of the lot shall be of pervious area. All required landscape
2800 buffers, setbacks, wetlands and other existing and planted vegetated areas may be used to achieve
2801 this standard.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

- 2802 (5) *Fencing:*
- 2803 (a) The facility shall be secured with a 6-foot-high wall or an opaque fence along the perimeter
- 2804 of the storage area. This wall or fence may be installed within the required right-of-way
- 2805 and/or perimeter buffer as required pursuant to Article 6, Tree Ordinance.
- 2806 (b) These fencing standards shall not apply to proposed RV and Boat storage developments
- 2807 located within Industrial zoned properties where the lot line is coterminous with the same
- 2808 Industrial zoning district.
- 2809 (c) Dangerous materials such as electric fence, barbed, or razor wires shall not be allowed on
- 2810 the wall or fence.
- 2811 (6) *Landscaping.* Shall comply with Article VI Tree Ordinance, with the exception that the Perimeter
- 2812 Buffer screening shall meet the minimum required for Industrial proposed land use types.
- 2813 (7) *Caretaker's Quarter.* A Caretaker's Quarter shall be provided. Refer to Sec. 3-E-9.4 Caretaker's
- 2814 Quarters.
- 2815 (8) *Prior Approval.* Expansion of RV and Boat Storage facilities in existence on or before April 22,
- 2816 2008, shall be exempt from the standards of this Section.

2817 3-E-8.10.d. Accessory or Collocated Uses

Office (Administration)	Refer to Sec. 3-E-4.16.
-------------------------	-------------------------

2818 Sec. 3-E-8.11. Warehouse

2819 3-E-8.11.a. Description and Typical Uses

2820 A facility used for the storage of raw materials or goods typically before their export or distribution for sale.

2821 Typical uses include Commercial facilities such as wholesale companies, cold storage, but exclude Mini-

2822 Warehouses.

2823 3-E-8.11.b. Dimensional Standards

(1)	Minimum Lot Size:	1 acre ¹
(2)	Minimum Setback ¹ :	
(a)	Front:	
	From lot line to adjacent Residential zoning district:	40 feet
	From lot line to adjacent Non-Residential zoning district:	25 feet
(b)	Side:	
	From lot line to adjacent Residential zoning district:	25 feet
	From lot line to adjacent Non-Residential zoning district:	15 feet
(c)	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).

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT REGULATIONS

Part E Use Types and Regulations

2824 **3-E-8.11.c. Permitted Use Standards**

- 2825 (1) *Access.* Vehicular access shall be from an arterial or collector street and shall have a minimum of
 2826 100 feet of frontage on the arterial or collector street where the main vehicular access is located.
 2827 (2) *Commercial Zoning Districts.* Outdoor storage and activities affiliated to an accessory warehouse
 2828 of a Commercial use shall not be allowed.
 2829 (3) *Bay Doors.* All bay doors of a warehouse shall be screened from street view or adjacent lots that
 2830 have not Non-Industrial uses.

2831 **3-E-8.11.d. Accessory or Collocated Uses**

Office (Administration)	Refer to Sec. 3-E-4.16.
Retail Sales, General (allow as an Accessory Use only)	Refer to Sec. 3-E-4.21.

2832 **Sec. 3-E-8.12. Wholesale Facility**

2833 **3-E-8.12.a. Description and Typical Uses**

2834 A facility used for the storage of materials and goods in bulk for distribution and sales to other companies
 2835 for resale, or supplies to other trades. This excludes the wholesale of vehicles, nursery supplies and gas
 2836 and fuel.

2837 **3-E-8.12.b. Dimensional Standards**

(1)	Minimum Lot Size:	Apply the lot's zoning district, if applicable
(2)	Minimum Setback:	
(a)	Front:	From building line to adjacent Residential zoning district: 40 feet
		From property line to adjacent Non-Residential zoning district: 25 feet
(b)	Side:	From property line to adjacent Residential zoning district: 25 feet
		From property line to adjacent Non-Residential zoning district: 15 feet
(c)	Rear:	From property line to adjacent Residential zoning district: 25 feet
		From property line to adjacent Non-Residential zoning district: 15 feet

2838 **3-E-8.12.c. Permitted Use Standards**

- 2839 (1) *Outdoor Storage.* All outdoor storage and activities shall not be allowed.

2840 **3-E-8.12.d. Accessory or Collocated Uses**

Office (Administration)	Refer to Sec. 3-E-4.16.
-------------------------	-------------------------

2841

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

2842

DIVISION 9 ACCESSORY USE AND STRUCTURE

2843

Sec. 3-E-9.1. Accessory Use and Structure

2844 An Accessory use is customarily affiliated with a Principal use and is subordinate in area or extent of the
 2845 Principal use. Uses that are not allowed in a zoning district shall not be accessory to a Principal use, unless
 2846 stated otherwise in the Standards in this Division. These standards shall not apply to those farm buildings
 2847 or structures pursuant to F.S. § 604.50.

2848 All Accessory uses within Clay County are identified in the Table below. The Accessory Use Matrix only
 2849 identifies those zoning districts or FLU categories where an Accessory use is allowed subject to a Permitted
 2850 use or Conditional use approval process. Development standards specific to each use type shall be in
 2851 compliance regardless of the approval process identified.

2852 For Accessory Structures, refer to Part F, Division 8.

2853

Table 3-E-9.1.a. Accessory Use Matrix – Standard and Planned Development Districts

	AG	AR	AR-1	AR-2	RA	RB	RC	RD	RE	RMHP	BA	BB	BB-1	BB-1	PUD
Accessory Dwelling Unit (ADU)	C	C	C	C	C	C			C						C
Backyard Poultry				C	C	C		C	C						
Caretaker's Quarter	C	C	C	C	C	C	C	C	C	C					C
Home Occupation	P	P	P	P	P	P	P	P	P	P					P
Keeping of Domesticated Animals	P	P	P	P	P	P	P		P						P
Laundry Facilities								P		P	P	P	P	P	
Mobile Home for Medical Hardship	C	C													
Legend: P – Permitted Use C – Conditional Use															

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

2854

Table 3-E-9.1.b. Accessory Use Matrix – Master Planned Communities

	BF					LAMPA				
	BF RS	BF MPC - Village Zone	BF CC	BF AC	BF MU	LA MPC	LA RRSV	LA RC	LA RF	LA AC
Accessory Dwelling Unit (ADU)					C	C			P	
Backyard Poultry										
Caretaker's Quarter	C									
Home Occupation	P	P	P		P	P	P	P	P	
Keeping of Domesticated Animals	C	C			P	P	P	P	P	
Laundry Facilities		P				P				
Mobile Home for Medical Hardship										
Legend: P – Permitted Use C – Conditional Use										

2855

3-E-9.1.a. Location

- 2856 (1) All Accessory uses and/or structures shall be located on the same lot as the Principal use(s). An
- 2857 Accessory use may be located within the Principal structure, or as an independent structure on the
- 2858 same lot meeting the same setbacks of the Principal structure, unless stated otherwise in this Code.
- 2859 (2) Accessory structures shall not be located in the:
- 2860 (a) Front yard, with the exception of waterfront lots;
- 2861 (b) Side yard where it abuts a street;
- 2862 (c) Landscape buffer; easements or parking area.
- 2863 (3) *Residential Districts:*
- 2864 (a) In the AR, AR-1 and AR-2 Residential districts, accessory buildings or structures may be
- 2865 located in the side or rear yards.
- 2866 (b) In all other Residential districts, accessory buildings and structures except for in-ground
- 2867 pools shall be located in the rear yard only, except for water abutted property.
- 2868 (c) In-ground swimming pools shall be permitted on the waterfront side of a waterfront lot. For
- 2869 waterfront lots, the front yard is determined by the owner prior to issuance of a building
- 2870 permit. In-ground swimming pools may be permitted in the side yard in any residential
- 2871 district, provided all required setbacks are met.
- 2872 (4) *Exceptions.* The following Accessory uses or structures shall be exempt from the standards of
- 2873 Subsection 3-E-9.1.b.(2)(c).
- 2874 (a) Dumpsters that are screened from view;
- 2875 (b) Fences, walls, and columns;
- 2876 (c) Decorative entrance features such as gates, fountains, planters;
- 2877 (d) Bicycle rack;

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

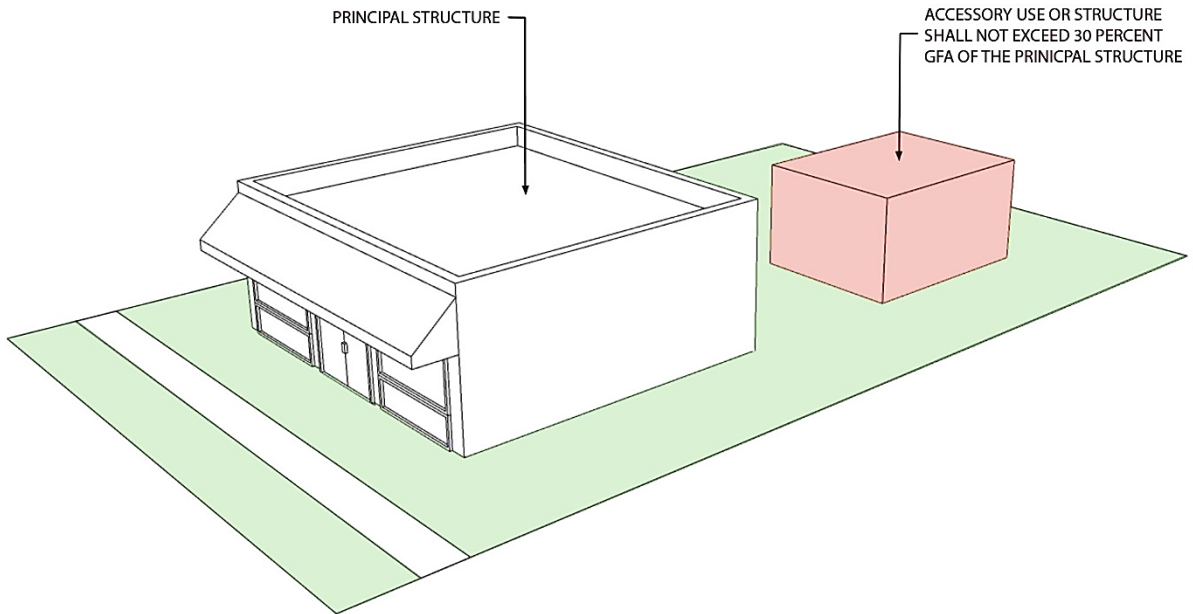
Part E Use Types and Standards

- 2878 (e) Detached garage for a Residential use;
- 2879 (f) Caretaker’s Quarter; and
- 2880 (g) Any other Accessory structure that may be allowed by the Planning and Zoning Director,
- 2881 or his/her designee to be located in the front or side street yard. The Planning and Zoning
- 2882 Director, or his/her designee shall utilize the following criteria to make a decision on the
- 2883 proposed location:
- 2884 i. The Accessory structure is screened from street view by a perimeter buffer;
- 2885 ii. The Accessory structure will not impede any internal pedestrian or vehicular traffic;
- 2886 and
- 2887 iii. By placing such Accessory structure in the front or side yard will not impose
- 2888 negative impacts to the Principal use/structure.

3-E-9.1.b. Floor Area

- 2890 (1) *Maximum Floor Area:*
- 2891 (a) For a Residential use, the Accessory use or structure shall not exceed 50 percent of the
- 2892 GFA of the Principal structure.
- 2893 (b) For a Non-Residential use, the Accessory use or structure shall not exceed 30 percent of
- 2894 the GFA of the Principal structure.

Graphic 1: Maximum Floor Area - Non-Residential Accessory Use



- 2896 (c) *Exemption.* The maximum floor area of this Section shall not apply to ADU pursuant to
- 2897 Sec. 3-E-1.2 Accessory Dwelling Unit (ADU).

3-E-9.1.c. Development Standards

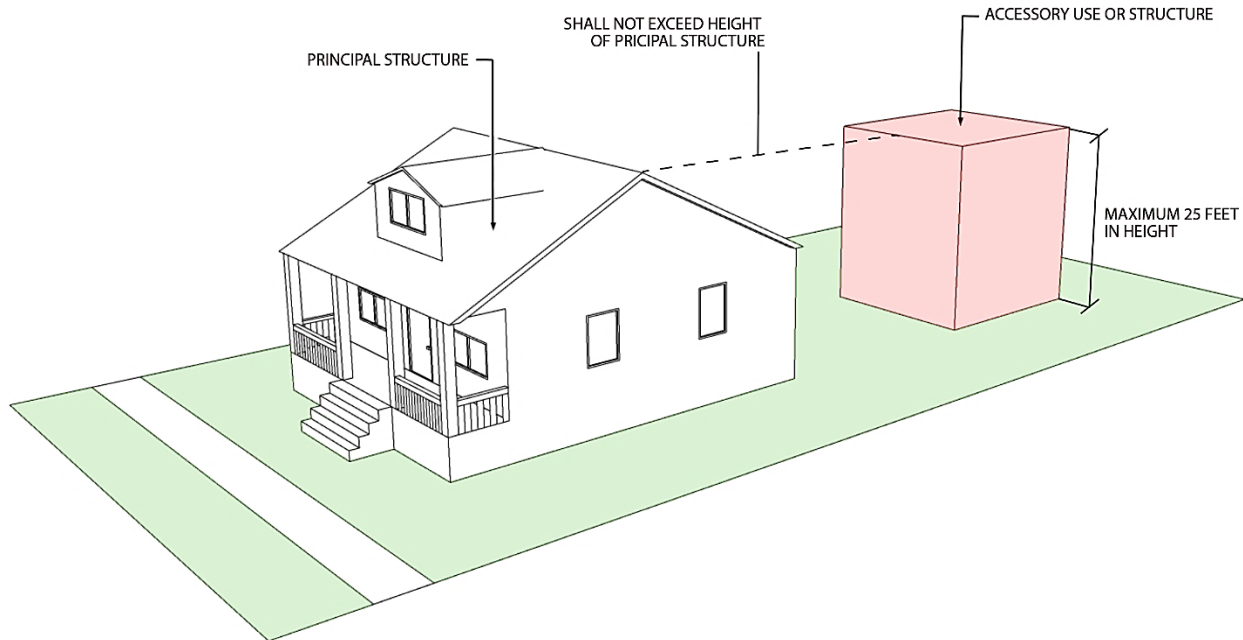
- 2899 (1) *Lot Size and Setback.* An Accessory structure shall meet all setback and lot size standards as
- 2900 established within this Article and within the zoning district in which the existing dwelling is located.
- 2901 (2) *Height Limitation.* All Accessory structures shall be less than or at the same height as the Principal
- 2902 structure, not exceeding an overall height of 25 feet measuring from the finished grade to the
- 2903 highest point of the Accessory structure, unless stated otherwise in Subsection 3-E-9.1.e.(3) Height
- 2904 Exemption.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

2905

Graphic 2: Accessory Structure Maximum Height



2906
2907
2908
2909
2910
2911
2912
2913
2914
2915
2916
2917
2918
2919
2920
2921

- (3) *Height Exemption:*
The following Accessory building or structure shall be exempt from the height limitation:
- (a) Non-Residential farm buildings or structures under F.S. § 604.50;
 - (b) Storage buildings or structures for vehicles, aircrafts or watercrafts provided these buildings or structures are located at the side or rear yard and are screened from view from Residential property lines and from street rights-of-way;
 - (c) Greenhouse or similar structures for growing and cultivating of plants as described in Sec. 3-E-5.3. Community Garden.
 - (d) *Industrial District.* Buildings and structures in the Industrial zoning districts that are designed to accommodate special industrial processes and require unusual building heights to accommodate craneways or special machinery and equipment, including, among others, rolling mills; structural metal fabrication shops and foundries; or the production and distribution of electric, gas or steam power, may be exempt from the height limitation subject to a determination by the Planning and Zoning Director or his/her designee, and may require to be located at the rear yard of the property and shall be screened from view from the adjacent properties and street rights-of-way.

2922

3-E-9.1.d. Building Permit

2923 No Accessory structure or use may be constructed or established on any lot prior to the issuance of a
2924 building permit for the Principal structure.

2925

3-E-9.1.e. Prior Approval

2926 No accessory use or accessory building or structure, shall hereafter be constructed, remodeled,
2927 established, altered, or enlarged unless such accessory use or accessory building or structure complies
2928 with the dimensional standards of the zoning district applicable thereto.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

2929 **Sec. 3-E-9.2. Accessory Dwelling Unit (ADU)**

2930 **3-E-9.2.a. Description and Typical Uses**

2931 A separate habitable unit equipped with a sleeping area, provisions for sanitation and cooking facilities, and
 2932 located on the same lot as the Principal dwelling unit of which it is occupied by the owner.

2933 (1) An ADU may be in the form of a separate and detached unit or as an apartment over a detached
 2934 or attached garage, generally equipped with 1 kitchen only.

2935 **3-E-9.2.b. Dimensional Standards**

(1)	Minimum Lot size of where the principal structure is located:	15,000 square feet
(2)	Minimum Setback:	
	(a) Front:	Apply setbacks of the lot's zoning district, if applicable
	(b) Side:	Apply setbacks of the lot's zoning district, if applicable
	(c) Rear:	7.5 feet
(3)	Minimum Floor Area:	375 feet
(4)	Maximum Floor Area:	40 percent of the Principal Residential building's GFA or 1,000 square feet, whichever is less.
(5)	Maximum Lot Coverage:	For all buildings located on the same lot: 35 percent

2936 **3-E-9.2.c. Conditional Use Standards**

- 2937 (1) *Conforming Lot.* An ADU is allowed only on parcels conforming to the zoning district and this Code.
- 2938 (2) *Heir's Exemption and Medical Hardship.* An ADU is not permitted on lots created through the Heir's
 2939 provisions as set forth in Sec. 3-C-4.1, or on lots containing a Mobile Home for Medical Hardship
 2940 or an ADU with 2 Kitchens pursuant to Subsection 3-E-9.2.c.(3) below.
- 2941 (3) *Limitation.* Not more than 1 ADU shall be permitted for each Single-Family unit in the zoning
 2942 districts where allowed.
- 2943 (a) The ADU may be in the form of a separate and detached unit or as an apartment over a
 2944 garage.
- 2945 (b) In either case, the ADU shall be subordinate to the Principal building as to location, height,
 2946 square footage, and building coverage.
- 2947 (4) *Establishment of an ADU.* An ADU shall not be permitted before construction of the Principal
 2948 building has commenced or a lawful Principal use is established.
- 2949 (5) *Owner Occupied Principal Residence.* An ADU is permitted only if the owner occupies the Principal
 2950 Residence and only if the Principal Residence is homesteaded. The ADU cannot be sold separately
 2951 from the Principal Residence.
- 2952 (6) *Subdivision.* A lot containing an ADU shall not be subdivided to separate the ADU from the Principal
 2953 use.
- 2954 (7) *Orientation.* Where an ADU is proposed at a second story level, all exterior doorways and outdoor
 2955 living areas such as porches or balconies, shall be oriented toward the interior of the property.
- 2956 (8) *Parking.* One off-street parking space is required for each ADU, in addition to the parking
 2957 required for the Principal use.
- 2958 (9) *Building and Housing Codes.* The ADU shall comply with the standards of any applicable housing
 2959 codes or the Florida Building Code.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

2960 (10) *Application Requirements.* Application submittals shall include a written statement to include a
2961 description of the ADU's exterior material and a site plan showing building placement, size, and
2962 setbacks.

3-E-9.2.d. Conditional Use Standards for an ADU with 2 Kitchens

2964 This type of ADU is intended for and limited to the accommodation of parents, grandparents, or a child 18
2965 years of age or older, of the owner of the dwelling only. The ADU may be detached from or attached to the
2966 existing Principal dwelling structure. The second kitchen shall be located within the ADU. All development
2967 standards shall be pursuant to Sec. 3-E-9.2.b. Conditional Use Standards, where applicable.

