

AMENDED PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY
February 06, 2024 at 5:30 PM
Venue: City Hall

AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

INVOCATION

ROLL CALL

MINUTES

- [i.](#) Meeting Minutes: January 3, 2024

OLD BUSINESS- None

NEW BUSINESS

- [ii.](#) **LDR 24-01**; Text amendment to the Land Development Regulations Section 4.2 and Sections 4.4 thru 4.17, more specifically amending the parking requirements for the City of Lake City.
- [iii.](#) **Resolution PZ-SP 01**, drafted by Clay Martin, City Attorney, resolution from the Planning and Zoning Board denying SPR22-15, site plan review for Circle K, on a property located within Columbia County on parcels 02524-001 and 02524-002.

WORKSHOP- Discussion on workshops that the Board would want to have on the agendas from March thru July.

ADJOURNMENT

YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at:
<https://youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

File Attachments for Item:

i. Meeting Minutes: January 3, 2024

PLANNING AND ZONING

MEETING MINUTES

DATE: 01/03/2024

ROLL CALL:

Mrs. McKellum- Present
Mr. Carter- Present

Mr. McMahon- Present
Mr. Lydick- Present

Mr. Nelson- Present

MINUTES: December 05, 2023 Planning and Zoning Meeting.

Comments or Revisions: None

Motion to approve 12/05/2023 Meeting Minutes by Mr. Carter and seconded by Mr. Nelson.

OLD BUSINESS: None

NEW BUSINESS:

Petition # SPR23-15 Presented By: Ron Crump, as Agent

As owner or agent and gives address of: 755 Commerce Ct, Decatur, GA

Petitioner is Sworn in by: Mr. Lydick

Discussion:

Robert Introduced the petition. Robert stated that the applicant is looking for an approval of there site plan review. Robert stated that this is for an expansion of the current facility. Robert stated that the parcel has been rezoned and a special exception approved. Robert stated that this is for an indoor mini storage facility. Robert stated that the would use the existing ingress/egress.

Mr. Crump stated that they are looking to expand the current facility. He stated that the new facility would be an indoor climate-controlled facility. Mr. Crump stated that it would be about 18,000 square feet. Mr. Lydick asked if they did any geo work to make sure there were not graves where the facility would be. Mr. Crump stated that they have not but that the building would be forty (40) feet off of the property line. Mr. Crump stated that the geo work was discuss early on but one has not done.

Motion to close public comment by: Mr. Carter **Seconded by:** Mr. McMahon

Motion to Approve SPR23-15 as submitted by: Mr. Carter **Motion Seconded By:** Mrs. McKellum

Mrs. McKellum: Aye

Mr. Nelson: Aye

Mr. McMahon: Aye

Mr. Carter: Aye

Mr. Lydick: Aye

PLANNING AND ZONING

MEETING MINUTES

Petition # SPR 24-01 Presented By: Brandon Stubbs, as Agent

As owner or agent and gives address of: 1450 SR 47, Lake City, FL

Petitioner is Sworn in by: Mr. Lydick

Discussion:

Robert Introduced the petition. Robert stated that the applicant is looking for an approval of there site plan review. Robert stated that the facility was going to be used for a long-term rehabilitation facility. Robert stated that it was conducive for use per section 4.13.2 and 4.12.2.5.

Brandon stated that the facility was going to be 42,745 square feet. He stated that the facility would employ between 100 to 110 employees. He stated that they facility would operate 24/7. He stated that the average patient would be at the facility for 14 days. He stated that there was no facility like is within about an hour drive. He stated that this is a step-down facility from when someone leaves the hospital but cannot go home at that point. Mr. Lydick asked about the access point. Brandon stated that the majority of the traffic will come in and out on Real Terrace. The ingress/egress on Highway 90 is mostly for truck traffic.

Motion to close public comment by: Mr. Carter **Seconded by:** Mr. Nelson

Motion to Approve SPR 24-01 as submitted by: Mr. Carter **Motion Seconded By:** Mr. McMahon

Mrs. McKellum: Aye **Mr. Nelson:** Aye **Mr. McMahon:** Aye

Mr. Carter: Aye **Mr. Lydick:** Aye

Petition # LDR 24-01 Presented By: Robert Angelo

As owner or agent and gives address of: 205 N Marion, Lake City, FL

Petitioner is Sworn in by: Mr. Kennon

Discussion:

Robert presented the text amendment LDR 24-01. Robert stated that this was to remove the verbiage in section 13.11.3 of the Land Development Regulations stating that no public notice and hearing is required for site plan reviews. Robert stated that this is in conflict with state statue. He stated that the text amendment would keep the Land Development Regulation be in compliance with the State Statue.