2968 (1) *Attached ADU with 2 Kitchens:*

2969 (a) *Aesthetic Appearance.* The ADU shall maintain the outward appearance of a Single-Family
2970 dwelling unit and shall not have the appearance of a duplex unit.

2971 (b) *Entrance.* The Principal dwelling shall not have more than 1 front or side entrance. If water-
2972 front property, then the elevation of the dwelling that faces the addressed road frontage
2973 shall not have more than 1 entrance.

2974 (c) *Address and Driveway.* The Principal property shall not have more than 1 address and
2975 shall have only 1 driveway access point.

2976 (d) *Parking for ADU.* One additional detached garage or parking space may be permitted,
2977 provided all setback and lot size standards are met as established within the zoning district
2978 in which the Principal dwelling unit is located.

2979 (2) *Detached ADU with 2 Kitchens:*

2980 (a) *Aesthetic Appearance and Construction.* The exterior of the addition shall be of the same
2981 construction type and similar material as the existing dwelling and be compatible with the
2982 dwelling in terms of color, siding, roof pitch, window detailing, roofing materials, and
2983 foundation or skirting appearance.

2984 (b) *Entrance.* This addition shall not create an additional front or side entrance to the existing
2985 Principal dwelling.

2986 (c) *Address and Driveway.* The Principal dwelling shall not have more than 1 address and
2987 shall have only 1 driveway access.

2988 (e) *Parking for ADU.* The existing dwelling shall have only 1 garage. One separate-detached
2989 garage or parking space may be permitted, provided all setback and lot size standards are
2990 met as established within the zoning district in which the Principal dwelling unit is located.

2991 (f) *Manufactured or Mobile Home as an ADU.* Within AG, AR, and RE Zoning Districts only,
2992 a Manufactured Home or Mobile Home can be attached as an addition, to the rear of the
2993 existing dwelling, if the existing dwelling is a Manufactured Home or Mobile Home,
2994 provided that both the existing Manufactured Home or Mobile Home is under the same
2995 roof and all other conditions are met.

2996 Sec. 3-E-9.3. Backyard Poultry

2997 3-E-9.3.a. Description and Typical Uses

2998 The keeping and raising of domesticated poultry species for home use, eggs, and meat production. For the
2999 purpose of this Section, the term "chicken" female species (*Gallus domesticus*) shall only be allowed.

3000 3-E-9.3.b. Dimensional Standards

(1)	Minimum Lot Size:	Apply the standards of the lot's zoning district, if applicable
-----	-------------------	---

(2)	Minimum Setback:	Enclosure:	Apply setbacks of the lot's zoning district, if applicable
-----	------------------	------------	--

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

(3)	Maximum Size of the Enclosure:	100 square feet
-----	--------------------------------	-----------------

3001 **3-E-9.3.c. Conditional Use Standards**

3002 All chickens maintained on the parcel shall be for personal use only, and no permit holder shall sell or
 3003 permit to be sold any eggs, manure or any other products obtained from such chickens.

3004 No chickens maintained on the parcel may be bred for Commercial purposes.

3005 (1) *Number of Chickens.* A maximum of 4 chickens may be maintained on the parcel at any one time.

3006 (2) *Enclosure.* All chickens maintained on the parcel shall be secured inside an appropriate enclosure
 3007 in the rear yard of the Single-Family dwelling thereon between dusk and dawn.

3008 (3) *Slaughter.* No chicken shall be slaughtered on the parcel.

3009 (4) *Sanitation.* All areas of the parcel in which chickens are maintained shall be maintained in a sanitary
 3010 condition, with chicken feed kept in rodent-proof and raccoon-proof enclosed containers.

3011 (5) *Permit.* Each permit shall be personal to the applicant, shall be limited to the parcel identified in the
 3012 application, and shall not be transferable. Each permit shall be effective upon issuance and shall
 3013 continue in effect until it expires or is revoked.

3014 (6) *Expiration of Permit.* An approved permit shall automatically expire on the day that the holder
 3015 thereof no longer resides on the parcel identified in the permit.

3016 **3-E-9.3.d. Supplemental Application Standards**

3017 In addition to the applicable procedures and submittal standards as set forth in Article II, Procedures for
 3018 Development Review and Part F, Division 11 Application Submission Standards the applicant shall submit
 3019 the following documents:

3020 (1) *Site Plan.* Show the location, height, and intended use of all existing and proposed structures.

3021 **3-E.9.3.e. Permits**

3022 (1) *Permit.* Each permit shall be personal to the applicant, shall be limited to the parcel identified in the
 3023 application, and shall not be transferable. Each permit shall be effective upon issuance and shall
 3024 continue in effect until it expires or is revoked.

3025 (2) *Expiration of Permit.* An approved permit shall automatically expire on the day that the holder
 3026 thereof no longer resides on the parcel identified in the permit.

3027 (3) *Revocation of Permit.* Shall be pursuant to Sec. 12-15. Enforcement and Sec. 12-16. Permit
 3028 Revocation.

3029 **Sec. 3-E-9.4. Caretaker’s Quarter**

3030 **3-E-9.4.a. Description and Typical Uses**

3031 A living facility to be resided in by a steward, who performs managerial, security and/or custodial type of
 3032 services to the facility.

3033 **3-E-9.4.b. Dimensional Standards**

(1)	Minimum Lot Size:	Apply the standards of the lot’s zoning district, if applicable
(2)	Minimum Floor Area:	750 square feet
(3)	Maximum Floor Area:	1,200 square feet
(4)	Minimum Setback:	
	(a) Front:	Apply setbacks of the lot’s zoning district, if applicable

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

	(b) Side:	Apply setbacks of the lot's zoning district, if applicable
	(c) Rear:	7.5 feet

3034 **3-E-9.4.c. Conditional Use Standards**

- 3035 (1) *Number.* Only 1 Caretaker's Quarter that is affiliated with the Principal use is allowed.
- 3036 (2) *Occupancy.* The Quarter shall be resided by the caretaker and his/her family.
- 3037 (3) *Vehicular Access.* Shall be from the same access point(s) as the Principal use. Separate access
- 3038 on the same lot may be allowed subject to County Engineer's approval.
- 3039 (4) *Temporary Use.* A Caretaker's Quarter shall not be provided for a Temporary use except stated
- 3040 otherwise in Subsection 3-E-9.4.b(2)(e) below.
- 3041 (5) *Mobile Home.* A Mobile Home may be allowed to serve as a Caretaker's Quarter only in AG, AR,
- 3042 and Industrial Zoning Districts. This shall be subject to a removal agreement, executed and
- 3043 notarized between the County Building Department and the applicant prior to the issuance of the
- 3044 building permit for the Mobile Home Caretaker's Quarter.

3045 **Sec. 3-E-9.5. Keeping of Domesticated Animals**

3046 **3-E-9.5.a. Description and Typical Uses**

3047 The keeping of domesticated cats and dogs with a limit of 6 total per household over 6 months in age shall
 3048 be allowed.

3049 **Sec. 3-E-9.6. Home Occupation**

3050 **3-E-9.6.a. Description and Permitted Use Standards**

3051 Home Based Businesses shall comply with F.S. 559.955 Home-based businesses; local government
 3052 restrictions.

- 3053 (1) Local governments may not enact or enforce any ordinance, regulation, or policy or take any
- 3054 action to license or otherwise regulate a home-based business in violation of this Section.
- 3055 (2) A home-based business that operates from a Residential property as provided in Subsection (3):
- 3056 (a) May operate in an area zoned for Residential use.
- 3057 (b) May not be prohibited, restricted, regulated, or licensed in a manner that is different from
- 3058 other businesses in a local government's jurisdiction, except as otherwise provided in this
- 3059 Section.
- 3060 (c) Is only subject to applicable business taxes under chapter 205 in the county and
- 3061 municipality in which the home-based business is located.
- 3062 (3) For purposes of this section, a business is considered a home-based business if it operates, in
- 3063 whole or in part, from a Residential property and meets the following criteria:
- 3064 (a) The employees of the business who work at the Residential dwelling must also reside in
- 3065 the Residential dwelling, except that up to a total of two employees or independent
- 3066 contractors who do not reside at the Residential dwelling may work at the business. The
- 3067 business may have additional remote employees that do not work at the Residential
- 3068 dwelling.
- 3069 (b) Parking related to the business activities of the home-based business complies with local
- 3070 zoning requirements and the need for parking generated by the business may not be
- 3071 greater in volume than would normally be expected at a similar residence where no
- 3072 business is conducted. Local governments may regulate the use of vehicles or trailers

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

- 3073 operated or parked at the business or on a street right-of-way, provided that such
3074 regulations are not more stringent than those for a residence where no business is
3075 conducted. Vehicles and trailers used in connection with the business must be parked in
3076 legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or
3077 on any unimproved surfaces at the residence. Local governments may regulate the parking
3078 or storage of heavy equipment at the business which is visible from the street or
3079 neighboring property. For purposes of this paragraph, the term "heavy equipment" means
3080 commercial, industrial, or agricultural vehicles, equipment, or machinery.
- 3081 (c) As viewed from the street, the use of the Residential property is consistent with the uses
3082 of the Residential areas that surround the property. External modifications made to a
3083 Residential dwelling to accommodate a home-based business must conform to the
3084 residential character and architectural aesthetics of the neighborhood. The home-based
3085 business may not conduct retail transactions at a structure other than the Residential
3086 dwelling; however, incidental business uses and activities may be conducted at the
3087 Residential property.
- 3088 (d) The activities of the home-based business are secondary to the property's use as a
3089 Residential dwelling.
- 3090 (e) The business activities comply with any relevant local or state regulations with respect to
3091 signage and equipment or processes that create noise, vibration, heat, smoke, dust, glare,
3092 fumes, or noxious odors. Any local regulations on a business with respect to noise,
3093 vibration, heat, smoke, dust, glare, fumes, or noxious odors may not be more stringent than
3094 those that apply to a residence where no business is conducted.
- 3095 (f) All business activities comply with any relevant local, state, and federal regulations with
3096 respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous
3097 or flammable materials or liquids. Any local regulations on a business with respect to the
3098 use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable
3099 materials or liquids may not be more stringent than those that apply to a residence where
3100 no business is conducted.
- 3101 (4) Any adversely affected current or prospective home-based business owner may challenge any
3102 local government action in violation of this section. The prevailing party in a challenge may recover
3103 reasonable attorney fees and costs incurred in challenging or defending the action, including
3104 reasonable appellate attorney fees and costs.
- 3105 (5) The application of this Section does not supersede:
- 3106 (a) Any current or future declaration or declaration of condominium adopted pursuant to
3107 chapter 718, cooperative document adopted pursuant to chapter 719, or declaration or
3108 declaration of covenant adopted pursuant to chapter 720.
- 3109 (b) Local laws, ordinances, or regulations related to transient public lodging establishments,
3110 as defined in s. 509.013(4)(a)1., that are not otherwise preempted under chapter 509.

3111 **Sec. 3-E-9.7. Laundry Facilities**

3112 **3-E-9.7.a. Description and Typical Uses**

3113 A facility that provides adequate supply of water, sanitation and other washing detergent for the common
3114 use of residents in a community or a Residential Mobile Home Park. The facility may be operated by a
3115 Homeowners' Association or Property Owners' Association. Such use shall exclude a commercial
3116 laundromat or dry cleaning facility.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3117 **Sec. 3-E-9.8. Mobile Home for Medical Hardship**

3118 **3-E-9.8.a. Description**

3119 A Mobile Home used exclusively to house a family member of the head of the household, or of his or her
3120 spouse, of the Principal residence, together with the immediate family of such member, under
3121 circumstances whereby either:

- 3122 (1) such a family member suffers from a medical hardship which requires constant or recurring physical
3123 care and assistance from a family member residing in the primary residence; or
3124 (2) a family member residing in the Principal residence suffers from a medical hardship which requires
3125 constant or recurring physical care and assistance from the family member residing in the Mobile
3126 Home.

3127 **3-E-9.8.b. Dimensional Standards**

- | | | |
|-----|-------------------|---|
| (1) | Minimum Lot Size: | Apply the standards of the lot's zoning district, if applicable |
| (2) | Minimum Setback: | Apply setbacks of the lot's zoning district, if applicable |

3128 **3-E-9.8.c. Conditional Use Standards**

- 3129 (1) *Location.* The Mobile Home shall be located as close to the Principal Residential structure as
3130 possible while still complying with all applicable setbacks.
- 3131 (2) *Lawful Status.* The Mobile Home shall be accessory to the primary Residential use which otherwise
3132 lawfully exists.
- 3133 (3) *Proof of Hardships.* The Mobile Home may lawfully continue, and any permit issued hereunder
3134 shall remain valid, only so long as all of the conditions listed below continue to exist, the additional
3135 living accommodations are necessary to avoid undue hardship, and the medical hardship clearly
3136 exists. Once the conditions authorized hereunder no longer exist, the permit shall be deemed
3137 expired and the mobile home shall be removed within 60 days.
- 3138 (4) *Valid Permit.* The Mobile Home authorized hereunder may commence and thereafter continue only
3139 under a valid permit therefore issued by the Planning and Zoning Department. Such permit and
3140 each renewal thereof shall only be valid for a period of 1 year from the date of issuance, and may
3141 be renewed annually so long as the conditions continue to exist.
- 3142 (5) *Expired Permit.* In the event the permit expires, is revoked, or is nonrenewed, the use shall be
3143 terminated immediately, and all permits issued by the Building Department for the Mobile Home
3144 shall be deemed revoked, any such permits having been deemed hereby to have been issued
3145 conditioned upon the continued existence of the permit or renewal of the permit.

3146 **Sec. 3-E-9.9. Agricultural District Specific Accessory Uses**

3147 **3-E-9.9.a. Agricultural and Agricultural/Residential Zoning Districts**

3148 In addition to the types of Accessory use identified in Sec. 3-E-9.1. Accessory Use and Structures through
3149 Sec. 3-E-9.6. Mobile Home for Medical Hardship, there are uses that are customary, accessory, and/or
3150 incidental to the Principal use in a specific Agricultural or Agricultural Residential zoning district, as follows:

3151 **3-E-9.9.b. AG Zoning District**

3152 For lots of greater than 1 acre in size, Permitted uses include general farming activities: dairying, forestry,
3153 greenhouses, livestock raising, nurseries, poultry, and egg production (excluding Broiler House operations
3154 and mass production egg laying), crop raising, horticulture, apiculture, pisciculture, and groves. Agricultural
3155 Accessory uses and affiliated structures shall be permitted:

- 3156 (1) Accessory buildings directly incidental to the Agricultural pursuits.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

- 3157 (2) Sheds for the storage and repair of the owner's or tenant's farm equipment only, provided the
 3158 structure does not exceed 3,000 square feet of GFA.
 3159 (3) Stand for the sale of products which are raised on the premises.
 3160 (4) Satellite dish receivers for individual use.

(5) Minimum Setbacks (excluding fences):			
(a)	Front:	From property line when adjacent to any district:	30 feet
(b)	Side:	From property line when adjacent to any district:	7.5 feet
(c)	Rear:	From property line when adjacent to any district:	7.5 feet

3161 3-E-9.9.c. AR Zoning District

- 3162 Agricultural Accessory uses and affiliated structures shall be permitted:
 3163 (1) Accessory buildings directly incidental to the Agricultural pursuits.
 3164 (2) Sheds for the storage and repair of the owner's or tenant's farm equipment only, provided the
 3165 structure does not exceed 3,000 square feet of GFA.
 3166 (3) Stand for the sale of products which are raised on the premises.
 3167 (4) Satellite dish receivers for individual use.

(5) Minimum Setbacks (excluding fences):			
(a)	Front:	From property line when adjacent to any district:	30 feet
(b)	Side:	From property line when adjacent to any district:	7.5 feet
(c)	Rear:	From property line when adjacent to any district:	7.5 feet

3168 3-E-9.9.d. AR-1 Zoning District

- 3169 Agricultural Accessory uses and affiliated structures shall be permitted:
 3170 (1) The Non-Commercial breeding, raising, grazing or keeping of animals, fowl, and insects including,
 3171 but not limited to, customary farm animals similar to horses, cattle, goats, pigs, rabbits, insects, or
 3172 poultry and domestic animals similar to dogs, cats, or birds. Provided, however, that no more than
 3173 1 insect hive or 1 adult customary farm animal 6 months of age or older, per each 1/2 acre of land,
 3174 and no more than 1 domestic animal 6 months of age or older per each 1/5 acre (8,712 sq. ft.) shall
 3175 be raised, grazed, kept, or maintained, and provided further, that no animal pen, stall, stable, cage,
 3176 kennel, or other similar animal enclosure, nor insect hive shall be nearer than 100 feet from any
 3177 Residential dwelling under different ownership or occupancy. If said Residential dwelling is
 3178 constructed subsequent to any of the aforementioned animal enclosures or hives, which may be
 3179 located on an abutting lot or parcel, then the 100-foot separation shall be deemed non-applicable
 3180 and the appropriate property setbacks as established herein, shall apply. The farm or domestic
 3181 animals or hives referenced herein shall be raised, grazed, kept, or otherwise maintained upon the
 3182 same parcel upon which the main residence is located, or may be upon another parcel which lies
 3183 immediately abutting the parcel upon which the main residence is located.
 3184 (2) The keeping of all animals shall be subject to the following restrictions:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

- 3185 (a) No animal shelter, stall, stable, kennel, cage, hive, or other similar enclosure shall be less
 3186 than 150 feet from the Residential dwelling of a different property owner when such
 3187 dwelling is separated by an existing street or roadway.
 3188 (b) The keeping and maintenance of all animals shall conform with all State, County and Local
 3189 regulations and standards affecting such concerns as, but not limited to, health, safety,
 3190 drainage, and environmental protection.
 3191 (3) Non-Commercial Agricultural pursuits of a variety similar, but not limited to, truck gardens,
 3192 horticultural farming, greenhouse, nurseries, farms and fruit groves as a secondary use to the
 3193 Principal residence. Provided, however, that said Agricultural pursuit as referenced herein is
 3194 located and conducted upon a parcel which is the same as or immediately abuts the parcel upon
 3195 which the main residence is located.
 3196 (4) Satellite dish receivers for individual use.

(5) Minimum Setbacks (excluding fences):			
(a)	Front:	From property line when adjacent to any district:	30 feet
(b)	Side:	From property line when adjacent to any district:	7.5 feet
(c)	Rear:	From property line when adjacent to any district:	7.5 feet

3197 **3-E-9.9.e. AR-2 Zoning District**

- 3198 Agricultural Accessory Uses and affiliated structures shall be permitted:
 3199 (1) Non-Commercial Agricultural pursuits of a variety similar, but not limited to, truck gardens,
 3200 horticultural farming, greenhouse, nurseries, farms and fruit groves as a secondary use to the
 3201 primary residence. Provided, however, that said AgriculturalSpursuit as referenced herein is
 3202 located and conducted upon a parcel which is the same as or immediately abuts the parcel upon
 3203 which the main residence is located.
 3204 (2) Satellite dish receivers for individual use.

(3) Minimum Setbacks (excluding fences):			
(a)	Front:	From property line when adjacent to any district:	30 feet
(b)	Side:	From property line when adjacent to any district:	7.5 f feet
(c)	Rear:	From property line when adjacent to any district:	7.5 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3205
3206

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

3207

3-E-9.10.a. Residential Zoning Districts

3208
3209
3210

In addition to the types of Accessory uses identified in Sec. 3-E-9.1. Accessory Use and Structures through Sec. 3-E-9.6. Mobile Home for Medical Hardship, there are uses that are customary, Accessory and/or incidental to the Principal use in a specific Residential zoning district, as follows:

3211

3-E-9.10.b. RA, RB, and RC Zoning Districts

3212

Accessory structures in the RA, RB, and RC Zoning Districts shall comply with the following:

3213

3-E-9.10.c. Dimensional Standards

(1)	Minimum Setbacks:		
(a)	Front:	From property line when adjacent to any district:	7.5 feet
(b)	Side:	From property line when adjacent to any district:	7.5 feet
(c)	Rear:	From property line when adjacent to any district:	7.5 feet
(2)	Maximum Building Height:		
(a)	On lots of ≤ 1 acre:	UC (10) or UF FLU:	Same height or less than the Principal structure of the same lot
(b)	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. ¹
			In no event shall the height of such Accessory structure exceed more than 20 feet. ¹
(c)	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. ¹
			In no event shall the height of such Accessory structure exceed the height of the Primary structure by more than 25 percent. ¹

Footnote:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

1 Height shall be measured pursuant to Sec. 3-E-9.1.d.

3214 **3-E-9.10.d. Permitted Use Standards**

- 3215 (1) Private boat pier or slip for the use of occupants of Principal Residential structures of the abutting
 3216 lot; provided said pier or slip does not interfere with navigation.
 3217 (2) Satellite dish receivers for individual use.

3218 **3-E-9.10.e. RD Zoning District**

- 3219 (1) Accessory uses and affiliated structures in the RD Zoning District shall include the following, and
 3220 subject to the :
 3221 (a) Satellite dish receivers to serve the development in which located.
 3222 (b) On-premises consumption of alcoholic beverages within recreation- and clubhouse-type
 3223 facilities developed as part of a unified plan of development and only for use by the
 3224 residents and their guests and licensed under Chapter 11-C of the Florida Division of
 3225 Alcoholic Beverage and Tobacco.
 3226 (c) Private boat pier or slip for the use of occupants of Principal Residential structures of the
 3227 abutting lot; provided said pier or slip does not interfere with navigation.
 3228 (d) Recreational facilities and areas.
 3229 (e) Washing facilities for use by residents.
 3230 (f) Storage of travel trailers, recreational vehicles and boats provided such units are stored in
 3231 a separate area, landscaped, and maintained. Storage of these units shall not be permitted
 3232 on individual lots.

(2) Dimensional Use Standards:

(a) Minimum Setbacks (excluding fences):			
i.	Front:	From property line when adjacent to any district:	20 feet
ii.	Side:	From property line when adjacent to any district:	5 feet
iii.	Rear:	From property line when adjacent to any district:	5 feet
(b) Maximum Building Height:			Not to exceed 1 story or; 20 feet

3233 **3-E-9.10.f. RE Zoning District**

- 3234 Accessory uses and affiliated structures in the RE Zoning District shall comply with the following:
 3235 (1) Structures in the UC(10) or UF FLU category may have the same height or less than the Principal
 3236 structure of the same lot.

(a)	Minimum Setbacks:	From lot line when adjacent to any district:	7.5 feet
(b) Maximum Building Height:			
i.	On lots of ≤ 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

		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. ¹ In no event shall the height of such Accessory structure exceed more than 20 feet. ¹
ii.	On lots of > 1 acre and ≤ 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. ¹ In no event shall the height of such Accessory structure exceed more than 20 feet. ¹
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. ¹ In no event shall the height of such Accessory structure exceed the height of the Principal structure by more than 25 percent. ¹

Footnote:

1 Refer to Sec. 3-E-9.1.d.(2) Development Standards.

3237 **3-E-9.10.g Additional Use Standards**

- 3238 (1) Private boat piers or slips for the use of occupants of Principal Residential structures of the abutting
- 3239 lot; provided said pier or slip does not interfere with navigation.
- 3240 (2) Satellite dishes shall be for individual use only.

3241 **3-E-9.10.h. RMHP Zoning District**

- 3242 Accessory use and affiliated structures to Mobile Homes in the RMHP Zoning District shall be as follows:
- 3243 (1) Cabanas, carports, porches or awnings, and other customary accessory buildings and uses.
 - 3244 (2) Structures and uses relating to and for the exclusive use of residents of the RMHP shall be as
 - 3245 follows:
 - 3246 (a) Recreational facilities and areas.
 - 3247 (b) Caretaker’s Quarter as set forth in Sec. 3-E-9.4. Caretaker’s Quarters.
 - 3248 (c) Community centers.
 - 3249 (d) Washing facilities for use by residents.
 - 3250 (e) Private marinas.
 - 3251 (f) Storage of travel trailers, recreational vehicles and boats provided such units are stored in
 - 3252 a separate area, landscaped, and maintained. Storage of these units shall not be permitted
 - 3253 on individual lots.
 - 3254 (3) Satellite dish receivers, limited to the specific development in which it is located.

3255 **3-E-9.10.i. PUD Zoning District**

- 3256 (1) Within the Residential portions of a PUD, customary Accessory uses and affiliated structures shall
- 3257 be permitted subject to the following:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3258
3259

(a) Accessory structures located in UC(10), UF, or PUD FLU shall not exceed the height of the Principal structure.

(b) Minimum Setbacks:

i.	Front:		Apply the lot's zoning district standards, if applicable
ii.	Side:	From property line when adjacent to any district:	5 feet
iii.	Rear:	From property 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.
ii.	On lots of > 1 acre and ≤ 2 acres:	RF, RR and AR FLU:	May exceed the height of the Principal structure if the structure is setback at least 15 feet from the side and rear property lines. ¹ In no event shall the height of such Accessory structure exceed more than 20 feet. ¹
ii.	On lots of > 2 acres:		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. ¹ In no event shall the height of such Accessory structure exceed the height of the Principal structure by more than 25 percent. ¹

Footnote:

1 Refer to Sec. 3-E-9.1.d.(2) Development Standards.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3260

Sec. 3-E-9.11. Branan Field Specific Accessory Uses

3261

3-E-9.11.a. FLU Categories or Zoning Districts

3262

In addition to the types of Accessory use identified in Sec. 3-E-9.1. Accessory Use and Structures through Sec. 3-E-1.6., there are uses that are customary, Accessory and/or incidental to the Principal use in a specific FLU category or zoning district within the Branan Field (BF) Master Planned Community, as follows:

3263

3264

3265

3-E-9.11.b. BF RS FLU Category/Zoning District

3266

(1) For lots over 1 acre in size, the Non-Commercial keeping and raising of horses, cattle, sheep, goats, swine, and other similar animals.

3267

3268

(2) Non-Commercial Agricultural pursuits of a variety similar, but not limited to, truck gardens, horticultural farming, greenhouse, nurseries, farms, and fruit groves as a secondary use to the Principal residence; provided, however, that said Agricultural pursuit as referenced herein is located and conducted upon a parcel which is the same as or immediately abuts the parcel upon which the Principal residence is located.

3269

3270

3271

3272

3273

3-E-9.11.c. BF MPC FLU Category/Zoning District

3274

The following Accessory uses and/or structures in the Village Zone or Suburban Zone of the BF MPC FLU category shall be permitted subject to specified standards:

3275

3276

(1) Satellite dish receivers to serve the development in which it is located.

3277

(2) Private boat pier or slip for the use of occupants of Principal Residential structures of the abutting lot; provided this pier or slip does not interfere with navigation.

3278

3279

(3) *Suburban Zone*. Storage of travel trailers, recreational vehicles, and boats for residents of a subdivision, within that subdivision, provided such units are stored in a separate area that is landscaped, visually screened, and maintained. Storage of these units shall not be permitted on individual lots.

3280

3281

3282

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3283

DIVISION 10 TEMPORARY USE AND STRUCTURE

3284

Sec. 3-E-10.1. Temporary Use and Structure

3285
3286

Temporary uses and structures are not intended to be located permanently in one location and are restricted to a limited time period.

3287
3288
3289

All Temporary uses and structures within Clay County may be allowed subject to a Conditional Use or a Special Event Use approval process, unless stated otherwise in a specific use type. Development standards specific to each use type shall be in compliance regardless of the approval process identified.

3290

Table 3-E-10.1.a. Temporary Use Matrix – Standard and Planned Development Districts

	AG	AR	AR-1	AR-2	RA	RB	RC	RD	BA	BB	BB-1to5	BSC	PUD
Garage or Yard Sale	P	P	P	P	P	P	P	P					
Mobile Business									C	C	C	C	
Special Event													
Recreational Vehicle Parking for Temporary Use	C	C	C	C	C	C	C	C					C
Sales from Vehicles									C	C	C	C	
Seasonal Outdoor Sales									C	C	C	C	
Temporary Construction Structure	C	C	C	C	C	C	C	C					
Temporary Living Quarter	C	C	C	C	C	C	C	C					

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3291

Table 3-E-10.1.b. Temporary Use Matrix – Master Planned Communities

	BF						LAMP						
	BF MPC - Suburban	BF CC	BF AC	BF MU - Gateway	BF MU - Multi-Field	BF - Office/ Industrial	LA MPC	LARRSV	LA RC	LA RF	LA AC	LA VC	LA IVC
Garage or Yard Sale	P			P		P		P	P	P			
Mobile Business													
Recreational Vehicle Parking for Temporary Use	P					C	C	C	C				
Sales from Vehicles		C	C									C	C
Seasonal Outdoor Sales		C	C	C	C	C						C	C
Special Event				C									
Temporary Construction Structure	C	C	C	C			C	C	C	C	C	C	C
Temporary Living Quarter	C	C	C	C			C	C	C	C	C	C	C
Legend: P – Permitted Use C – Conditional Use													

3292

3-E-10.1.a. Location

3293
3294

All Temporary uses and related activities, structures, equipment and/or vehicles shall comply with the following:

3295
3296
3297
3298

- (1) located in a defined area of a lot that will not impede traffic and pedestrian circulation of the lot, unless the lot is vacant.
- (2) not located in the setbacks, landscape buffers, access easement, fire lane, loading area, and any vehicular circulation area, unless stated otherwise.

3299

3-E-10.1.b. Permits

3300
3301

Electrical or Mechanical Service. All electrical or mechanical equipment shall comply with the Building Permit standards.

3302

3-E-10.1.c. Application Submission

3303
3304
3305
3306
3307
3308
3309

In addition to the Application Submission standards as set forth in Article II Procedures for Development Review, and Part F, Division 11 Application Submission Standards, the applicant shall submit the following:

- (1) *Consent.* A consent form completed between the applicant and the owner of the lot of which the Temporary use will be held.
- (2) *Liability.* The applicant shall provide proof of a liability insurance and a hold harmless affidavit clearly indicating that the Clay County BCC is not connected with the operation of such use or an activity and shall hold the BCC harmless.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3310 **Sec. 3-E-10.2. Garage or Yard Sale**

3311 **3-E-10.2.a. Description**

3312 The sale of used household or personal goods.

3313 **3-E-10.2.b. Permitted Use Standards**

3314 Garage or Yard Sales shall be allowed per lot up to a maximum of 2 garage sales within any calendar year
3315 and subject to the following standards:

- 3316 (1) *Permitted Use.* Garage or Yard Sale shall be permitted in all Residential and Mixed-Use zoning
3317 districts.
- 3318 (2) *Duration.* The duration of each garage sale shall be a maximum of 72 hours and may be conducted
3319 only within daylight hours. No sign advertising a garage sale may be placed on any public right-of-
3320 way.
- 3321 (3) *Signage.* Refer to Sec. 7-E-5. Yard Sign.
- 3322 (4) *Planned Development.* In RMHP and PUD, Garage or Yard Sale shall also be subject to the
3323 approval by the Homeowners' or Property Owners' Association.
- 3324 (5) *Other Districts.* Other zoning districts that have Residential use(s) may allow a Garage or Yard
3325 Sale.

3326 **Sec. 3-E-10.3. Mobile Businesses**

3327 **3-E-10.3.a. Description**

3328 Mobile business is the conduct of a licensed enterprise on a transient basis on the premises of a
3329 Commercial establishment outside of any permanent building located thereon, where the premises have
3330 been hired, leased or otherwise occupied, either in whole or in part, for the purpose of carrying on such
3331 licensed enterprise.

3332 **3-E-10.3.b. Conditional Use Standards**

- 3333 (1) No person shall conduct a Mobile Business upon any premises located in the unincorporated area
3334 of the County without first obtaining a permit from the County for such premises.
- 3335 (2) *Limited Time.* A permit issued under this subsection shall be valid for a period of one year, and shall
3336 authorize the operation of the Mobile Business on the applicable premises no more than once every
3337 two weeks and for no more than four consecutive hours on each such occasion.
- 3338 (3) *Sign.* No sign pertaining to a Mobile Business may be posted on any permitted premises except on
3339 a day that the Mobile Business will be operated.
- 3340 (a) The holder of a Mobile Business permit may post a single sign on the permitted premises,
3341 with the permission of the owner or chief operating officer of the principal Commercial
3342 activity.
- 3343 (b) *Size of Sign.* A maximum size of 12 square feet and 6 feet in height.
- 3344 (c) *Posting of Sign.* Shall only be allowed during those days and hours of operation of the
3345 Mobile Business.
- 3346 (4) *Separate Permit.* If the Mobile Business is located in one or more locations or premises, a separate
3347 permit shall be required for each premises.

3348 **3-E-10.3.c. Supplemental Application Standards**

3349 A person seeking such a permit shall file an application on a form provided by the Planning and Zoning
3350 Director together with an application fee. At a minimum, the application shall include the following items
3351 and information:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

- 3352 (1) *Applicant's Information.* The name, telephone number, email address and permanent address of
3353 the applicant.
- 3354 (2) *Mobile Business Information:*
- 3355 (a) A description of the mobile business including an identification by type of the merchandise
3356 and/or services to be sold under the permit.
- 3357 (b) The address of the premises of which the Mobile Business is conducted.
- 3358 (c) The name of the principal Commercial activity operated on the premises.
- 3359 (d) The type of business conducted by the principal Commercial activity operated on the
3360 premises.
- 3361 (e) *Chief Operating Officer.* The name, address and day-time telephone number of the chief
3362 operating officer of the principal Commercial activity operated on the premises.
- 3363 (3) *Site Plan.* A site plan with a key showing the graphic scale;
- 3364 (a) *Boundary of the Mobile Business.* The physical boundaries of the premises with
3365 dimensions thereof;
- 3366 (b) The improvements located on the premises, including but not limited to all buildings and
3367 structures with entrances and exits located, curbing, curb cuts, driveways, sidewalks and
3368 pedestrian pathways, parking spaces, handicapped parking spaces, fire lanes, hydrants,
3369 standpipes, gas valves, power and light poles, surface drainage facilities and permanent
3370 signs;
- 3371 (c) The footprint of the Mobile Business;
- 3372 (d) The general arrangement and orientation within said footprint of the trade implements to
3373 be used in connection with the Mobile Business; and
- 3374 (e) The type, size and location of the sign authorized under Subsection 3-E-10.3.X.
- 3375 (4) *Description of Trade.* A description of the trade implements to be used in connection with the Mobile
3376 Business.
- 3377 (5) *Valid License.* A copy of the current and valid license authorizing the applicant to engage in the
3378 Mobile Business as described under Subsection 3-E-10.3.c.(2) above.
- 3379 (6) *Consent.* Written permission from the owner or chief operating officer of the principal Commercial
3380 activity operated on the premises, or from such owner's or officer's authorized agent, to utilize the
3381 premises for the Mobile Business in the manner set forth in the application for the period of the
3382 permit.
- 3383 (7) *Liability Insurance.* Proof of general liability insurance in the amount of \$500,000.00 covering the
3384 applicant and the applicant's operations to be authorized under the permit.

3385 **3-E-10.3.d. Inspection**

3386 Any Mobile Business and/or its Trade Implements for which a permit has been issued shall be subject to
3387 inspection at all reasonable times by law enforcement, public safety, building code inspectors and code
3388 enforcement personnel of the County to ensure continued compliance with all applicable laws, codes and
3389 ordinances.

3390 **3-E-10.3.e. Exemption**

3391 The following shall be exempt from the standards of this Section:

- 3392 (1) A Mobile Business leasing or occupying a booth or other space for the purpose of selling or
3393 exhibiting merchandise and/or services at the Clay County Fairgrounds.
- 3394 (2) A Mobile Business with respect to which the merchandise and/or services sold are solely and
3395 exclusively for human health care purposes.
- 3396 (3) A Mobile Business that is a not-for-profit corporation.
- 3397 (4) A Mobile Business selling merchandise and/or services exclusively to the occupant of the premises
3398 upon which the mobile business is being conducted, or to the occupant's boarders or tenants.
- 3399 (5) A food service Mobile Business.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3400 3-E-10.3.f. Criteria for Denial

3401 An application for a permit submitted shall be denied under the following circumstances:

- 3402 (1) The application is incomplete or missing items.
- 3403 (2) The application contains false or inaccurate information.
- 3404 (3) The premises are unimproved, vacant or unoccupied.
- 3405 (4) The Mobile Business that is the subject of the application is not a lawful Conditional Use for the
- 3406 premises.
- 3407 (5) The footprint or trade implements shown in the site plan submitted with the permit application would
- 3408 materially:
- 3409 (a) obstruct a fire lane or vehicular ingress or egress to or from the premises, or otherwise
- 3410 hinder or obstruct the ability of fire suppression or rescue services to effectively and safely
- 3411 provide service on the premises if needed;
- 3412 (b) impair pedestrian ingress or egress to or from any front door on the permitted premises;
- 3413 (c) occupy or obstruct safe access to or use of more than 15 percent of the maximum number
- 3414 of non-handicapped parking spaces required on the premises by law;
- 3415 (d) occupy or obstruct safe access to or use of any handicapped parking space located on the
- 3416 premises;
- 3417 (e) obstruct access to a hydrant, standpipe, gas valve or exterior electric power located on the
- 3418 premises; or,
- 3419 (f) obstruct or impair proper drainage.

3420 3-E-10.3.g. Suspension or Revocation of a Permit

- 3421 (1) The director may suspend, or revoke a permit for:
- 3422 (a) Violation of a provision of this subsection.
- 3423 (b) Filing a materially false or misleading statement in an application for a permit.
- 3424 (c) Conviction for:
- 3425 i. Fraud or misrepresentation in the sale of merchandise and/or services under the
- 3426 permit.
- 3427 ii. A deceptive trade practice.
- 3428 (2) A change in any of the conditions or circumstances under which the permit was originally issued
- 3429 which would constitute grounds for denial of the permit.
- 3430 (3) To initiate the suspension or revocation process, the Planning and Zoning Director or his/her
- 3431 designee shall deliver to the holder of the permit, by mail or delivery to the holder's permanent
- 3432 address, written notice of the proposed cause for the suspension or revocation and of the date,
- 3433 time and place of the meeting at which the holder of the permit may be heard, be represented by
- 3434 counsel and produce evidence.
- 3435 (4) At the meeting, the Planning and Zoning Director shall consider the evidence produced and enter
- 3436 an appropriate order, a copy of which shall be delivered to the holder of the permit by mail or
- 3437 delivery at the permanent premises. An order of suspension or revocation shall be effective
- 3438 immediately upon hand or electronic delivery or on the 5th day after mailing. The decision of the
- 3439 Planning and Zoning Director shall constitute final agency action.
- 3440

3441 Sec. 3-E-10.4. Sales from Vehicles

3442 3-E-10.4.a. Description and Typical Uses

3443 Any vehicle used for carrying tangible items for sale at or adjacent to the vehicle.

3444 3-E-10.4.b. Conditional Use Standards

- 3445 (1) *Limitation in Sales.* Limited to agricultural and fish products for human consumption.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

- 3446 (2) *Location.* Shall not be located on public property.
- 3447 (3) *Parking.* Ample parking shall be provided off the public right-of-way for customers.
- 3448 (4) *Consent.* Shall have notarized letter of permission from owner on site.
- 3449 (5) *License.* Shall have current permit from the applicable State agency on site.
- 3450 (6) *Sign.* Shall have no more than 2 temporary non-electrical and non-mechanical signs, not exceeding 2-1/2 feet by 5 feet in size each, without a permit.
- 3451
- 3452 (7) *Hours of Operation.* Time of operation shall be only from 7:00 a.m. until sunset.
- 3453 (a) All evidence of sales including vehicle and signs shall be entirely removed from site by
- 3454 sunset.