Mr. Carter asked if the word however would also be removed. Robert confirmed that it would be.

Motion to close public comment by: Mr. Carter **Seconded by:** Mr. McMahon

Motion to Approve LDR 24-01, with the condition to also remove the word however, by: Mr. Carter

Motion Seconded By: Mrs. McKellum

Mrs. McKellum: Aye **Mr. Nelson:** Aye **Mr. McMahon:** Aye

Mr. Carter: Aye **Mr. Lydick:** Aye

PLANNING AND ZONING

MEETING MINUTES

Petition # LDR 24-02 **Presented By;** Robert Angelo
As owner or agent and gives address of: 205 N Marion, Lake City, FL
Petitioner is Sworn in by: Mr. Kennon

Discussion:

Robert presented text amendment LDR 24-02. Robert stated that this was amending section 12.4 of the Land Development Regulations, adding a provision to require notices be sent to all property owners within 300 feet of a petition by the applicant or land owner. Robert stated that this would help be more consistent with all projects. Mr. Carter asked how this would work for the applicant? Robert stated that the department would communicate with the applicant and provide the list from the property appraisers site, letter to be mailed, and envelopes to mail them.

Motion to close public comment by: Mr. Carter **Seconded by:** Mrs. McKellum

Motion to Approve LDR 24-02 as submitted by: Mr. McMahon **Motion Seconded By:** Mr. Carter
Mrs. McKellum: Aye **Mr. Nelson:** Aye **Mr. McMahon:** Aye
Mr. Carter: Aye **Mr. Lydick:** Aye

WORKSHOP: None

ADJOURNMENT

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mr. Carter
Time: 5:59 pm
Motion Seconded By: Mr

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved

File Attachments for Item:

ii. **LDR 24-01**; Text amendment to the Land Development Regulations Section 4.2 and Sections 4.4 thru 4.17, more specifically amending the parking requirements for the City of Lake City.

TEXT AMENDMENT LDR 24-03

AMENDING TEXT IN SECTION 4.2 AND SECTIONS 4.4 THUR 4.17 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAKE CITY

LDR 24-03, AN APPLICATION BY DAVE YOUNG TO AMEND THE TEXT IN SECTION 4.2 AND SECTION 4.4 THRU 4.17 OF THE LAND DEVELOPMENT REGULATIONS BY AMENDING THE PARKING REQUIREMENTS FOR THE CITY OF LAKE CITY.

WORDS **BOLDED AND UNDERLINED** HAVE BEEN ADDED

WORDS ~~**BOLDED AND STRUCK THROUGH**~~ HAVE BEEN DELETED

4.2.13 MOBILE HOME - REPLACEMENT OF EXISTING MOBILE HOMES

For the purposes of these land development regulations, the phrase existing mobile homes shall mean mobile homes which existed as of the effective date of adoption or amendment of these land development regulations. In those districts which do not permit the erection of new mobile homes but do permit existing mobile homes, such existing mobile homes may be removed and replaced by another mobile home, provided:

1. That a period of not greater than six (6) consecutive months elapses between the removal of one (1) mobile home and the erection of another mobile home; and
2. Where a mobile home is removed and is not replaced for a period greater than six (6) consecutive months for any reason (except where governmental action impedes access to the premises), such mobile home shall not be replaced and any subsequent use shall conform to the regulations for the district in which the use is located.

4.2.14 MOVING OF BUILDINGS AND STRUCTURES

No building or structure shall be moved from one (1) lot to another lot, or moved to another location on the same lot, unless such building or structure shall thereafter conform to all of the applicable provisions of these land development regulations and to all other regulations and ordinances of the City.