Sec. 3-E-10.5. Seasonal Outdoor Sales

3-E-10.5.a. Description

3457 Outdoor Sales of items associated with particular holiday seasons sponsored exclusively by not-for-profit
 3458 charitable, philanthropic, civic, political, educational or religious organizations.

Sec. 3-E-10.6. Special Event

3-E-10.6.a. Description and Typical Uses

3461 A temporary gathering of people occurring outside normal programs that are designed for celebration,
 3462 leisure, or other purpose. Typical uses include carnivals, arts and crafts sales, farmers market, holiday
 3463 events.

3-E-10.6.b. Dimensional Standards

(1)	Minimum lot size:	Not Applicable
(2)	Minimum setback: Temporary structure:	From any Residential uses/structures: 200 feet

3-E-10.6.c. Conditional Use Standards

- 3466 (1) *Number of Days.* Special Event shall be limited to 14 consecutive days, unless the Planning and
 3467 Zoning Director, or his/her designee grants an extension up to 21 consecutive days. The applicant
 3468 shall provide reasons in the application justifying for the time extension.
- 3469 (a) In granting the extension, the Planning and Zoning Director, or his/her designee shall
 3470 consider the types of activities that warrant a longer period of time for such Temporary use,
 3471 and the time extension shall not impact negatively the adjacent properties.
- 3472 (2) *Maximum Number of Events.* Shall be limited to 4 times a year (consecutive months) on the same
 3473 lot.
- 3474 (3) *Access.* Shall be from a collector or arterial street. Traffic generated from a Special Event shall not
 3475 be directly backing out from the lot of which the Special Event is held.
- 3476 (4) *Parking.* Shall be located within the lot of which the Special Event is held, over-flow parking may
 3477 occur off-site subject to the Shared Parking standards as set forth in Sec. 8-12.(6) Alternative
 3478 Parking Regulations, where applicable.
- 3479 (5) *Master Planned Communities.* Outdoor sales in conjunction with Special Events of game related
 3480 souvenirs and food shall be permitted.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3481

Sec. 3-E-10.7. Temporary Construction Structure

3482

3-E-10.7.a. Description and Typical Uses

3483
3484
3485

A Mobile Home that generally functions as a temporary office for development, sales, and storage during development stage. It may also be in the form of a portable container for storage of personal belongings and other objects.

3486

3-E-10.7.b. Dimensional Standards

(1)	Minimum Lot Size:			Not Applicable
(2)	Minimum Setback:	Temporary structure:	From all property lines:	5 feet
(3)	Minimum Separation:	Temporary structure:	From the nearest wall of a building that is located on the site:	5 feet
(4)	Maximum size:	Portable container:		8 feet wide, 8 feet high, and 20 feet long

3487

3-E-10.7.c. Permitted Use Standards for Portable Containers

3488
3489
3490
3491
3492
3493
3494
3495
3496
3497
3498
3499
3500
3501

- (1) *Number of Container.* There can be no more than 1 Portable Storage container per property.
- (2) *Duration.* 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.
- (3) *Location.* The Portable Storage container shall be placed outside of any County right-of-way.
- (4) *Construction Site:*
 - (a) *Commercial Dumpster.* 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 Subsections (1) to (3).
 - (b) *Portable Storage Containers.* 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 Subsections (1) to (3).

3502

3-E-10.7.d. Permitted Use Standards for Temporary Construction Structure

3503
3504
3505
3506
3507

- (1) *Number of Construction Structure.* There may be no more than 1 Temporary Construction Structure per construction site based on the intensity of the development.
- (2) *Duration.* 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).

3508

Sec. 3-E-10.8. Temporary Living Quarter

3509

3-E-10.8.a. Description and Typical Uses

3510
3511
3512
3513
3514

Any recreational vehicle-type unit, primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle, these vehicles shall include travel trailers and fifth wheel travel trailer, camping trailer, truck camper, motor home van conversion, park trailer or similar type vehicle. This unit may also serve as a temporary living quarter during construction of a residence.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3515 3-E-10.8.b. Dimensional Standards

(1)	Minimum lot size:	Not Applicable
(2)	Minimum setback: Temporary structure:	Apply setbacks of the lot's zoning district, if applicable

3516 3-E-10.8.c. Conditional Use Standards

- 3517 (1) A property owner, tenant, or a guest of a property owner or tenant who is the owner of a recreational
 3518 vehicle, may temporarily occupy the recreational vehicle on a Single-Family Residentially zoned
 3519 parcel, provided the following conditions are met:
- 3520 (a) No person shall be allowed to occupy the recreational vehicle more than 14 consecutive
 3521 calendar days and no more than 2 times in any calendar year for a particular property
 3522 owner and/or tenant.
 - 3523 (b) The recreational vehicle shall be self-contained and shall not be connected to an outside
 3524 source of potable water, or sewage disposal. All wastewater and solid waste shall be
 3525 disposed of properly at a licensed facility. If electrical connection is needed, then the
 3526 vehicle shall be connected to an approved outside electrical source.
 - 3527 (c) There shall be no more than 1 recreational vehicle on the deeded private property parcel
 3528 in contiguous ownership at any one time.
 - 3529 (d) If property is located within floodplain AE, the following standards must be met:
 3530 i. Be on the site for fewer than 14 consecutive days,
 3531 ii. Be fully licensed and ready for highway use, or
 3532 iii. Meet the permit standards, elevation and anchoring standards
 3533 for "manufactured homes" and all other Land Development Regulations.
- 3534 (2) *Master Planned Communities*. Temporary structures and buildings are allowed except for Mobile
 3535 Homes.

3536 3-E-10.8.d. Additional Use Standards for Construction Purpose

- 3537 (1) A recreational vehicle may be used for temporary living quarters pending construction of a
 3538 permanent Residential dwelling, provided the following conditions are met:
- 3539 (a) The property shall be within the RR, AR, AG FLU, BF RS, or LA RC FLU category.
 - 3540 (b) A copy of the building permit for the permanent residence shall be displayed on the
 3541 recreational vehicle.
 - 3542 (c) A septic tank permit or an existing tank letter and a well permit issued by the State of Florida
 3543 Environmental Health Department shall be obtained if the unit is not self-contained. All
 3544 wastewater and solid waste shall be disposed of properly at a licensed facility. If electrical
 3545 connection is needed, the vehicle shall be connected to an approved outside electrical
 3546 source.
 - 3547 (d) The recreational vehicle shall meet all setbacks required for the Principle dwelling in the
 3548 zoning district where the recreational vehicle will be parked.
 - 3549 (e) The temporary living quarters shall be removed within 10 days from the date of the final
 3550 electrical approval for the permanent Residential structure by the Building Department of
 3551 the County.
 - 3552 (f) The temporary electrical power or electrical source for the temporary recreational vehicle
 3553 shall be disconnected and shut off at the time the permanent electrical connection for the
 3554 permanent Residential structure has been approved.
 - 3555 (g) The recreational vehicle shall be removed from the property at the expiration of 3 years
 3556 from the date the temporary living quarters was placed on the property. Should the building
 3557 permit for the proposed residence expire, the recreational vehicle shall be removed within
 3558 45 days.
 - 3559 (h) There shall be no more than 1 recreational vehicle on the premises at any one time.
 - 3560 (i) If property is located within floodplain AE, the following standards shall be met:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

- 3561 i. Be on the site for fewer than 180 consecutive days,
- 3562 ii. Be fully licensed and ready for highway use, or
- 3563 iii. Meet the permit standards, elevation and anchoring standards for “manufactured
- 3564 homes” and all other Land Development Regulations.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3565

DIVISION 1 GENERAL

3566

Sec. 3-F-1.1. Purpose and Intent

3567
3568
3569

The purpose and intent of this Part is to consolidate the following important components that are required for a proposed development or redevelopment. Part F is divided into several Divisions containing the information as follows:

3570
3571
3572
3573
3574
3575
3576

- (1) Carry forward the required concurrency providers (Adequate Public Facilities) specifically for the adopted County's Master Planned Community of Branan Field (BF), and implementation of roads for Lake Asbury Master Planned Community (LAMPAs).
- (2) Establish minimum and maximum design standards for buildings, exterior lighting, landscaping, parking and loading, and accessory structures for the Master Planned Communities.
- (3) Add specific process and procedures for Planning and Zoning related applications for subsequent consolidation in Article II of the County's Land Development Code (LDC).

3577

Sec. 3-F-1.2. Applicability

3578
3579

Standards in Part F shall apply where indicated in the following where an application for a Development Order is requested:

Division 2 Adequate Public Facilities	Master Planned Communities
Division 3 Roads	Master Planned Communities
Division 4 Parks and Recreation	Master Planned Communities
Division 5 Schools	Master Planned Communities
Division 6 Architectural Standards	Master Planned Communities
Division 7 Exterior Lighting	All zoning districts
Division 8 Accessory Structures	All zoning districts
Division 9 Landscaping	All zoning districts
Division 10 Parking	All zoning districts
Division 11 Application Submission Standards	All zoning districts

3580

Sec. 3-F-1.3. Conflict

3581
3582
3583
3584

Where there is a conflict between the text and graphics in these Divisions, then the text shall govern and control, unless stated otherwise herein. Where the text in these Divisions is in conflict with other Divisions of the LDC or any State provisions, then the standards found in these Divisions shall govern and control, unless stated otherwise herein.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3585

DIVISION 2 ADEQUATE PUBLIC FACILITIES

3586

Sec. 3-F-2.1. Purpose and Intent

3587

The purpose and intent of this Division is to ensure that Adequate Public Facilities (APF) are provided for the incremental development of the Master Planned Communities. Some of these public facilities are located in other current Articles of the Code.

3588

3589

3590

3-F-2.1.a. Typical APF

Drainage	Article 8 Design and Improvement Standards
Fire Rescue	Ask County to reference the Department
Roads	Part F Division C Roads
Parks and Recreation	Part F Division D
Potable Water, Sanitary Sewer, and Solid Waste	Ask County to reference the Department
Public Transportation	Ask County to reference the Department
School	Part F Division E

3591

3-F-2.1.b. Level of Services

3592

APF shall be provided based on the proposed development or redevelopment and shall be consistent with the Level of Services (LOS) for those public facilities that are adopted in the Clay County Comprehensive Plan.

3593

3594

3595

3-F-2.1.c. Management of APF

3596

A monitoring system shall be required to address the impacts of the development or redevelopment on the existing public facilities.

3597

3598

Sec. 3-F-2.2. Applicability

3599

Part F, Division B shall apply to all new developments or redevelopments, unless stated otherwise in Sec. 3-F-2.3. Exemptions.

3600

3601

Sec. 3-F-2.3. Exemptions

3602

The following shall be exempt from this Division:

3603

(1) A lot of record that received an exemption issued by the County.

3604

(2) All construction or alteration of accessory buildings or structures that does not add impact on public facilities.

3605

3606

(3) All types of permits as set forth in Sec. 4-6.(1) Applicability and General Provisions.

3607

(4) All Low Impact Threshold Developments (LITDs) which generate 10 or less PM peak hour trips per day and do not have direct access to a Dashed Line Road. A primary purpose for the creation of the Dashed Line Roads is to open large tracts of acreage for major new development. As such, the benefit to the LITD from the construction of the Dashed Line Roads is minimal. As a result, LITDs are exempt from the donation and payment obligations. A development which would otherwise qualify as a LITD and which has a Dashed Line Road on its property or directly accesses a Dashed

3608

3609

3610

3611

3612

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3613 Line Road will significantly benefit from the construction of the Dashed Line Road. These
3614 developments are not exempt from the donation and payment obligations.

3615 **Sec. 3-F-2.4. Application Standards**

3616 All development or redevelopment projects shall comply with Article 4 Concurrency Management, Sec. 4-
3617 7. Application Content and Submittal Requirements, unless stated otherwise by the Planning and Zoning
3618 Director or his/her designee.

3619 **Sec. 3-F-2.5. Timing**

3620 If APF lands are conveyed to the County by deed, then donation shall be made prior to issuance of a
3621 building permit or at a later date as agreed to by the County. APF requirements may be made on a phase-
3622 by-phase basis, or for an entire development at the option of the developer.

3623 **Sec. 3-F-2.6. Credits**

3624 **3-F-2.6.a. Credit for Construction of Public Facilities**

3625 APF Roads that traverse a development shall be constructed by the developer. The County shall approve
3626 the construction plans for APF Roads based on the applicable Clay County standards and the additional
3627 improvements by road type. The developer shall be entitled to credits for the cost of the construction of
3628 APF Roads, less the proportionate cost associated with traffic on a per trip (capacity) basis.

3629 **3-F-2.6.b. Road Impact Fees**

3630 If the developer opts to satisfy the APF requirements for roads, such donations shall be credited toward
3631 road impact fees.

- 3632 (1) Construction costs that exceed the calculated “fair share” or proportionate share amount may be
3633 credited toward road impact fees.
- 3634 (2) Donation of lands for roads that are in excess of the required APF contribution may be counted
3635 toward required fair share payments.
- 3636 (3) When donations are made for an entire, phased development, the County shall “bank” excess
3637 credits for future phases for the purposes of meeting APF requirements and for potential impact
3638 fee credits.
- 3639 (4) Road impact fee credits may be transferable within the individual boundary of a Master Planned
3640 Community and may not be transferred outside the boundary.

3641 **Sec. 3-F-2.7. Donations**

3642 **3-F-2.7.a. BF Standards**

3643 Developers shall be required to donate 5 percent of developable land acreage for the following public
3644 facilities in order of priority: roads, fire stations, libraries, transit facilities, greenway trails, community parks,
3645 regional retention, and conservation lands where applicable. Developable lands in this case shall not
3646 include wetland areas, required upland-wetland buffers and lands contained within the BF Primary
3647 Conservation Network.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3648 3-F-2.7.b. LAMPA Standards

3649 Developers shall be required to donate 1.35 percent of developable lands for APF road rights-of-way (APF
3650 Requirement). The APF road rights-of-way (Dashed Line Roads) are depicted on the adopted FLUM as
3651 proposed new roads. The land area of the APF Requirement shall be calculated by the developer of each
3652 development and approved by the County. With the mutual consent of the County and the applicant, lands
3653 needed for state roads may be required for donation.

3654 Sec. 3-F-2.8. Payment in Lieu of Donation

3655 3-F-2.8.a. BF Standards

- 3656 (1) If no public facilities lands are present on a specific site or less than 5 percent of the APF
3657 requirement, then that development may satisfy this requirement by paying an APF fee that is
3658 equivalent to 5 percent of the Fair Market Value of the developable lands.
- 3659 (2) Fair Market Value shall be determined at the expense of the developer by an appraiser approved
3660 by the County.
- 3661 (3) Value shall be based on land use, and an average per-acre value shall be determined by dividing
3662 the total development parcel value by total developable acres.
- 3663 (a) When a road divides 2 land uses, the value shall be based on the more intensive use. This
3664 value shall be adjusted annually using the appropriate Consumer Price Index, with the
3665 option of obtaining a new appraisal.
- 3666 (b) This fee shall be paid to a fund dedicated to public facilities acquisition and construction
3667 occurring within 3 miles of the property in question.

3668 3-F-2.8.b. LAMPA Standards

- 3669 (1) If no public facilities lands are present on a specific site or they represent less than 1.35 percent of
3670 the developable lands, the development may satisfy the APF Requirement by paying an APF Fee
3671 that, independently or in combination with public facilities land donation, meets the minimum 1.35
3672 percent APF Requirement. If no APF Lands are present, the APF Fee shall be the Fair Market
3673 Value of 1.35 percent of the developable lands within the development. If the APF Fee is provided
3674 in conjunction with the donation of APF Lands, the APF Fee shall be the Fair Market Value of the
3675 difference in the land area of APF Lands donated and the land area of the APF Requirement for
3676 the development.
- 3677 (2) The Fair Market Value shall be determined at the expense of the developer by an appraiser
3678 approved by Clay County and shall be based on land use with an average per-acre value being
3679 determined by dividing the total development parcel value by total developable acres.

3680 Sec. 3-F-2.9. Donation over Required Minimum

3681 3-F-2.9.a. BF Standards

- 3682 (1) If land is needed for a public facility that is in excess of the 5 percent contribution, then the County
3683 shall either pay the difference or remove the facility from the FLUM.
- 3684 (2) Should the County commit to a contribution, final approval shall be given by the Board of County
3685 Commissioners upon execution of a development agreement as set forth in Sec. 3-F-2.10.
3686 Development Agreement.
- 3687 (3) In situations where a developer contributes different APF Lands and the total donation is in excess
3688 of the requirement, the developer may redefine the priority of public facilities in order to claim impact
3689 fee credits.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3690 3-F-2.9.b. LAMPA Standards

3691 If the location of an APF on the Lake Asbury FLUM is such that an individual development would be required
3692 to donate land in excess of the land area of the APF Requirement, then one of the following shall occur:

3693 (1) The County shall either: pay the developer the Fair Market Value of the difference in the APF
3694 Requirement and the lands necessary to provide the facility; or remove or relocate the facility by
3695 Plan Amendment from the FLUM.

3696 (a) The developer may elect to donate land in excess of the APF Requirement for a
3697 development. Land donation in excess of the APF Requirement may be credited toward
3698 the applicable impact fee or may be banked for future phases of the development for the
3699 purpose of meeting future phase APF Requirements. Credit for land donated in excess of
3700 the APF Requirement for a development may also be transferred to another development
3701 within LAMPA for the purpose of meeting APF Requirements.

3702 (b) If the County elects to compensate the developer for lands in excess of the APF
3703 Requirement for a development, then final approval shall be given by the Board of County
3704 Commissioners by execution of a Development Agreement. The value of the County's
3705 contribution shall be the Fair Market Value of the land as would have been calculated for
3706 the purpose of assessing the APF Fee times the area of the excess land area acquired by
3707 the County.

3708 Sec. 3-F-2.10. Development Agreement

3709 3-F-2.10.a. Review and Approval Procedures

3710 Prior to the entry into a Development Agreement, the County shall first have had an opportunity to review
3711 and approve the construction plans for the additional connections and to review the projected costs of
3712 constructing the additional connections (including right-of-way acquisition, design and other soft costs, hard
3713 construction costs and County administrative costs, including attorney's fees associated with the
3714 enforcement of the Development Agreement, in the event the County shall complete the development) in
3715 order to ascertain the appropriate amount of the construction bond.

3716 3-F-2.10.b. Additional Connections

3717 In addition, prior to entry into the Agreement, the County shall have had an opportunity to review and
3718 approve the location of the additional connections. The Development Agreement may include such other
3719 terms that the County, acting necessary, deems necessary.

3720 3-F-2.10.c. Terms of Development Agreement

3721 The Development Agreement shall contain the following material terms:

3722 (1) road improvements that shall be completed and accepted by the County within 18 months of the
3723 date of the Development Agreement;

3724 (2) a liquidated damages clause for delay in completion;

3725 (3) a construction bond, in a form acceptable to the County, or a letter of credit, in an amount sufficient
3726 to reimburse the County for all expenses and damages incurred in the event of default under the
3727 terms of the development agreement by the developer;

3728 (4) a mechanism for the transfer of real property upon which the additional connections will be
3729 constructed in the event the developer defaults under the terms of the Development Agreement by
3730 not commencing or completing the construction of the additional connections; and

3731 (5) the amount of the construction bond.

3732 The Development Agreement may include such other terms that the County, acting necessary, deems
3733 necessary.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3734

DIVISION 3 ROADS

3735

Sec. 3-F-3.1. General Development Standards

3736

3-F.3.1.a. Roadways Standards

3737

The intent is to establish a safe, convenient, and orderly flow of traffic to implement the planned and unplanned roadway network for the Master Planned Communities. This Division ensures that the required types of roadways are in place as planned and are adequate to provide a Level of Service (LOS) for the existing and new developments consistent with the approved Plan of each Master Planned Community.

3738

3739

3740

3741

3-F.3.1.b. Connectivity

3742

A connected system of streets allows for improved pedestrian and vehicular movement and shorter vehicle trips, allows for quicker access by emergency vehicles, provides alternative routes during natural disasters or accidents, allows better access for school buses, and eliminates backtracking by service vehicles. Variations on the grid street pattern are allowed, with cul-de-sacs, or “U” shaped streets used where such street design will respond to and preserve natural features. Arterials and collector roads shall continue through the Plan Area without interruption.

3743

3744

3745

3746

3747

3748

3-F.3.1.c. External Connectivity

3749

(1) External vehicular connections shall be provided along the perimeter of each development, as follows:

3750

Minimum Distance between each connection point:	2,500 lineal feet ¹
Maximum Distance between each connection point:	3,000 lineal feet ²

Footnotes:

- | | |
|---|--|
| 1 | Excluding wetlands, conservation areas, and existing (pre-Master Plan) developments. |
| 2 | External connection points may be extended if a mid-block pedestrian connection is provided. |

3751

(2) Parcels with less than 2,500 feet of perimeter may be required to provide a minimum of 1 perimeter connection.

3752

3753

3-F.3.1.d. Connectivity Index

3754

Developments shall provide for external and internal connectivity following the connectivity index. Nodes, which are intersections where a minimum of 3 streets converge, and street links are street segments between nodes.

3755

3756

3757

(1) *Street Links/Nodes*. The measure of connectivity to be used is the number of street links divided by the number of nodes and street link-ends including cul-de-sacs.

3758

3759

(2) Minimum Connectivity Index for Street Networks.

BF	1.2
LAMPA	0.8

3760

(3) *Substitute for Vehicular Connectivity*. If topographical or parcel shape (at the time of Plan adoption) prevent conformity with the above standards, then pedestrian connections and emergency accessways may be utilized as a substitute to satisfy these standards.

3761

3762

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3763 3-F-3.1.e. Access

3764 Any development, based on the intensity, shall have a front street property line abutting a collector or arterial
 3765 street where the principal access point is provided to serve the proposed development. Arterial and collector
 3766 streets shall be pursuant to Sec. 8-4. Roadway Classification System of this Code. Based on the Site Impact
 3767 Study per Sec. 8-10. Access Management, a secondary access may be required on a street, which may
 3768 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 ¹
> 100 to 250	2 ²	Yes
251 +	2 ²	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. |

- 3769 (1) *Completion of Access and Connections.* These connections shall be completed and accepted by
 3770 the County during the course of the development and construction of the first 150 dwelling units.
 3771 The developer has the option of delaying the completion of the additional connections if it enters
 3772 into a Development Agreement (Refer to Sec. 3-F-2.10. Development Agreement.) with the County
 3773 prior to the issuance of the building permit for the 151st or 251st dwelling unit which commits to the
 3774 construction and completion of the additional connections through acceptance and bonding by the
 3775 County pursuant to the County's subdivision standards.
- 3776 (2) *Exemptions.* Developments meeting the following conditions shall be exempt from the access
 3777 standards as indicated above. No exemption shall be allowed on developments with more than 500
 3778 units.
- 3779 (a) *External connection points every 700 feet (average).* The spacing requirement shall be
 3780 relaxed when the presence of an existing wetland or an existing development (prior to plan
 3781 adoption) would prevent the placement of the connection at that location.
 - 3782 (b) Neighborhood Park Space exceeding 200 percent of the minimum required.
 - 3783 (c) An area or Office and/or Commercial use shall be provided at a ratio of 50 square feet per
 3784 unit.

3785 3-F-3.1.f. Median Openings

3786 Shall be in accordance with Sec. 8-10.(4) Table 3. Minimum Connection Spacing Requirements.

3787 Sec. 3-F-3.2. Street Pattern

3788 3-F-3.2.a. Street Pattern within a Development

3789 The pattern of streets in a new Residential development shall provide for the continuation of existing
 3790 collector and in some cases local streets from adjoining areas, or for their proper projection where adjoining
 3791 land is not subdivided.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

- 3792 (1) *Non-Residential.* Non-Residential development shall be served by internal shopping streets, except
 3793 where existing (prior to plan adoption) street layout does not allow utilization of same, or when
 3794 development consists of a single freestanding building. Such streets do not have required right-of-
 3795 way. Non-Residential development shall provide vehicular and pedestrian connections to adjacent
 3796 development.
 3797 (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 ¹
≤ 100	1,000 feet ²	-
> 100 to 250	2 feet	Yes
251 +	2 feet	Yes

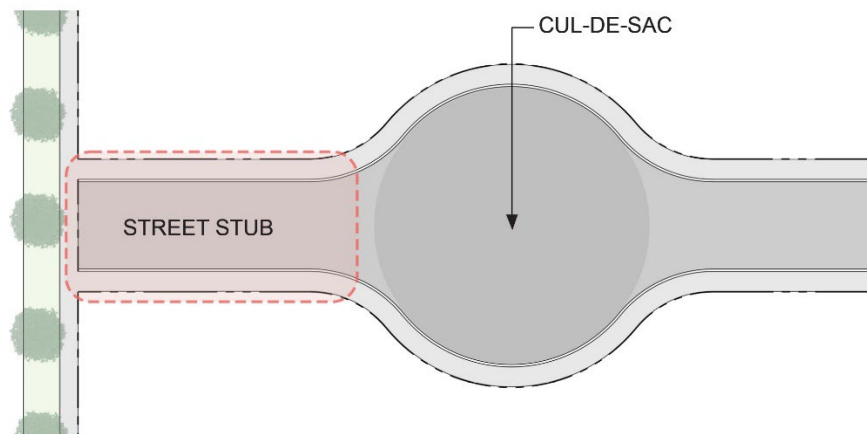
Footnotes:

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.

- 3798 (3) *Street Stubs.* All street stubs shall be provided with a cul-de-sac that reaches the adjoining property
 3799 line and is constructed at the same time that the other streets are constructed for a particular
 3800 development or phase of a development, and the restoration and extension of the street shall be
 3801 the responsibility of any future developer of the abutting land unless physical constraints of the land
 3802 prevent such connection. Refer to Sec. 8-11.(4) Temporary Cul-de-sacs and Sec. 8-11.(5) Cul-de-
 3803 sac for applicable technical compliance.

3804

Graphic 1: Street Stub



3805

- 3806 (4) *Gates.* Gated developments may be allowed but may not block off any arterial, collector, or public
 3807 local streets and shall receive no impact fee credits for roads, parks, or other facilities contained
 3808 within the development.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3809 **Sec. 3-F-3.3. Roadway Configuration**

3810 **3-F-3.3.a. Roadway Design.**

3811 Road design shall comply with the following table and with the roadway design standards included as
 3812 appendices to this document. Minimum widths may not be exceeded by more than 2 feet, except where
 3813 turning radii or other factors justify a wider paved width.

		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	24 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	Both sides
	LAMPA	30 feet	66 feet	
Non-Residential Internal Street		20 feet	None	1 side only
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		

3814 **3-F-3.3.b. Roundabouts**

3815 Roundabouts shall be encouraged for intersections of the following roads in any combination: minor
 3816 collectors, neighborhood collectors, and local roads. Roundabout design shall be approved by the Director
 3817 of Engineering.

3818 **3-F-3.3.c. Alleys and Interior Courtyards**

- 3819 (1) Alleys shall provide access to rear parking and/or delivery area for Residential and Non-Residential
 3820 areas;
 3821 (2) Width and setbacks shall be consistent with Sec. 8-9. Table 1. Right-of-Way Widths

Width of alley:	18 feet measuring from edge of pavement
Setback from building:	5 feet measuring from edge of pavement to building facade

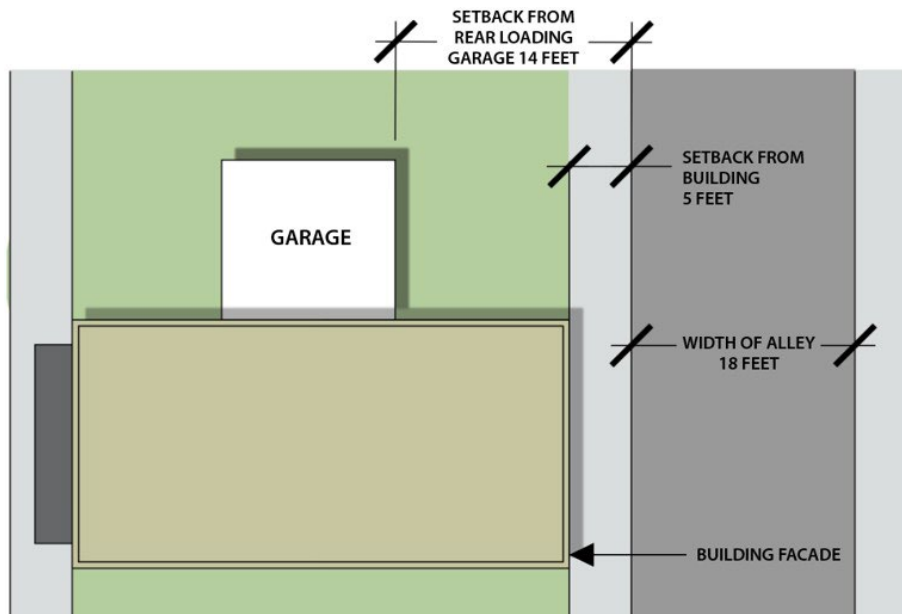
ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

Setback from rear loaded garage:	14 feet measuring from edge of alley pavement to garage door
----------------------------------	--

3822

Graphic 2: Measurement of Alley Setbacks



- 3823 (3) Alley and courtyard paving may be of concrete or asphalt;
- 3824 (4) Alleys shall be publicly or privately retained and maintained with easements either granted to the
- 3825 County Commission or the HOA/POA, whichever one is applicable; and
- 3826 (5) Inside of the alley area, the standard pavement requirements shall apply for courtyards. The depth
- 3827 of such interior courtyards may not exceed 250 feet. Interior courtyards shall have landscape strips
- 3828 with a width of at least 10 feet to separate parking rows, and landscape islands with shade trees
- 3829 at least every 80 feet.

3830 **3-F-3.3.d. Traffic Calming**

- 3831 Through local residential collector streets of more than 2 blocks in length shall employ traffic calming
- 3832 techniques such as vertical deflections, horizontal deflections, road narrowing, ripples, pavers, central
- 3833 islands, entry or gateway treatments, raised medians, roundabouts, raised crosswalks, textured pavement,
- 3834 and bulbouts (neckdowns), and similar treatments with the approval of the Engineering Director.
- 3835 (1) *Pedestrian Crossing.* Such techniques shall also be applied at pedestrian crossings on minor and
- 3836 major collectors and within specific districts:
- 3837 (a) *BF Master Planned Communities.* Neighborhood, BF Community, and BF Activity Centers.
- 3838 (b) *LAMPA Planned Communities.* Village Center and Activity Center, when block length
- 3839 exceeds 700 feet, mid-block pedestrian crossings consisting of striped pavement, raised
- 3840 crosswalks, or different pavement treatments shall be required.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3841 **Sec. 3-F-3.4. Transit**

3842 **3-F-3.4.a. Transit-Oriented Design (TOD)**

3843 Areas within the Activity Centers of the Master Planned Communities shall be identified as park and ride
3844 lots/future transit stations and shall be acquired through the APF process. Sites within the Neighborhood,
3845 Community, and Activity Centers shall include adequate right-of-way for potential future bus stops.

3846 **3-F-3.4.b. Transit Stop**

3847 Transit stops or pullout bays shall be planned for during the construction of roadways and development of
3848 adjacent parcels at major stops or destinations such as community centers and schools.

3849 **Sec. 3-F-3.5. Sidewalk**

3850 **3-F-3.5.a. Sidewalks**

3851 Sidewalks shall be required on both sides of all streets and shall comply with standards as set forth in Sec.
3852 8-14.(2).

3853 (1) Local streets shall have a minimum sidewalk width of 5 feet. Arterial and Major Collectors shall
3854 have a minimum of 8-foot-wide sidewalks and shall be separated from the road with a landscape
3855 strip that is at least 15 feet in width.

3856 (2) Minor and Residential Collectors shall have a minimum of 6-foot-wide sidewalks.

3857 (3) Special sidewalk standards may be required in specific areas as stated in Divisions 12 or 13.

3858 **Sec. 3-F-3.6. Bicycle Lane**

3859 All roads classified as Minor Collector or above shall have a minimum of 5-foot-wide dedicated or
3860 designated bicycle lanes. Where in-street bicycle lanes are not provided, a minimum 8-foot-wide off-street
3861 bicycle/pedestrian path shall be provided. These standards may be substituted with an approved alternative
3862 pedestrian circulation system that accomplishes the same result in terms of pedestrian and bicycle
3863 movement, subject to the review and approval of the DRC.

3864 **Sec. 3-F-3.7. Street Trees**

3865 **3-F-3.7.a. Right-of-way Tree Planting**

3866 All roads classified as Minor Collector or above, with the exception of Branan Field Road, shall have street
3867 trees planted in the rights-of-way on both sides of the road.

3868 (1) *Spacing.* In addition to Sec. 6-5.(4) Landscaping Adjacent to Street Right-of-Way, the street trees
3869 shall be planted at intervals of not more than 1 tree per 30 lineal feet or less than 1 tree per 50
3870 lineal feet, the exact distance dependent on local conditions and the joint approval of the County
3871 Engineer and the Planning and Zoning Director or his/her designee.

3872

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3873

DIVISION 4 PARKS AND RECREATION

3874

Sec. 3-F-4.1. Purpose and Intent

3875 This Division is to ensure adequate Parks, on-site Recreation areas, and Civic facilities are provided for
3876 developments within each Master Planned Community, as follows:

- 3877 (1) Establish Recreational standards for both Residential and Non-Residential developments;
3878 (2) Ensure the development of land is well balanced with the built environment and provides adequate
3879 Open Space of passive and active Recreational facilities; and
3880 (3) Ensure the timing of the Recreational improvements are implemented concurrent with the
3881 construction of each development.

3882

Sec. 3-F-4.2. Applicability

3883 Neighborhood and Community Parks, and other open spaces shall be designated during development
3884 review. The standards of this Division shall apply to all new developments and redevelopments if the
3885 proposed intensity exceeds the previously approved recreation and Park Adequate Public Facilities.

3886

Sec. 3-F-4.3. Types of Parks

3887

3-F-4.3.a. Community Park

3888 This type of park shall be designed to serve the needs of the surrounding larger community within a 3-mile
3889 radius or a population of up to 25,000, offering a variety of programs and facilities.

- 3890 (1) *Location.* Shall be located along a collector street, adjacent to a school is preferred to maximize
3891 utilization of facilities, and community Parks shall also be located in close proximity to a community
3892 center or a neighborhood center.
3893 (2) *Construction and Operation.* The County shall construct and operate Community Parks.
3894 (3) *APF Requirements.* Developers may donate land for and/or construct facilities for Community
3895 Parks under the Adequate Public Facilities (APF) requirement. If Park impact fees are instituted,
3896 Park impact fee credits will also be available for developers who construct Community Park
3897 facilities. Park impact fee revenues would also be available if the County determines that
3898 community Park land is needed on a development site (as shown on the FLUM, as amended) and
3899 the APF requirement has been met with other facility land, or if additional Community Park land
3900 was needed along with APF Park land reserved on that site.

3901

3-F-4.3.b. Neighborhood and Pocket Parks

3902 A Primary Neighborhood or Pocket Park in Residential categories shall be required for each development
3903 with more than 100 units. This type of park shall be designed to provide fewer facilities and smaller ball
3904 courts than a Community Park.

- 3905 (1) *Residential Location.* A Neighborhood or Pocket Park shall be located in close proximity to the
3906 Residential units of which it serves. All parks shall be connected to the Residential units through
3907 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
LAMPA Village Center and Activity Center:	1,000 feet

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

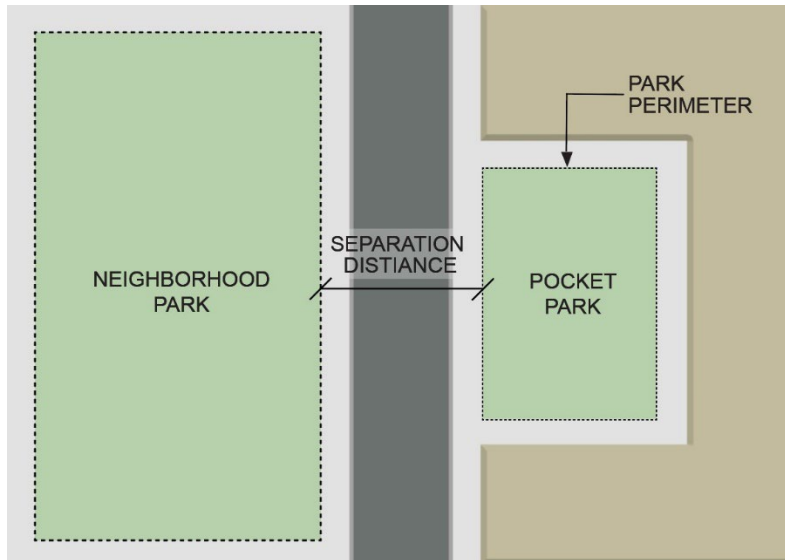
Part E Use Types and Standards

LAMPA, Rural Fringe, Rural Reserve, and Rural Community (where intensity bonuses are utilized):	1,200 feet
---	------------

- 3908 (a) *Civic Space*. Developments with more than 100 units are required to have a central Civic
 3909 Space within a Neighborhood or Pocket Park. Refer to Sec. 3-F-4.4.b. Residential FLU
 3910 Category.
 3911 (2) *Non-Residential Location*. The Neighborhood or Pocket Park may be in the form of a plaza or green
 3912 and shall be centrally located within a Non-Residential center as listed below. If more than 1 plaza
 3913 or green is required, the separation distance shall be measured from the perimeter of the Park or
 3914 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):	

3915 **Graphic 1: Measurement of Park Separation**



3916 **Sec. 3-F-4.4. Park Facilities**

3917 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

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

	Golf course/range
	Playground equipment, picnic areas, and a multi-use playfield, and may also include basketball courts, tennis courts, or other recreational uses
Residential FLU category.	<p>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.</p> <p>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.</p>
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:	<p>Shall include areas predominately grass or ground cover, with benches and at least 1 gazebo structure.</p> <p>A plaza centrally located within shopping streets, office parks, and other areas. The plaza may also include small outdoor amphitheaters and stages.</p> <p>Non-Residential parks shall not be required when the development is a single freestanding building on an individual lot.</p>

3918 **Sec. 3-F-4.5. Recreation Level of Service Standards**

3919 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 ¹	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 E Use Types and Standards

	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 ²	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-4.5.a. may apply.
- 2 Community Park space in excess of APF requirements will count toward Neighborhood Park LOS standards.

3920 3-F-4.5.a. Alternative Standards

- 3921 (1) *Swimming Pool.* When a Swimming Pool (minimum 1,000 square feet) is provided, the LOS
 3922 Neighborhood Park standard may be reduced by 10 times the square foot of the pool area. The
 3923 Neighborhood Park minimum size may be reduced by this calculation, provided that the minimum
 3924 Park size is not reduced by more than 75 percent.
- 3925 (2) *Tennis or Basketball Court.* When Tennis Courts or Basketball Courts (minimum of 2) are provided,
 3926 the LOS Neighborhood Park standards may be reduced by 8,750 square feet per tennis court and
 3927 5,000 square feet per basketball court. The Neighborhood Park minimum size may be reduced by
 3928 this calculation, provided that the minimum Park size is not reduced by more than 75 percent.