4.2.15 OFFSTREET PARKING AND LOADING

It is the intent of these land development regulations that the public interest, welfare, and safety requires that buildings and uses erected after the effective date of these land development regulations shall be provided with adequate offstreet parking facilities (including in certain specified cases, offstreet parking facilities for the handicapped) for the use of occupants, employees, visitors, customers, or patrons. It is also the intent of these land development regulations that the public interest, welfare, and safety require that certain uses provide adequate offstreet loading facilities. Such offstreet parking and offstreet loading facilities shall be maintained and continued so long as the main use continues. (For definitions of "loading space, offstreet", "parking space, handicapped", and "parking space, offstreet", see Definitions, Section 2.1)

4.2.15.1 Offstreet parking and offstreet loading: general.

1. Offstreet parking and loading facilities shall be provided as set out in these land development regulations. Conforming buildings and uses existing as of the effective date of these land development regulations may be modernized, altered, or repaired without providing additional offstreet parking or offstreet loading facilities, providing there is no increase in floor area or capacity.
2. Where a conforming building or use existed as of the effective date of these land development regulations and such building or use is enlarged in floor area, volume, capacity, or space occupied, offstreet parking and offstreet loading as specified in these land development regulations shall be provided for the additional floor area, volume, capacity, or space so created or used.
3. Change in use of a building or use existing as of the effective date of these land development regulations shall require additional offstreet parking and/or offstreet loading facilities to the extent that the use shall provide additional parking spaces and/or offstreet loading facilities amounting to the difference between the required number of parking spaces and/or offstreet loading facilities for the new use and the required number of parking spaces for the previous use.

4. The design, construction, and arrangement regulations herein set out for offstreet parking and offstreet loading facilities do not apply to one (1) and two (2) family (duplex) dwellings.
 5. Required offstreet parking areas shall not be used for sales or display, dead storage, repair, dismantling, or servicing of any type or kind, nor shall areas devoted to such activities count as meeting offstreet parking requirements.
 6. Unless otherwise specified and subject to meeting required landscaped buffer requirements, all required yards may be used for offstreet parking.
- 4.2.15.2 Offstreet parking and offstreet loading facilities: identification, surfacing, drainage, lighting, access. The required offstreet parking and offstreet loading facilities shall be:
1. Identified as to purpose and location when not clearly evident.
 2. Surfaced with one (1) inch of Type II asphaltic concrete surface course or the equivalent as approved as meeting standards established by the City and maintained in a smooth, well-graded condition (driveways, access aisles, and parking spaces for public and private schools offering academic courses may be surfaced with grass or lawn).
 3. Drained so as not to cause any nuisance on adjacent property.
 4. So lighted as to prevent glare or excessive light on adjacent property.
 5. Arranged for convenient access and safety of pedestrians and vehicles.
 6. Designed to conform to curb break requirements (see Section 4.2.3).
 7. So arranged that no vehicle shall be required to back from such facilities directly onto public streets.
 8. Designed to provide curbs or motor vehicle stops or similar devices so as to prevent vehicles from overhanging on or into public right-of-way or adjacent property.
 9. Required offstreet parking areas for three (3) or more automobiles shall be designed, maintained, and regulated so that no parking or maneuvering incidental to parking shall be on a public street or walk, and so that an automobile may be parked and unparked without moving another automobile.
- 4.2.15.3 Offstreet parking: location. The required offstreet parking facilities shall be located on the same lot or parcel of land they are intended to serve, provided, however, that the Board of Adjustment may allow the establishment of such offstreet parking facilities within three hundred (300) feet of the premises they are intended to serve when:
1. Practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve;
 2. The owner of the said parking area shall enter into a written agreement with the City with enforcement running to the City providing that the land comprising the parking area shall never be disposed of except in conjunction with the sale of the building which the parking area serves so long as the facilities are required; and
 3. The owner agrees to bear the expense of recording the agreement and agrees that the agreement shall be voided by the City if other offstreet facilities are provided in accord with these land development regulations.

4.2.15.4 Offstreet parking: dimensional standards. Each offstreet parking space, with the exception of handicapped parking spaces, shall be a minimum of ten (10) feet by twenty (20) feet in size. Minimum aisle width shall be as follows:

Angle of Parking	AISLE WIDTH	
	One Way	Two Way
Parallel	12 feet	20 feet
30°	12 feet	22 feet
45°	12 feet	22 feet
60°	18 feet	24 feet
90°	22 feet	24 feet

For purposes of rough computation, an offstreet parking space and necessary access and maneuvering room may be estimated at three hundred (300) square feet. However, offstreet parking requirements will be considered to be met only where actual spaces meeting the requirements above are provided and maintained, improved in the manner required by these land development regulations, and in accordance with all ordinances and regulations of the City.