3929 Sec. 3-F-4.6. Platting

3930 Park acreage shall be platted. Improvements shall be made prior to the occupancy of 50 percent of the lots
 3931 and/or units within a development.

3932 Sec. 3-F-4.7. Pedestrian and Bicycle Linkage

3933 All development shall provide a system of bikeways, footpaths, or nature trails linking larger, improved
 3934 Recreational facilities and Open Space with Residential areas. Pathway corridors provided above and
 3935 beyond required sidewalks and bike lanes shall receive credit toward Adequate Public Facilities or Park
 3936 LOS standards. Pathway corridor width shall be 15 feet. At such time as the County establishes a
 3937 pedestrian/bikeway master plan, such plan shall guide development of the system.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3938 **Sec. 3-F-4.8. Ownership and Control**

3939 Neighborhood Parks shall be provided by the developer and shall be owned and maintained by the
3940 Homeowners' or Property Owners' Association unless otherwise authorized by a Development Agreement.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3941

DIVISION 5 SCHOOLS

3942

Sec. 3-F-5.1. Purpose and Intent

3943
3944
3945

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.

3946

Sec. 3-F-5.2. Location of Public School

3947

3-F-5.2.a. General Location and Contribution

3948
3949
3950

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.

3951

3-F-5.2.b. Preferred Location

3952
3953
3954
3955

The location of Public Schools in or adjacent to the Master Planned Community Centers or 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.

3956

Sec. 3-F-5.3. Development Standards

3957
3958

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.

3959

3-F-5.3.a. Vista Termination

3960
3961

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.

3962

3-F-5.3.b. Architectural Interest

3963
3964
3965
3966

Where applicable, the building elevations of the school shall comply with Part F, Division 6 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.

3967

3-F-5.3.c. Landscaping

3968
3969

Shall be pursuant to Article 6 Tree Ordinance and shall follow the Crime Prevention Through Environmental Design (CPTED) standards.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3970 **3-F-5.3.d. Additional Development Standards**

3971 Refer to Sec. 3-E-7.20. Private or Public School.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

3972 DIVISION 6 ARCHITECTURAL DESIGN GUIDELINES

3973 **Sec. 3-F-6.1. Purpose and Intent**

3974 These guidelines are established to promote design and aesthetic qualities of the built environment of Clay
 3975 County, specifically in the Branan Field (BF) and Lake Asbury Area (LAMPA) Master Planned Communities.
 3976 These guidelines are intended to ensure that new development or redevelopment will enhance the
 3977 appearance of the surrounding communities by encouraging architectural diversity, variation in street
 3978 patterns, building setbacks, hardscape, planting, and preservation of existing vegetation.

3979 **Sec. 3-F-6.2. Applicability**

3980 These guidelines shall apply to all new and redeveloped buildings and structures, unless stated otherwise.

3981 **3-F-6.2.a. Threshold**

3982 Shall apply to all Residential Multi-Family, and Single-Family Attached buildings and Non-Residential
 3983 buildings, as set forth in Part D Division 12, Branan Field Master Planned Community and Part D Division
 3984 13, the Lake Asbury Master Area Planned Community.

3985 **3-F-6.2.b. Exemptions**

3986 The following shall be exempt from this Division:

- 3987 (1) Agricultural use buildings;
- 3988 (2) Buildings which are subject to Federal or State statutes, and that are exempt from the Clay
 3989 County Building permit process;
- 3990 (3) Clay County Government Facilities that are not visible from the public rights-of-way;
- 3991 (4) Industrial use buildings that are substantially screened by a perimeter buffer and are not visible
 3992 from public rights-of-way and adjacent properties; and
- 3993 (5) Accessory structures such as water tanks, mechanical or electrical equipment, cooling towers, and
 3994 structures that are not habitable and individual structure is under 1,000 square feet.

3995 **Sec. 3-F-6.3. Residential and Non-Residential Developments**

3996 All Residential and Non-Residential buildings shall include the following design components to achieve an
 3997 overall unified architectural character consisting of a variation in rooflines, colors, materials and decorative
 3998 features, and proportional fenestrations in the facade.

3999 **3-F-6.3.a. Design Components**

4000 Each type of Residential or Non-Residential building shall be required to provide with the applicable design
 4001 component as indicated with a ✓ and section reference to additional standards for a specific type of building:

	Non-Residential	Non-Residential Large-scaled	Residential Multi-Family	Residential Single-Family Attached
Roofline	✓	✓ 3-F-6.3.b.(2)	✓	✓
Facade	✓	✓	✓	✓

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

		3-F-6.3.c.(1)(b)		
Exterior Wall Material or Finishing	✓	✓ 3-F-6.3.d.	✓	✓
Fenestration	✓	✓ 3-F-6.3.e. and e.(2)	✓	✓
Entrance Features	✓	✓ 3-F-6.3.f.(2)	✓	✓
Covered Entry Area	✓	✓	✓	NA
Balcony	✓	NA	✓ 3-F-F.3.g.	Optional if there is a second floor
Front Stoop or Front Porch	NA	NA	NA	Either a stoop or a porch

4002 3-F-6.3.b. Roof Line

4003 Roof lines may be pitched, gabled, or flat and are subject to the following standards for both primary and
4004 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.

- 4005 (1) *Rooftop Equipment.* HVAC and other rooftop equipment shall be screened from view.
4006 (2) *Large-Scaled Non-Residential Building.* A minimum 30 percent of the parapet walls along the front
4007 facade, and the side facade where it faces a street shall be articulated with a variation in height of
4008 3 feet to 5 feet. The length of the height variation shall be proportional to the overall length facade.

4009 3-F-6.3.c. Façade

4010 A building shall avoid long, monotonous, uninterrupted walls or roof planes by applying at least 2 of the
4011 following design elements:

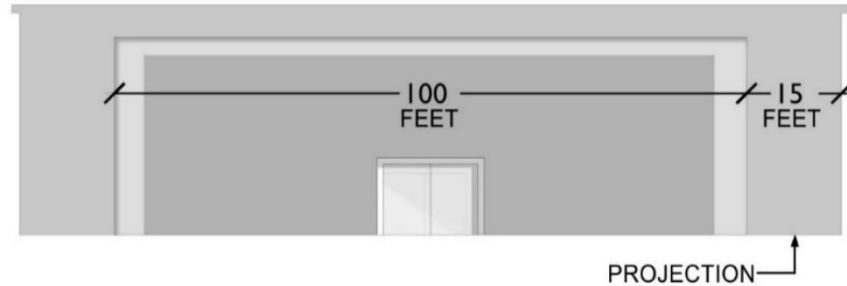
- 4012 (1) *Pronounced Wall Plane Offsets and Projections.* A blank facade that is at least 100 feet in length
4013 and 20 feet in height, shall introduce recesses or projections.
4014 (a) *Dimensions.* Each recess or projection shall be, unless stated otherwise:
4015 i. Spaced not to exceed 100 feet between each recess or projection;
4016 ii. A minimum of 12 inches in depth; and
4017 iii. A minimum of 15 feet in length.
4018 (b) *Large-Scaled Non-Residential Building.* In addition to the standards as set forth in Sec. 3-
4019 F-F.3.b.1.(a), a minimum of 20 percent of the total front and side facade length shall have
4020 a 15-foot in length recess or projection.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

4021

Graphic 1: Wall Projection



- 4022 (c) *Expansion or Control Joints.* Those located on a facade shall not be considered as a recess
4023 or projection unless it meets the dimensional standards.
4024 (2) *Vertical Architectural Elements.* Features such as pilasters, columns, canopies/porticos, arcades,
4025 colonnades, and/or parapets shall be included to interrupt facades into modules of less than 80
4026 feet.

4027 3-F-6.3.d. Exterior Wall Material or Finishing

- 4028 (1) *Acceptable Materials.* Exterior walls shall be constructed of finished materials such as stucco,
4029 natural brick or stone, finished or scored concrete, wood or other similar material including synthetic
4030 materials similar in appearance and durability to those materials previously named on all sides.
4031 (2) *Prohibited Materials.* Exposed smooth concrete block, corrugated or other metal finishes,
4032 untextured tilt-up concrete panels, pre-fabricated steel panels and the like, shall not be permitted.
4033 (3) *Large-Scaled Non-Residential Building.* Shall have more than 1 exterior material or finishing.

4034 3-F-6.3.e. Fenestration

- 4035 Windows, and other openings in the façade of a building shall be present and shall be proportioned to
4036 reflect pedestrian scale and movement, and to encourage interest at the street level.
4037 (1) *Multi-Tenant Building.* For multiple Commercial uses within a single building, the street level façade
4038 of each store shall provide windows between the height of 2 feet and minimum of 8 feet above the
4039 walkway grade, for no less than 60 percent of the horizontal length of the building façade that faces
4040 streets or pedestrian areas for each store.
4041 (2) *Large-Scaled Non-Residential Building.* A minimum of 60 percent of the facade length of the front
4042 and side facades if facing a street shall be designed for fenestration.

4043 3-F-6.3.f. Entrance

- 4044 Buildings may have their entrances from parking areas but shall also provide a useable entrance to the
4045 street, if applicable, shall be clearly articulated through the use of architectural detailing.
4046 (1) *Architectural Elements.* Entrances shall include 3 of the following features:
4047 (a) raised above-the doorway cornice parapets,
4048 (b) peaked roof forms,
4049 (c) arches,
4050 (d) integrated awnings,
4051 (e) covered walkways,
4052 (f) open colonnades, or
4053 (g) similar weather protection architectural details such as tile work, moldings, or planters.
4054 (2) If covered walkways or open colonnades are provided, the minimum percent shall apply to the front
4055 and side of a building, as follows:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

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

4056 **3-F-6.3.g. Balcony and Porch**

4057 A minimum of 30 percent of the Multi-Family buildings shall be provided with an individual balcony or porch.
4058 (1) *Dimensions.* Front stoops and porches shall have a minimum width of 4 feet and floor level at least
4059 18 inches higher than the top of curb.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

4060

DIVISION 7 EXTERIOR LIGHTING

4061

Sec. 3-F-7.1. General Provisions

4062 These standards are intended to ensure that exterior (outdoor) lighting positively enhances the visual
4063 impact of a building or project on surrounding properties and uses. Exterior lighting at a building or a
4064 development shall be designed and installed in a consistent and coordinated fashion to provide safe,
4065 convenient, and efficient lighting for customers, pedestrians, and vehicles, and to avoid the creation of hot
4066 spots, glare, obtrusive light, light pollution, light trespass, and visual nuisance. In addition, exterior lighting
4067 shall accentuate key architectural elements of the building or project and highlight or otherwise emphasize
4068 landscape features. These standards will help to reduce light pollution, meaning the adverse effect of
4069 manmade lights on the night sky, commonly known as urban sky glow.

4070

3-F-7.1.a. Applicability

4071 These standards shall apply to all buildings and developments with exterior lighting, including accessory
4072 uses and structures.

4073

3-F-7.1.b. Exemptions

4074 The following shall be exempt from this Division:

- 4075 (1) Agricultural uses.
4076 (2) Single-Family Detached or Attached units that are located on a single lot.
4077 (3) Temporary Lighting. Temporary (3 months) Holiday lighting during the months of November,
4078 December, and January shall be exempt from the provisions of this Section, provided that such
4079 lighting does not create dangerous glare on adjacent streets or properties.
4080 (4) Any Temporary uses and/or structures as set forth in Sec. 3-E.10.
4081 (5) Streetlights in the public rights-of-way that are subject to the standards of FDOT or any other
4082 government agencies.
4083 (6) Landscape or accent lighting that may be subject to the Florida Building Code.

4084

3-F-7.1.c. Definitions

4085 Refer to Sec. 1-15. Definitions of this Code.

- 4086 (1) Footcandle (f.c.). Refer to Sec. 1-15.F.(14).
4087 (2) Full Cutoff Fixture. Refer to Sec. 1-15.F.(22).
4088 (3) Luminaire. Refer to Sec. 1-15.L.(20).
4089 (4) Photometric Plan. Refer to Sec. 1-15.P.(16).
4090 (5) Uniformity Ratio. Refer to Sec. 1-15.U.(1).

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

4091 **Sec. 3-F-7.2. Photometric Plan**

4092 **3-F-7.2.a. Application Requirements**

4093 In addition to the submittal requirements as set forth in Article II Procedures for Development Review, all
 4094 applications that include the use of external lighting are subject to the submittal of a photometric plan, which
 4095 shall include but are not limited to the following:

- 4096 (1) A table identifying the average, minimum, and maximum foot-candles; average to minimum ratio;
 4097 average to maximum ratio; and the proposed height of the luminaire;
- 4098 (2) A grid for the photometric calculation shall be at a maximum of 10 feet;
- 4099 (3) A copy of the manufacturer's sheets, descriptions of lenses, and appropriate data tables; and
- 4100 (4) A Photometric Plan that is prepared by a Florida licensed Architect, Engineer, or Landscape
 4101 Architect, and who shall certify that the plan complies with this Code.

4102 **Sec. 3-F-7.3. Illumination**

4103 All exterior lights and illuminated signs shall be designed, located, installed, and directed in such a manner
 4104 as to prevent objectionable light trespass and glare across the property lines and or disability glare at any
 4105 location on or off the property. The "maintained horizontal luminance recommendation" set by the
 4106 Illuminating Engineers Society of North America (IESNA) shall be observed.

4107 **3-F-7.3.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		

- 4108 (1) *Example.* U. Ratio = 4:1 for the given area, the lowest level of illumination (1) should be no less
 4109 than 25 percent or "4 times less" than the average (4) level of illumination.

3-F-7.3.b. Footcandle Intensities

4110 Footcandle intensities specified in this Division shall be maintained values calculated using a maintenance
 4111 factor ("m.f.") not lower than 72 percent of original intensity.

4112 **3-F-7.3.c. Illumination Levels**

4113 Illumination levels at the property line of the building or development shall not be more than 0.5 footcandles
 4114 at any point when the building or development is located next to any Residential use and shall not be more
 4115 than 1.0 footcandles when located next to any other use. To avoid glare or spill light from encroaching onto
 4116 adjacent properties, illumination shall be installed with house-side shields and reflectors, and shall be
 4117 maintained in such a manner as to confine light rays to the premises of the building or development.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

4118 **Sec. 3-F-7.4. Light Fixtures**

4119 **3-F-7.4.a. Types of Light Fixture**

4120 All light fixtures, including security lighting, shall be full cut-off fixtures, and shall be incorporated as an
4121 integral design element that complements the design of the building or development through style, material,
4122 or color.

4123 **3-F-7.4.b. Building Lighting**

4124 Lighting of or on buildings shall be limited to wall-washer type fixtures or up-lights, which do not produce
4125 spill light or glare.

- 4126 (1) A cutoff fixture shall not have more than 1 percent of lamp lumens above horizontal. Sag lenses,
4127 convex lenses, and drop lenses shall be prohibited.
- 4128 (2) Lighting at a building or project shall not be comprised in whole or part of any floodlights, except
4129 floodlights may be permitted with a Non-Commercial Industrial use, provided the floodlights are
4130 shielded to meet cut-off standards.

4131 **3-F-7.4.c. Height**

4132 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

4133 **Sec. 3-F-7.5. Time Controls**

4134 Non-Residential lighting shall be installed with time controls so that light levels are reduced not later than
4135 1 hour after the close of operations to the minimum levels needed under the IESNA to ensure safety and
4136 security (approximately a 50 percent reduction).

4137 **Sec. 3-F-7.6. Upgrade or Replacement**

4138 When 50 percent or more of any component (e.g., luminaries, poles) of the exterior lighting system at a
4139 building or development is upgraded, changed, or replaced (not including regular maintenance), such
4140 component for the remainder of the exterior lighting shall be brought into substantial compliance with the
4141 standards of this Code.

4142 **Sec. 3-F-7.7. Gas and Fuel Sales**

4143 Lighting for a Gas and Fuel Sales facility and its associated building and structure, such as a convenience
4144 store, car wash and fueling station canopy, shall be subject to the following additional criteria:

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

4145 **3-F-7.7.a. Canopies**

4146 Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the
4147 bottom surface (ceiling) of the canopy and/or shielded by the fixture or edge of the canopy such that the
4148 light is restrained to no more than 85 degrees from vertical.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

4149

DIVISION 8 ACCESSORY STRUCTURES

4150

Sec. 3-F-8.1. Purpose and Intent

4151 The intent of this Division is to establish standards for accessory structures such as fences, walls, screen
4152 enclosures that serve to provide screening from views; safety; security; privacy; and aesthetic purposes.

4153

3-F-8.1.a. Accessory Structure

4154 An accessory structure shall be subject to the same standards that apply to the principal structure, as
4155 follows:

- 4156 (1) *Location.* All structures that serve an Accessory use shall be located on the same lot as the principal
4157 use/structure. No accessory structure shall be located in the front or side street yard except for
4158 dumpsters, or unless stated otherwise herein or in Part E, Division 9.
- 4159 (2) *Exemption.* The following accessory structure shall be exempt from the location requirements
4160 pursuant to Subsection 3-F-8.1.a.(1).
- 4161 i. A structure serving an approved off-site parking; and
4162 ii. Enclosed dumpsters may be allowed to be located on the side street yard if adjacent to a
4163 perimeter buffer.

4164

Sec. 3-F-8.2. Fence, Wall, and Column

4165

3-F-8.2.a. Construction Materials

4166 Fences, walls, and columns may be constructed with different materials as follows:

- 4167 (1) *Fence.* Wood, PVC, or vinyl-coated chain-link fence. Wood or PVC fences may be constructed in
4168 a semi-opaque or solid pattern.
- 4169 (a) The finished surface of a fence shall face on the exterior side of the property. The posts
4170 and bracing of the fence shall be located on the interior side of the property.
- 4171 (2) *Wall or Column.* Concrete block, precast concrete, or poured concrete.

4172

3-F-8.2.b. Finishing Materials

4173 All walls, and columns shall meet the following standards:

- 4174 (1) *Wall:*
- 4175 (a) Pre-cast, poured concrete or concrete block walls shall have a plastered, stucco, or
4176 decorative finish on both sides above ground level.
- 4177 (b) Split-faced concrete blocks or textured wall finish may also be allowed.
- 4178 (2) *Decorative Column:*
- 4179 (a) Decorative columns that are attached to a wall may utilize bricks or apply the same finishing
4180 materials as the wall.

4181

3-F-8.2.c. Location

4182 A fence, wall, column or hedge may be located on the property line, in the setbacks, adjacent to or within
4183 a perimeter buffer, or any area interior to the property for screening of outdoor storage and disposal area.

4184

3-F-8.2.d. Measurement of Height

4185 Height of fences, walls, decorative columns, or hedges shall be measured from the lowest grade on either
4186 side of the structure, unless stated otherwise below.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

4187 3-F-8.2.e. Maximum Height for Walls, Fences, and Hedges

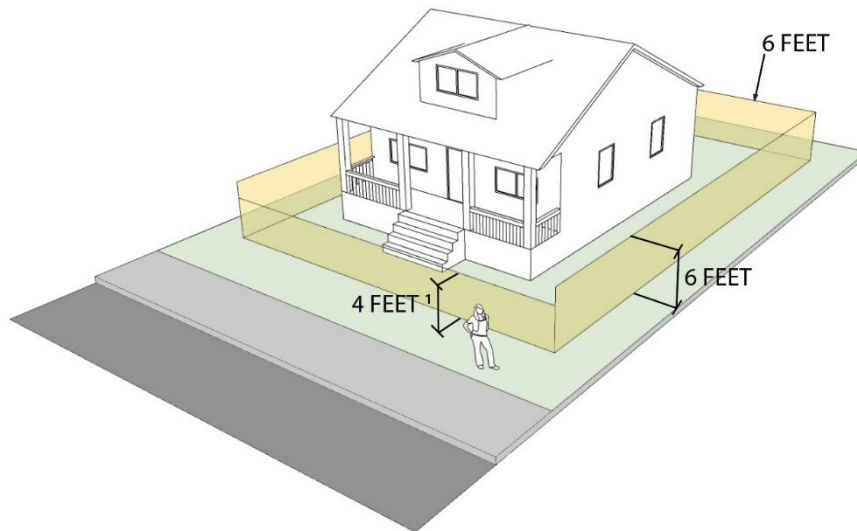
Fence, Wall or Hedge	Residential	Non-Residential
Front:	4 feet ¹	6 feet
Side:	8 feet ²	8 feet ²
Rear:	8 feet	8 feet

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.