4.2.15.5 Offstreet parking: handicapped parking spaces. Except as otherwise specified herein, required offstreet parking areas shall have a number of level parking spaces, as set forth in the following table, identified by above-grade signs as being reserved for physically handicapped persons. Each parking space so reserved shall be not less than twelve (12) feet in width and twenty (20) feet in length with a five (5) foot by twenty (20) foot access isle and in accordance with the standards as stated in the Florida Americans With Disabilities Accessibilities Implementation Act, Chapter 553, Part II, Florida Statutes, as amended.

PARKING SPACES FOR HANDICAPPED	
Total Spaces in Lot	Number of Required Spaces
up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
over 1,000	20 plus 1 for each 100 over 1,000

Parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways, and entrances. These parking spaces should be located so that physically handicapped persons are not compelled to wheel or walk behind parked cars to reach entrances, ramps, walkways, and elevators. (See Section 4.2.2 for additional provisions regarding accessibility for physically handicapped persons.)

4.2.15.6 Offstreet parking: plans required. A plan shall be submitted with every application for a building permit for any building or use that is required to provide offstreet parking. The plan shall accurately designate the required parking spaces, access aisles, and driveways, and the relation of the offstreet parking facilities to the uses or structures such facilities are designed to serve.

4.2.15.7 Offstreet parking: combined offstreet parking. Two (2) or more owners or operators of buildings or uses requiring offstreet parking facilities may make collective provision for such facilities, provided that the total of such parking spaces when combined or used together shall not be less than the sum of the requirements computed separately. Any arrangement for combined offstreet parking shall be subject to the filing of a deed restriction satisfactory to the City Attorney insuring that such offstreet parking will be maintained in the future so long as a use or uses requiring such offstreet parking continue.

No part of an offstreet parking area required for any building or use shall be included as a part of an offstreet parking area similarly required for another building or use unless the Board of Adjustment shall find that the type of use indicates that the period of usage will not overlap or be concurrent with each other.

4.2.15.8 Offstreet parking: fractional measurements. When units or measurements determining number of required offstreet parking spaces result in requirement of a fractional space, then such fraction equal or greater than one-half (1/2) shall require a full offstreet parking space.

4.2.15.9 Offstreet parking: minimum requirement. Irrespective of any other requirement of these land development regulations, each and every separate individual store, office, or other business shall be provided with at least one (1) offstreet parking space, unless specific provision to the contrary is made herein.

4.2.15.10 Offstreet parking: landscaping requirements. Wherever in any zoning district offstreet parking facilities are provided, such offstreet parking facilities shall conform to the minimum landscaping requirements set forth in this section, except that one (1) family and two (2) family (duplex) residential dwellings and multiple level parking structures shall be exempt from such requirements.

1. Except as otherwise noted herein, a minimum of ten (10) percent of any offstreet parking area shall be landscaped with grass, plants, shrubs, and/or trees. Required landscaping may, in part, be located around the periphery of the offstreet parking area; however, a portion of the required landscaping shall also be located within the interior of the offstreet parking area and shall be located in such a manner as to divide and break up the expanse of paving and guide traffic flow and direction.
2. Each separate landscaped area shall contain a minimum of fifty (50) square feet and shall have a minimum dimension of at least three (3) feet, and shall include at least one (1) tree with the remaining area adequately landscaped with shrubs, ground cover, or other landscaping material.