2 Fences along the side property lines within a front yard may not exceed 6 feet in height.

4188 Graphic 1: Maximum Height for Walls, Fences, and Hedges



- 4189 (1) *Location.* The location of these structures shall not be located in an area that present a hazard to
 4190 motorists by obstructing their views of or along roadways.
- 4191 (2) *Decorative Columns.* Columns may exceed the height limitations of fences and walls by 25 percent
 4192 and subject to the following standards:
- 4193 (a) Light fixtures and other ornamental features shall be permitted on top of the columns with
 4194 a maximum height of 18 inches above the column.
- 4195 (3) *Exemption.* These maximum heights shall not apply to the following:
- 4196 (a) Government owned entities, public facilities, or conservation lands;
 4197 (b) Golf courses, ball courts, and other recreational facilities;
 4198 (c) Noise mitigation walls adjacent to street rights-of-way; and
 4199 (d) All fencing related to stormwater management facilities that shall be consistent with the
 4200 requirements of the St. Johns River Water Management District.
- 4201 (4) *Gates.* Shall be permitted to align with the same height of the fence or wall. If the fence or wall has
 4202 a decorative feature, then that portion of the feature may exceed the maximum height of the fence
 4203 or wall.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

4204 3-F-8.2.f. Grade Changes

4205 When there is a change in grades under the existing contours of land or due to regrading of the lot to meet
4206 drainage requirements, then the difference in grade shall be determined by measuring the grade where the
4207 fence or wall is located, and the grade of the contiguous lot at the property line.

- 4208 (1) *Height Increase.* The height of the fence or wall per Sec. 3-F-8.2.d. above may be increased by
4209 the difference in grade, up to a maximum of 2 feet.
4210 (2) *Guard Rail.* When there is a height difference greater than 2 feet between the lot and the adjacent
4211 property, a guard rail with a maximum height of 3 feet may be installed and shall be in compliance
4212 with the Florida Building Code.

4213 Graphic 2: Fence or Wall Height Increase



4214 3-F-8.2.g. Safe Sight Corner

4215 Fences, walls or hedges that are located along a street right-of-way shall meet the minimum safe sight
4216 distance and corner clips at street intersections as set forth in the FDOT Manual of Uniform Minimum
4217 Standards for Design, Construction, and Maintenance for Streets and Highways.

4218 3-F-8.2.h. Dangerous Materials

4219 Fences or walls shall not have any dangerous materials, including but are not limited to: barbed wires,
4220 broken glasses, spikes, or nails.

- 4221 (1) *Barbed Wire.* The Planning and Zoning Director or his/her designee may allow barbed wires to be
4222 located on top of a fence or a wall for Non-Residential uses for security purposes for the following
4223 uses:
4224 (a) Telecommunication Facility, refer to Sec. 3-E-7.29.
4225 (b) Institutional and Public and Private Facilities, refer to Part E, Division 7.
4226 (c) Agriculture, Bona Fide, refer to Sec. 3-E-2.2.
4227 (d) Flea Market, refer to Sec. 3-E-4.8.
4228 (2) *Electrified Fence.* The Planning and Zoning Director may allow fences to be electrified for certain
4229 types of uses when the installation, operation, and maintenance of the electrified fence comply with
4230 Federal, State, or County rules and standards.
4231 (3) *Removal Agreement.* Application for the installation of barbed wires and electrified fence shall be
4232 subject to a removal agreement if there is a change in use on the property.

4233 **Sec. 3-F-8.3. Waste Storage Area**

4234 All storage and disposal of refuse, vegetation, and recyclable materials shall be stored securely in a
4235 dumpster, trash compactor, and/or recycling containers and shall comply with the following standards.

4236 3-F-8.3.a. Location

4237 All outdoor receptacles or containers shall be stored in an area that it is adequately sized to house all refuse
4238 within the area between pickups, that it provides, sufficient maneuvering area for garbage collecting
4239 vehicles. Waste storage areas shall not encroach into easements or landscape buffers.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

4240 **3-F-8.3.b. Setback**

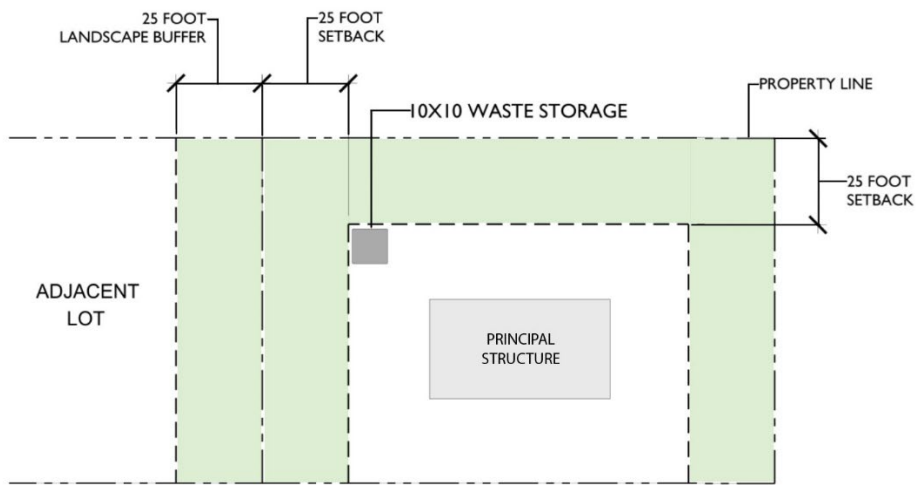
4241 Dumpsters, compactors, or containers shall be setback a minimum of 25 feet from all property lines. If
4242 adjacent to landscape buffers, then the buffer width shall be counted as the setback distance.

4243 **3-F-8.3.c. Screening**

4244 Any above ground, semi-in-ground or fully in-ground waste storage area shall be screened from the view
4245 of adjacent street(s) or properties, as follows:

- 4246 (1) *Above Ground.* A minimum of 6-foot high opaque and solid enclosure with a gate opening.
- 4247 (2) *Semi-in-Ground or Fully in-Ground.* A minimum of 4-foot-high evergreen hedge.

4248 **Graphic 3: Waste Storage Area**



4249

4250 **Sec. 3-F-8.4. Screen Enclosure**

4251 **3-F-8.4.a. Setback**

4252 Screen enclosures shall be allowed for buildings or structures with or without a solid roof, and subject to
4253 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

4254 (1) The Planning and Zoning Director may waive the above dimensional standards to comply with the
4255 applicable setback of a zoning district.

4256 (2) When a perimeter buffer is commonly owned by a Homeowners' or Property Owners' Association
4257 (HOA or POA), the setback shall be measured from the inner edge of the buffer. This standard
4258 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 E Use Types and Standards

4259 **Sec. 3-F-8.5. Swimming Pool and Spa**

4260 **3-F-8.5.a. Setback**

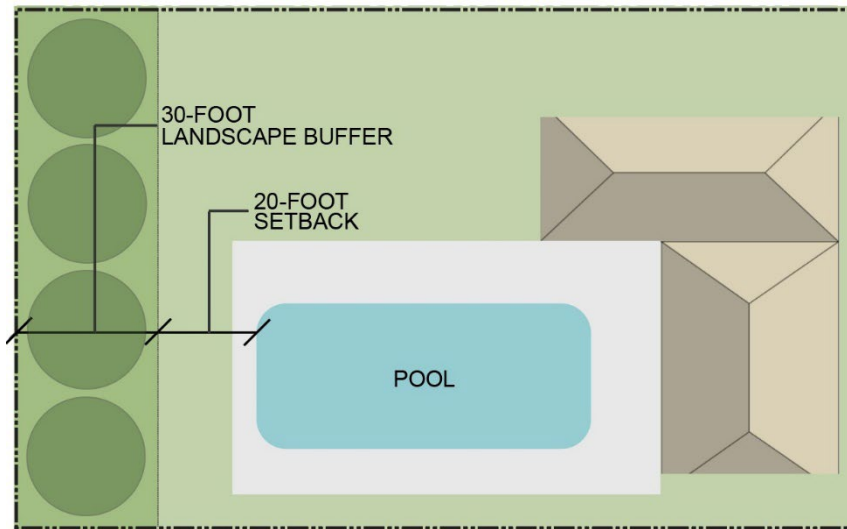
4261 All of the provisions of this Section shall apply to pool related structures which include swimming pools
4262 and spas. The following setbacks shall apply to these facilities:

Setback	Front ¹	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	

Footnote:

- 1 Setback, Water Abutting Property – The applicable front yard setback, measured from the mean high water line or ordinary high water line as applicable, for a swimming pool located on the waterfront side of a waterfront lot wherein the waterfront side has been defined as the front yard by virtue of the location of other accessory buildings or structures on the lot shall be a minimum of 50 feet.

4263 **Graphic 4: Measurement of Setback for Swimming Pools and Spas**



- 4264 (1) *Additional Use Standards:*
4265 No Building Permit for the construction of a swimming pool shall be issued unless the applicant
4266 provided the following:
4267 (a) A survey signed and sealed by a registered surveyor or other proof accepted as equivalent
4268 and sufficient by the Building Department Official or his or her designee to show that the
4269 proposed swimming pool will not encroach upon any public property, right-of-way, or
4270 easement.
4271 (b) *Fence.* No swimming pool or spa shall be constructed unless enclosed by a fence of at
4272 least 4 feet in height and with no opening of wider than 4 square inches, or as specified

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

- 4273 under F.S. ch. 515, Residential Swimming Pool Safety Act. The fence shall be designed
4274 and constructed so as to completely and fully screen the pool from view from the adjacent
4275 property and the road right-of-way upon which the property abuts.
4276 i. A receipt signed by the owner or agent, acknowledging the fence requirements of
4277 this Section.
4278 (d) *Screen Enclosure*. If a screen enclosure is provided around the swimming pool and deck
4279 area, refer to Sec. 3-F-8.4.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

4280

DIVISION 9 LANDSCAPING

4281

Sec. 3-F-9.1. Purpose and Intent

4282
4283

The purpose and intent of this Division is to supplement Article 6 Tree Ordinance of the Land Development Code (LDC), as amended.

4284

Sec. 3-F-9.2. Vested Development

4285
4286
4287

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.

4288

Sec. 3-F-9.3. Perimeter Buffer

4289
4290
4291

Where a Single-Family Detached or an Attached Residential 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-9.4.

4292

3-F-9.3.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 Sec. 6-8 and Table 5 Perimeter Buffer Screening
(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 E Use Types and Standards

4293 **Sec. 3-F-9.4. Borrow Pits**

4294

4295 **3-F-9.4.a. Perimeter Buffer**

4296 Any portion of a Borrow Pit visible from the public right-of-way or nearest Residential use shall be screened
 4297 with dense landscaping to achieve at least 75 percent opacity. The landscape buffer shall be no less than
 4298 10 feet in width at any given point and shall be placed outside the required fence perimeter to achieve
 4299 maximum dust and noise reduction and visible shielding. Earthen berms with a minimum height of 3 feet
 4300 may be placed within this buffer area.

4301 **Sec. 3-F-9.5. Excavation**

4302

4303 **3-F-9.5.a. Width of Buffer**

4304 The following Perimeter Buffers shall be required where active mining operations, excavation activities such
 4305 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

4306 **3-F-9.5.b. Buffer Standards**

4307 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 ¹ or wall ² (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 ³	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 a chain link fence is used, slats or a similar material may be added to the chain link fence to achieve the opacity for additional screening purpose.
- 2 A wall is required for Commercial and Agricultural (excluding silviculture).
- 3 Height and planting distance shall not apply to turf grass.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

4308 3-F-9.5.c. Alternate Buffer 1

4309 When an Excavation use is adjacent to a Residential, Commercial, or Agricultural use, and if the Excavation
4310 site has an existing naturally, vegetative undisturbed wooded area, then the applicant may request the
4311 Planning and Zoning Director or his/her designee to allow a substitution of the required standards pursuant
4312 to Subsection (a) above. The existing wooded area shall include the following to satisfy the substitution:

- 4313 (1) *Width.* A minimum width of 100 feet;
4314 (2) *Opacity and Screening.* This wooded Buffer shall maintain an 85 percent opacity level during all
4315 seasons. Sections lacking opacity shall be planted to achieve a continuous visual screen or
4316 installed a landscaped berm of at least 6 feet in height that obscures the view from adjacent
4317 property at the time of planting or installation.

4318 3-F-9.5.d. Alternate Buffer 2

4319 If Buffer 1 above is not feasible due to the lack of wooded areas along the excavation site's property lines,
4320 then a 125-foot Buffer with the following components may be allowed:

- 4321 (1) *Width.* A minimum width of 50 feet foot Buffer along the property line;
4322 (2) *Additional Zone.* An additional zone that is at least 75 feet in width shall be provided contiguous to
4323 the Buffer, and subject to the following:
4324 (a) *Drainage.* This additional zone shall include a topsoil pile. Drainage of this pile shall be
4325 self-contained and shall be directed away from wetlands.
4326 (b) *Vegetated Berm.* The topsoil pile shall be naturally revegetated within 30 days of its
4327 construction or it will be seeded and mulched.
4328 (c) *Erosion Control.* An erosion preventive vegetative cover shall be established within 3
4329 months of seeding, be adequately vegetated with grass or some other form of ground
4330 cover, and the topsoil pile zone shall include a silt screen placed where the zone and 50-
4331 foot Buffer meet.

4332 Sec. 3-F-9.6 Land Clearing Debris Disposal Facility

4333 3-F-9.6.a. Landscaping Requirements

4334 Disposal Facilities which are adjacent to Residential FLU categories and over 1 acre in size shall be
4335 landscaped with the following components:

(1)	Width:	50 feet
(2)	Berm:	6 feet in height 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

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

(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

4336 **Sec. 3-F-9.7. LA Activity Center**

4337 **3-F-9.7.a. Screening Standards**

4338 Any uses that are located in the LAAC FLU category, such uses that have vehicle or watercraft storage or
 4339 activity areas shall be visually screened from adjacent rights of-way and properties using the following
 4340 screening standards:

- 4341 (1) *Width of the Buffer.* The landscaped area shall be at least 25 feet wide.
- 4342 (2) *Tree Planting.* Sufficient canopy trees shall be planted or preserved to receive at least 12 tree points
 4343 per 100 lineal feet or fraction thereof and arranged so that the trees are distributed along the length
 4344 of the buffer.
- 4345 (3) *Landscape Barrier.* The landscaping shall include a masonry wall, solid fence, berm or hedge that
 4346 is maintained between 30 and 48 inches in height above grade. Hedges shall be a minimum of 24
 4347 inches in height above grade at the time of planting, spaced not more than 36 inches apart and
 4348 maintained so as to form a continuous visual screen 30 inches in height above grade, under normal
 4349 growing conditions, within 1 year after planting.
- 4350 (4) In order to break the visual monotony of a masonry or wood wall when such walls are used, at least
 4351 2 shrubs or vines shall be planted abutting the wall within each 10 feet but not necessarily evenly
 4352 spaced 10 feet apart. Such shrubs or vines shall be planted along the street side of the screen,
 4353 shall be a minimum of 24 inches in height above grade at the time of planting, and maintained so
 4354 as to form a visual screen 30 inches in height above grade, under normal growing conditions, within
 4355 1 year after planting.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

4356

DIVISION 10 PARKING

4357

Sec. 3-F-10.1. Purpose and Intent

4358 The purpose and intent of this Division is to supplement Sec. 8-12 Parking Requirements and Appendix A
4359 Parking Space standards of the Land Development Code (LDC), as it is being amended.

4360

Sec. 3-F-10.2. Parking Standards

4361 The parking standards for a specific type of use shall comply with the following:

(1)	Minimum Parking Standards:	
(a)	Accessory Dwelling Unit (ADU)	1 space for each unit in addition to the required space(s) for the primary dwelling unit
(b)	Auction	1 space per 300 square feet of GFA May allow shared parking
(c)	Bed and Breakfast Inn	2 spaces for the owner or operator; and 1 space for each rental unit
(d)	Marina Facility	1 space per 4 boats
(e)	Yacht Club	5 spaces per 1,000 square feet
(f)	Boatel	1.5 space per unit
(g)	Mini-Warehouse	1 space for each 75 storage units or cubicles, equally distributed throughout the storage area 2 additional spaces for a Caretaker's Quarter
(h)	Skating Rink	1 space per 300 square feet

4362

Sec. 3-F-10.3. Commercial Vehicle Parking in AG and AR Zoning Districts

4363 The parking of Commercial vehicles by the owner of the primary residence with a limit of 1 per acre and a
4364 maximum of 2 vehicles, may be parked in the rear or side yard, except refrigerated vehicles and vehicles
4365 carrying hazardous materials.

4366

Sec. 3-F-10.4. Prohibited Parking

4367 The parking of Commercial vehicles of 1 ton or more rated capacity in any part of the front, rear, side yards,
4368 residential areas, roads, or rights-of-way shall not be permitted in AR-1, AR-2, RA, RB, RE, RMHP, RC,
4369 RD, and PUD zoning districts.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

4370 **Sec. 3-F-10.5. Master Planned Communities Parking**

4371 **3-F-10.5.a. Minimum Spaces**

4372 Uses shall meet the minimum parking standards of Appendix A Parking Space Requirements except for
4373 the following.

(1)	Minimum Parking Standards:	
(a)	Restaurants, nightclubs, bars, or taverns:	1 space for every 100 square feet
(b)	Theater:	15 spaces for the first 100 seats, plus 1 space for each additional 4 seats
(c)	Research Laboratory:	1 space for every 300 square feet
(d)	Professional Business Office Medical or Dental Office:	1 space for every 300 square feet; 1 space for every 250 square feet
(e)	Business, Commercial, or Personal Service Establishment	1 space for every 300 square feet
(f)	Commercial Shopping Center:	1 space for every 250 square feet
(g)	Convenience Store:	1 space for every 250 square feet

4374 **3-F-10.5.b. Maximum Spaces**

4375 Uses shall not exceed 125 percent of required minimum parking, unless such parking is provided in the
4376 form of stabilized grass parking.

4377 **3-F-10.5.c. Shared Parking**

- 4378 (1) For Shared Parking for group or Mixed Uses, refer to Sec. 8-12.(3)(c) General Provisions, except
4379 where is stated below:
- 4380 (2) *Exception:*
- 4381 (a) Parking reduction may not exceed half of the maximum allowable reduction.
- 4382 (b) Restaurants within shopping centers where parking is calculated using shopping center
4383 minimum parking standards may not exceed 35 percent of the shopping center space,
4384 unless additional parking is required to meet parking needs as calculated for individual
4385 uses within such shopping centers. Individual use calculation may utilize shared parking
4386 assumptions.
- 4387 (c) Up to 35 percent of required minimum parking for Places of Worship may be in the form of
4388 stabilized grass parking.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

4389

DIVISION 11 APPLICATION SUBMISSION STANDARDS

4390

Sec. 3-F-11.1. Purpose and Intent

4391 The purpose and intent of this Division is to establish standards for Planning and Zoning applications, and
 4392 to provide a guideline for applicants to prepare documents in a manner consistent with the standard formats
 4393 as prescribed herein. In addition, this Division is to supplement requirements under Article II Procedures
 4394 for Development Review.