3. The total number of trees shall not be less than one (1) for each two hundred (200) square feet or fraction thereof of required landscaping. Trees shall be a minimum of four (4) feet overall height immediately after planting. Trees shall not be planted closer than six (6) feet to any public street or other public works, unless the tree root system is completely contained within a barrier for which the minimum interior dimensions shall be five (5) feet square and five (5) feet deep, and for which the construction requirements shall be four (4) inch thick concrete reinforced with #6 road mesh (6 x 6 x 6) or equivalent.
 4. Required landscaped areas shall be maintained by the property owner and continued so long as the main use continues. Failure to maintain required landscaped area shall be a violation of these land development regulations.
 5. See also Section 4.2.24, Visibility at intersections and curb breaks.
- 4.2.15.11 Offstreet loading: specifications, amounts. Offstreet loading facilities are required by these land development regulations so that vehicles engaged in unloading will not encroach on or interfere with public use of streets and alleys. Offstreet loading facilities supplied to meet the needs of one (1) use may not be considered as meeting the needs of another use. Offstreet parking facilities may not be used or counted as meeting offstreet loading requirements.
- When the use of a structure or land or any part thereof is changed to a use requiring offstreet loading facilities, the full amount of offstreet loading space required shall be supplied and maintained. When any structure is enlarged or any use extended so that the size of the resulting occupancy requires offstreet loading space, the full amount of such space shall be supplied and maintained for the structure or use in its enlarged or extended size.
- Each offstreet loading space shall be directly accessible from a street or alley without crossing or entering any other required offstreet loading space. Such loading space shall be arranged for convenient and safe ingress and egress by motor truck and/or trailer combination.
- 4.2.15.12 Offstreet loading: dimensional standards. Each offstreet loading space shall have clear horizontal dimensions of twelve (12) feet by thirty (30) feet exclusive of platforms and piers and a clear vertical dimension of fourteen (14) feet.
- 4.2.15.13 Offstreet loading: plans required. A plan shall be submitted with every application for a building permit for any use or structure required to provide offstreet loading facilities. The plan shall accurately designate the required offstreet loading spaces, access thereto, dimensions, and clearance.
- 4.2.15.14 Offstreet loading: combined offstreet loading. Collective, joint, or combined provisions for offstreet loading facilities for two (2) or more buildings or uses may be made, provided that such offstreet loading facilities are equal in size and capacity to the combined requirements of the several buildings or uses and are designed, located, and arranged to be usable thereby.
- Any arrangement for combined offstreet loading shall be subject to the filing of a deed restriction satisfactory to the City Attorney ensuring that such offstreet loading will be maintained in the future so long as a use or uses requiring such offstreet loading continue.
- 4.2.15.15 Offstreet loading requirements. Offstreet loading spaces shall be provided and maintained as follows:

- Each retail commercial store, service establishment, storage warehouse, wholesale establishment, research or industrial plant, factory, freight terminal, restaurant, dry cleaning and laundry package plant, funeral home, or similar use which has an aggregate floor area of:

Square Feet		Square Feet	Number of Spaces
Over 5,000	to	24,999	1
25,000	to	59,999	2
60,000	to	119,999	3
120,000	to	199,999	4
200,000	and over		5

Plus one (1) additional offstreet loading space for each additional ninety thousand (90,000) square feet over two hundred ninety thousand (290,000) square feet or major fraction thereof.

- For each multiple dwelling unit having at least twenty (20) dwelling units but not over fifty (50) dwelling units: two (2) spaces. For each multiple dwelling unit having over fifty (50) dwelling units: two (2) spaces, plus two (2) spaces for each additional fifty (50) dwelling units, or major fraction thereof.
- For each auditorium, convention hall, exhibition hall, museum, motel, hotel, bank or financial institution, office building, sports arena, stadium, hospital, or similar use which has an aggregate floor area of: Over ten thousand (10,000) square feet but not over 40,000 (40,000) square feet: one (1) space; plus for each additional sixty thousand (60,000) square feet over 40,000 square feet or major fraction thereof: one (1) space.
- For any use not specifically mentioned, the requirements for offstreet loading facilities for a use which is so mentioned and to which the unmentioned use is similar shall apply.

4.2.15.16 Offstreet Parking Requirements:

<u>Amusement or assembly places containing fixed seats</u>	<u>1 space for each 3 fixed seats provided for patron use, plus 1 space per employee</u>
<u>Amusement or assembly places without fixed seats (go-cart tracts, mini-golf courses, driving ranges and other similar outdoor uses)</u>	<u>1 space per each 3 patrons, plus 1 space per each employee</u>
<u>Apartments of three (3) dwelling units or more (efficiencies and one-bedroom)</u>	<u>1½ spaces for each dwelling unit</u>
<u>Apartments of three (3) dwelling units or more (two (2) and three (3) bedrooms)</u>	<u>2 spaces for each dwelling unit</u>
<u>Auto dealerships</u>	<u>1 space per every three hundred (300) square feet of gross floor area including</u>