4395

3-F-11.1.a. Application Procedures

4396 Each application process and procedure, unless stated otherwise in this Division, shall comply with Article
 4397 II Procedures for Development Review and, if applicable, Article XII Administration, Amendment and
 4398 Enforcement.

4399 All approved Development Orders shall become a binding document on the use of land encompassed by
 4400 the approved site plan under the applicable land use classification.

4401

Sec. 3-F-11.2. Pre-Application Conference

4402 (a) Certain application requires the applicant to attend a Pre-Application Conference with the Planning
 4403 and Zoning Director or his/her designee before the submission of an official application. Prior to the
 4404 Pre-Application Conference, the applicant shall complete and submit the appropriate application
 4405 forms as provided by the Planning and Zoning Director or his/her designee, including the following
 4406 information.

- 4407 (1) Preliminary Project Narrative explaining the request(s);
- 4408 (2) Location of Site;
- 4409 (3) Zoning District/FLU category of the Site;
- 4410 (4) Any other documents that are related to the Site, if available.

4411 (b) Based on the nature of the application request, the Planning and Zoning Director shall invite other
 4412 Department staff, and/or State Agencies to attend the Conference. The following State Agencies
 4413 shall be required when the request is for either one of the following type of use:

Application Request:	Agency:
Excavation:	St. Johns River Water Management District and Department of Environmental Protection.
Incinerator ¹ :	Florida Department of Environmental Regulation and the United States Environmental Protection Agency

Footnotes:

¹ If the incinerator is to be located within 2 statute miles of the territorial boundaries of Clay County, Florida, the applicant shall notify the adjacent local governments and the Northeast Florida Regional Council in the manner required by the Planning and Zoning Director or his/her designee, inviting their representatives to attend the Pre-Application Conference.

4414 (1) The specific requirements for the official application shall be determined at the Pre-
 4415 Application Conference.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

4416

Sec. 3-F-11.3. Application Submission Standards

4417

3-F-11.3.a. Submission Standards

4418
4419
4420
4421
4422

Pursuant to the Use Matrices in Part E, the submission standards for each type of application process may be a Permitted Use or a Conditional Use process based on the applicant's request(s). The following is a list of required submission requirements; however, the Planning and Zoning Director or his/her designee may waive some of these requirements or may ask for additional information to be submitted as part of the application review.

Documents/Forms	Description
Application Forms	Refer to County website.
Proof of Ownership.	Refer to County forms. The owner of the subject property may or may not be the applicant.
Legal Description	Title and land records of the subject property. May use Lots and Blocks or Metes and bounds.
Executed Affidavit	Shall be signed by the applicant or his or her authorized agent. Refer to County forms.
Project Narrative	A written summary providing a justification/reasons for the proposed request(s). Refer to Sec. 3-F-11.6.
Survey	Refer to Sec. 3-F-11.9.
Plans (Concept, Preliminary, Site, Subdivision, Master, Architectural, Landscape, Irrigation, Photometric, Life Safety)	Refer to Sec. 3-F-11.4.
Environmental Assessment	An environmental assessment for lands proposed for development, prepared, and certified by a qualified environmental professional.
Paving, Grading and Drainage Plan	Refer to Sec. 2-8.4.
Erosion Control Plan	Refer to Sec. 2-8.6.
Utility Plan	Refer to Sec. 2-8.8.
Resolution of Prior Development Orders. If the subject property has a previously approved development order	Includes Development Agreement with Conditions of Approval, if applicable.
Traffic Study.	A traffic study of links and intersections
Water and Wastewater Capacity and Demand Analysis	Refer to Article VIII of the LDC.
Adequate Public Facilities	Refer to Sec. 3-F.2 for Master Planned Communities and Article IV Concurrency Management for other districts.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

Property Owners List and Map (apply only to those applications requiring a quasi-judicial hearing)	Showing all properties with a 350-foot or less radius, depending on the type of application. The list shall be obtained from the most recent tax roll information as provided by the County Property Appraiser's Office.
Postage. (apply only to those applications requiring a quasi-judicial hearing)	Two sets of postage paid envelopes with the typed names of the owners within the radius as indicated in Subsection a.(15) above. County's return address and completed certified mail cards.

4423 **3-F-11.3.b. Additional Submission Standards for Excavation**

- 4424 (1) After the Pre-Application Conference, the applicant shall complete and submit a site plan
 4425 substantially in conformance with the applicable requirements as set forth in Subsection 3-F-11.3.a.
 4426 Application Submission Requirements. The site plan shall also depict any site or locational
 4427 requirements pursuant to Sec. 3-D-9.1, Excavation and Sec. 3-E-8.4. Borrow Pit. In addition, the
 4428 applicant shall complete a site plan showing the following elements:
 4429 (a) *Mining Areas.* Define the boundary of active mining areas and proposed mining areas;
 4430 (b) *Environmental Sensitive Areas.* Define the boundary of the environmentally sensitive areas
 4431 and wildlife travel corridors (if any) ;
 4432 (c) *Phasing.* A Phasing Plan that will govern the timing of operations, buffer implementation,
 4433 and the timing of impacts to generalized areas. This Phasing Plan may be updated with
 4434 the approval of the Planning and Zoning Director or his/her designee, but at no time shall
 4435 any mining operations occur that impact affected properties without the adoption of, or the
 4436 amendment of an approved plan.
 4437 (d) *Environment Assessment.* The applicant shall prepare an environmental assessment
 4438 report with the zoning application that demonstrates proposed operations on the ground
 4439 water resources and the land uses within 1 mile of the site. This report shall specifically
 4440 identify environmentally sensitive areas, shall indicate which of these areas are to be left
 4441 undisturbed and which are to be impacted, and shall also identify any planned wildlife travel
 4442 corridors.
 4443 (e) *State Agencies Submission Requirements.* The applicant shall file all permits, performance
 4444 bonds, and reclamation plans that are submitted to the State agencies to the County prior
 4445 to the commencement of mining.
 4446 i. In-Lieu of Performance Bond. In the event that a performance bond is not required
 4447 by the State agencies, the County will require a feasible form of financial
 4448 assurance, e.g. certificates of deposit, corporate guarantee, etc., to ensure that
 4449 needed reclamation occurs.
 4450 ii. Commencement of Mining. Upon receipt of all required agency documentation and
 4451 financial assurances, the County shall issue an Operations letter that will authorize
 4452 commencement of mining activities.
 4453 (f) *Progress Report.* If the Mining operation has prior approvals and activities, copies of the
 4454 annual progress reports required by the Department of Environmental Protection and those
 4455 that may be required by other State agencies shall be submitted concurrently to the
 4456 Planning and Zoning Director.
 4457 (2) Final approval of the mining application shall be made by the Planning and Zoning Director.

4458 **3-F-11.2.c. Additional Submission Standards for Incinerator**

- 4459 (1) After the Pre-Application Conference, the applicant shall complete and submit a site plan
 4460 substantially in conformance with the applicable requirements as set forth in Subsection 3-F-11.3.a.
 4461 Application Submission Requirements. The site plan shall also depict any site or locational
 4462 requirements pursuant to Sec. 3-D-9.2, Incinerators, and Sec. 3-E-8.6. Incinerator.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

- 4463 (2) The applicant shall submit a professionally prepared environmental assessment report
4464 demonstrating that the operation of the incinerator will not result in any measurable degradation of
4465 air quality or of ground or surface water quality beyond any property line of the property upon which
4466 the incinerator is located.
- 4467 (3) The applicant shall submit proof of receipt of at least conceptual or preliminary approval from all
4468 State and Federal regulatory agencies having jurisdiction.
- 4469 (4) The applicant shall submit the basic design of the incinerator and fire control facilities as a part of
4470 the site plan.

4471 **3-F-11.2.d. Fees**

4472 Payment shall be submitted along with the application. Refer to Fee Schedule.

4473 **Sec. 3-F-11.4. Plan and Document Format Standards**

4474 Applications to the Planning and Zoning Department shall be prepared in accordance with the following
4475 technical, graphic, and format drafting standards.

4476 **3-F-11.4.a. Exemption**

- 4477 (1) The Planning and Zoning Director or his/her designee may consider whether a previously approved
4478 plan was prepared in a manner that is not consistent with the prescribed format. Based on the
4479 applicant's current request, and the legibility of the plan, the Planning and Zoning Director or his/her
4480 designee shall determine to what extent of the plan would need to be updated for the review.
- 4481 (2) The Planning and Zoning Director or his/her designee may also allow deviation of the scale of the
4482 plan based on the size and/or configuration of the subject property.

4483 **3-F-11.4.b. Plan Size and Scale**

- 4484 (1) *Plan.* All plans and building elevations shall be displayed on a sheet size of 24 inches x 36 inches
4485 (landscape orientation). Digital copy shall be in a **.PDF** format.
- 4486 (2) *Building Elevation.* A color copy of the elevations shall be required to demonstrate the proposed
4487 color palette of the building or structure.
- 4488 (3) *Scale.* All plans shall be drawn at an engineering scale depending on the size of the subject
4489 property. Scale may range from 1 inch = 20 feet to 1 inch = 100 feet.
- 4490 (4) *Line Weight.* Shall comply with the American National Standards Institute (ANSI) drafting
4491 standards.
- 4492 (5) *Match Lines.* If multiple sheets are used, match lines on each sheet shall be clearly labeled to
4493 reference each segment of the subject property.

4494 **3-F-11.4.c. Signature and Seal (All electronic signatures/seals shall verifiable)**

- 4495 (1) *Signature and Seal.* All professional signature(s) and seal(s) shall be required for: Architectural,
4496 Landscape, Photometric plans. These professionals shall be either a Florida licensed Architect,
4497 Landscape Architect, an Engineer or a Surveyor.
- 4498 (2) *Engineer's Signature and Seal.* All Engineering Plans/Study: Paving, Grading and Drainage, Traffic
4499 Study, Erosion Control, Survey and Plat shall be prepared pursuant to Ch. 61G15-23 Seals, Florida
4500 Administrative Code and Florida Administrative Register.
- 4501 (3) *Surveyor's Signature and Seal.* Survey shall be signed and sealed by a Florida Licensed
4502 Professional Surveyor or Mapper.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

4503 3-F-11.4.d. Plan General Information (shown in an individual box)

- 4504 (1) *Consultant*. List consultant information such as name, address, phone, and email address.
 4505 (2) *Type of Plan*. List the name of the type of Plan (e.g., Preliminary Site Plan).
 4506 (3) *Name of Application*. List the name of application.
 4507 (4) *North Arrow*. Provide a north arrow pointing upwards on the plan. The arrow shall not be applied to Building Elevations.
 4508
 4509 (5) *Subdivision and Revision Dates*. List the initial submission date and each revision date under subsequent re-submission.
 4510
 4511 (6) *Vicinity Map*. Provide a location map to show the subject property, identify the location, and the names of the nearest north-south and east-west streets (collector, arterial, or waterways). Map may not be drawn to scale.
 4512
 4513
 4514 (7) *Plan Page Number*. List the page number for each plan or elevation sheet.
 4515 (8) *Approval Block*. Provide a 4-inch by 4-inch box located at the bottom right side of the sheet for the Department’s approval stamp.
 4516

4517 3-F-11.4.e. Geometry Information

- 4518 (1) *Site Data*. Refer to Sec. 2-6.3. Geometry Plan Requirements. Jurisdictional wetland/Greenway delineation.
 4519
 4520 (2) *Legend*. Provide a legend if symbols and acronyms are utilized for labeling on the plan. A table shall be prepared to identify what these symbols and acronyms represent.
 4521

4522 Sec. 3-F-11.5. Plan Information Standards

4523 3-F-11.5.a. Required Site Plan Data

4524 The following site data and information identified by a ✓ are required to be incorporated, where applicable,
 4525 on a type of Plan: Preliminary, Site, Master or Final Development Plan(s). The applicant may provide all of
 4526 the required information on a Concept Plan as if it is submitted for an official application.

Tabular Data				
Information	Preliminary Plan	Site Plan	Master Plan	Final Development Plan
(1) Existing and Proposed Land Uses and Zoning Districts	✓	✓	✓	✓
(2) Overlay(s)	✓	✓	✓	✓
(3) Existing and Proposed Use(s)	✓	✓	✓	✓
(4) Required/Proposed Gross Site Area (acreage)	✓	✓	✓	✓
(5) Required/Proposed Net Site Area (acreage)		✓	✓	✓
(6) Existing/Approved/Proposed Density (Residential Housing types and number of units)	✓	✓	✓	✓
(7) Existing/Approved/Proposed Density Bonus Program(s) (e.g. Clustering, Points System, TDR, etc.)	-	✓	✓	✓

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

(8)	Existing/Approved/Proposed Intensity (Gross or Net FAR Percentage and square footage)	-	✓	✓	✓
(9)	Required/Existing/Proposed Parking number of spaces (including ADA parking) and Loading spaces	-	✓	✓	✓
Graphic Information					
Information		Preliminary Plan	Site Plan	Master Plan	Final Development Plan
(1)	Dimension and label boundaries of the site	✓	✓	✓	✓
(2)	Label FLU(s), zoning district(s) and uses on the adjacent properties	✓	✓	✓	✓
(2)	Dimension and label Existing/Proposed use, size, and location of Building(s)/Structure(s) and Setbacks	✓	✓	✓	✓
(3)	Dimension and label Required/Existing/Proposed Parking and Loading spaces (including ADA parking)	-	✓	✓	✓
(4)	Label Required/Existing/Proposed Building Height and number of stories (in feet)	-	✓	✓	✓
(5)	Dimension and label Required/Existing/Proposed Setbacks of all buildings/structures	✓	✓	✓	✓
(6)	Label location and size of Required/Existing/Proposed Open Space recreation areas and facilities	-	✓	✓	✓
(6)	Dimension and label width of Required/Existing/Proposed Landscape Buffer	-	✓	✓	✓
(7)	Dimension Streets and Thoroughfares (including waterways) Label with names.	✓	✓	✓	✓
(8)	Label Required/Existing/Proposed Access Points (including ingress and egress) with Traffic Analysis Zone in each access point	✓ ¹	✓	✓	✓
(9)	Label Existing/Proposed Pedestrian circulation systems, walkways or sidewalks.	-	✓	✓	✓
(10)	Dimension and label Existing/Proposed Utility, Access Easements (e.g. transmission lines, sewers, bridges, culverts, water mains)	-	✓	✓	✓
(11)	Label Existing geographical natural features (e.g. streams, lakes, marshes and any other physical conditions that may impact the site)	-	✓	✓	✓

Footnotes:

1 Traffic Analysis Zone with average daily trips is not required for a Preliminary Site Plan.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

4527

Sec. 3-F-11.6. Project Narrative

4528

The applicant shall provide a project narrative, which shall include but is not limited to:

4529

(a) A summary of the request(s) indicating which type of use and process the applicant seeks;

4530

(2) Location of the subject property and all pertinent information relating to the property;

4531

(3) Previous approvals of the subject property and to what extent the current request modifies the prior approval;

4532

4533

(4) Analyses of how the request(s) will meet the requirements of this Code and provide a response to each of the Criteria or Standards. Example A rezoning request of a property shall comply with Sec. 12-9.(3) General Criteria for Rezoning Application for Rezoning; and

4534

4535

4536

(5) A summary justifies how the request(s) should be approved by the decision-making body or person.

4537

(6) Independent Community Overlay (ICO). A documentation which indicates the number and percent of households within the proposed overlay boundaries with incomes under 50 percent of the median income of Clay County, and the number and percent of households with incomes under 80 percent of the median income of Clay County.

4538

4539

4540

4541

Sec. 3-F-11.7. Adequate Public Facilities

4542

The applicant shall prepare a table on the Site Plan indicating the provided adequate public facilities (APF) for the proposed use(s). All the APF information shall be consistent with the graphic plan(s) and the narrative of the request(s).

4543

4544

4545

3-F-11.7.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

4546

Sec. 3-F-11.8. Landscape Plan

4547

A Landscape Plan shall be prepared in accordance with Sec. 6-9. Landscape Plan Required.

4548

3-F-11.8.a. Plant List and Legend

4549

The Plant List or Legend shall be shown in a Table format, as shown below on a Landscape Plan, and shall identify all the proposed trees, palms, shrubs, hedge, groundcover, and/or ground treatment, where applicable. The Plant List shall be consistent with Sec. 6-3. Landscape Design, Table 2. Approved Plant List.

4550

4551

4552

4553

(1) Example Plant List:

Acronym or Symbol	Quantity	Botanical Name	Common Name	Size

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

4554 3-F-11.8.b. Notes and Specifications

- 4555 Notes and specifications for the proposed planting shall be in compliance with the Florida Grades and
4556 Standards for Nursery Plants, as amended. Planting notes shall include, but are not limited to the following:
- 4557 (1) *Easement*. Indicate that it is the responsibility of a contractor to locate all existing utility holder or
4558 company or any other types of obstruction that may impact the installation of the proposed plants,
4559 preservation or relocation of existing vegetation;
 - 4560 (2) *Final Gradient of Planting Area*. Indicate that the proposed final grade of the planting areas shall
4561 be below the adjacent paved areas, and indicate that all drainage within a planting area shall be
4562 self-contained with a swale so that the run-off will not be spilled over into the adjacent paved areas.
 - 4563 (3) *Ground Cover or Treatment*. Indicate elements such as mulch, decorative stones, or low
4564 groundcover type of planting(s);
 - 4565 (4) *Root Barriers*. Indicate only if required to be installed in planting pits; and
 - 4566 (5) *Maintenance*. Indicate how the proposed planting plan is to be maintained over time.

4567 Sec. 3-F-11.9. Survey

4568 3-F-11.9.a. Topographic Survey

- 4569 (1) *Preliminary Plan Submittal*. A topographic survey. The most recent USGS topographic survey may
4570 be utilized if no better topographic information is available.
- 4571 (a) The survey shall show an approximate location of buildings, streets, parking facilities,
4572 screening, number of units, floor area of units, number of living units in plan, land use
4573 calculations, common ownership areas, proposed buffers between dissimilar land uses.
 - 4574 (2) *Final Plan Submittal*. A survey which may be drawn to scale of 100 feet to 1 inch prepared by a
4575 registered surveyor showing:
 - 4576 (a) The location of existing property lines, public or private right-of-way, buildings, water
4577 courses, transmission lines, sewers, bridges, culverts and drain pipes, water mains, and
4578 any public utility easements.
 - 4579 (b) Wooded areas, streams, lakes, marshes, and other physical conditions affecting the site.
 - 4580 (c) Existing contours shown at a contour interval of 1 foot.

4581 3-F-11.9.b. ICO Survey Requirements

- 4582 A survey of existing building conditions showing the number and locations, addresses and ownership of
4583 substandard dwelling units, and their potential for rehabilitation according to the definitions in Housing
4584 Policy 1.2.2 of the Clay County Comprehensive Plan.
- 4585 (1) A location map showing parcel boundaries and location of substandard units shall be included.
 - 4586 (2) The criteria for determining whether a dwelling unit is substandard based on external structural
4587 conditions are found in Table 14 of the Housing Element of the Clay County Comprehensive Plan.
 - 4588 (3) The survey results may be verified by Clay County staff using the criteria in the Standard Existing
4589 Buildings Code (SBCCT) after the application for ICO status is received and/or approved.

4590 Sec. 3-F-11.10. Utility Service Plan

4591 3-F-11.10.a. Requirements

- 4592 A utility service plan shall be prepared by the applicant to show the following, where applicable:
- 4593 (1) Existing drainage and sewer lines.
 - 4594 (2) The disposition of sanitary waste and storm water.
 - 4595 (3) The source of potable water.

ARTICLE 3 ZONING DISTRICTS, LAND USES, AND DEVELOPMENT STANDARDS

Part E Use Types and Standards

- 4596 (4) Location and width of all utility easements or rights-of-way.
- 4597 (5) Plans for the special disposition of storm water drainage when it appears that said drainage could
- 4598 substantially harm a body of surface water.