	<u>showroom, sales offices and general offices.</u>
<u>Big box development</u>	<u>4 spaces for each 1,000 square feet of gross floor area, but not to exceed 5 spaces for each 1,000 square feet</u>
<u>Boardinghouses, lodging houses, and rooming-houses and assisted living facilities (such as senior living facilities),including nursing homes</u>	<u>1 space for each 2 bedrooms</u>
<u>Clubs, lodges, fraternities</u>	<u>1 space for each bedroom, plus 1 space for each 5 members</u>
<u>Day care centers and kindergartens</u>	<u>1 space for each 10 children, plus with a pickup and drop-off area one space for each 10 children or without a pick-up or drop-off area one space for each 5 children.</u>
<u>General business establishments, such as hardware, furniture, appliance, jewelry, apparel stores, and all other general retail establishments of fifteen thousand (15,000) square feet gross floor area or less</u>	<u>1 space for each 300 square feet of gross floor area; provided, however, that no use shall have less than 3 spaces</u>
<u>Hospitals, sanitariums, foster group homes, and similar institutions</u>	<u>2 spaces for each bedroom and office building criteria</u>
<u>Hotels, motels, tourist courts</u>	<u>1 space for each 1½ rooms, plus 1 space for each employee, plus restaurant and retail sales criteria must be met when applicable</u>
<u>Industrial uses, manufacturing and warehousing</u>	<u>1 space for each bay, plus 1 space for each 1,000 square feet</u>
<u>Kennels and veterinary clinics</u>	<u>1 space for each 300 square feet of office, animal shelter and run area</u>
<u>Mechanical garages</u>	<u>1 space for every employee, plus 1 space per bay or 1 space for each one thousand (1,000) square feet if no bays</u>
<u>Medical dental, optical clinics and offices</u>	<u>1 space for each employee, plus 2 spaces for each examination room</u>

<u>Mini-warehouses up to two hundred (200) units</u>	<u>4 spaces located at office/entrance area, plus minimum 25feet between buildings for driveway parking purposes</u>
<u>Mini-warehouses over two hundred (200) units</u>	<u>6 spaces located at office/entrance area, plus minimum 25feet between buildings for driveway parking purposes</u>
<u>Mortuaries</u>	<u>1 space for each 4 seats in chapel, plus 1 space for each commercial vehicle</u>
<u>Office building, including business, commercial and government</u>	<u>1 space for each 200 square feet of floor area used for office purposes</u>
<u>General business establishments, such as hardware, furniture, appliance, jewelry, apparel stores, etc.</u>	<u>1 space for each 300 square feet of gross floor area; provided, however, that no use shall have less than 3 spaces</u>
<u>Post office</u>	<u>1 space for each 4 employees, plus 1 space per governmental vehicle, plus 4 spaces per service window</u>
<u>Residential dwelling units, single-family and duplex</u>	<u>2 spaces for each dwelling unit</u>
<u>Restaurants, grills, bars, lounges, similar dining, and/or drinking establishments</u>	<u>1 space for each 4 seats provided for patron use, plus 1 space for each 75 square feet of floor area provided for patron use which does not contain seats; provided that no use shall have less than 4 spaces ; plus 1 space for each employee</u>
<u>Personal service establishments, retail establishments, banks, financing and lending institutions</u>	<u>1 space for each 100 square feet of first floor area, plus 1space for each 200 square feet of floor area above the first floor, excluding storage areas; 2 spaces for lobby</u>
<u>Schools (charter and private), including elementary, middle, K-8, high schools and academies, not including colleges, universities, or similar institutions. For schools (public), see the public school siting regulations at chapter 38, article XVIII.</u>	<u>1 space for each 4 seats in assembly hall, or 4 spaces per each instructional room plus 1 space for each 3 high school students, whichever is greater.</u>
<u>Shopping centers between fifteen thousand one (15,001) and fifty thousand (50,000) square feet gross floor area, food stores, supermarkets, and drugstores</u>	<u>5½ spaces for each 1,000 square feet of gross floor area; provided, however, no use shall have less than 5 spaces</u>

<u>Shopping centers over fifty thousand (50,000) square feet gross floor area</u>	<u>5 spaces for each 1,000 square feet of gross floor area</u>
<u>Student housing</u>	<u>1 space per bedroom.</u>
<u>Time share units</u>	<u>1.25 spaces for each unit plus .25 spaces for each lockout unit.</u>
<u>Universities, colleges and similar institutions</u>	<u>1 space for each 200 square feet of classroom and office space</u>
<u>Left blank intentionally</u>	<u>Left blank intentionally</u>
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4.2.16 PARKING, STORAGE, OR USE OF MAJOR RECREATIONAL EQUIPMENT

Major recreational equipment is hereby defined as including boats and boat trailers, travel trailers, pickup campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, houseboats, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not. No major recreational equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a lot in a residential district, or in any other location not approved for such use. In residential districts, major recreational equipment may be parked or stored in a rear or side yard, but not in a required front yard; provided however, that such equipment may be parked anywhere on residential premises for a period not to exceed twenty-four (24) hours during loading and unloading; providing that if a lot has more than one (1) front yard, as defined by these land development regulations, one (1) of the required front yards shall be designated and used as a side yard (generally opposite of the normal front entrance) for the enforcement of Section 4.2.16.

4.2.17 PARKING AND STORAGE OF CERTAIN VEHICLES

In residential districts, automotive vehicles or trailers of any type without current license plates shall not be parked or stored other than in completely enclosed buildings.

SECTION 4.4 "A" AGRICULTURAL

4.4.1 DISTRICTS AND INTENT

The "A" Agricultural category includes one (1) zone district: A. Lands in this district are intended to provide for areas primarily consisting of agricultural and residential uses consistent with the areas as designated agricultural within the City's Comprehensive Plan.

4.4.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. All agricultural activities (excepting intensive agriculture uses as defined in section 2.1 and not including livestock or poultry slaughterhouses), including the raising of livestock and poultry, the production of dairy and poultry products, the cultivation of field crops and fruits and berries, forestry conducted in accordance with the Comprehensive Plan, apiculture, and similar uses; provided, that no structure used for housing of animals or any commercial feed lot operation shall be located within three hundred (300) feet of any lot line, and no structure used for housing domestic animals shall be located within one hundred (100) feet of any lot line.
2. The processing, storage, and sale of agricultural products and commodities which are raised on the premises (but not including livestock or poultry slaughterhouses); provided, that no building used for these activities shall be located within three hundred (300) feet of any side or rear lot line.
3. Single family dwellings.
4. Mobile homes.
5. Plant nurseries and greenhouses.
6. Homes of six (6) or fewer residents which otherwise meet the definition of a "community residential home" (See Section 4.2).

4.4.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
 - b. Are located on the same lot as the permitted principal use or structure or on a contiguous lot in the same ownership; and
 - c. Uses and structures which involve operations not in keeping with the character of the district.
2. Examples of permitted accessory uses and structures include:
 - a. Barns and stables;
 - b. Private garages;
 - c. Private swimming pools;
 - d. On-site signs (see Section 4.2); and
 - e. Residential facilities for caretakers whose work requires residence on the premises or for employees who will be quartered on the premises.

4.4.4 PROHIBITED USES AND STRUCTURES

Junk yard or automobile wrecking yard, and any use or structure not specifically, provisionally or by reasonable implication permitted herein as a special exception.

4.4.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. The processing, storage, and sale of agricultural products and commodities which are not raised on the premises; provided, that no building used for these activities shall be located within three hundred (300) feet of any side or rear lot line.
2. Livestock auction arenas.
3. Livestock or poultry slaughterhouses; provided, that no building used for these activities shall be located within three hundred (300) feet of any lot line.
4. Sawmills and planing mills; provided, that no building used for these activities shall be located within three hundred (300) feet of any side or rear lot line.
5. Agricultural equipment and related machinery sales.
6. Agricultural feed and grain packaging, blending, storage, and sales.
7. Agricultural fertilizer storage and sales.
8. Agricultural fairs and fairground activities.
9. Recreational activities such as racetracks and speedways; golf courses; country clubs; tennis and racquet clubs; golf and archery ranges; rifle, shotgun, and pistol ranges; travel trailer parks or campgrounds, including day camps; hunting or fishing camps; and similar uses.
10. Riding or boarding stables; provided that no building used for housing of animals shall be located within three hundred (300) feet of any lot line.
11. Hospitals, sanitariums, nursing homes, and residential homes for the aged.
12. Commercial kennels, veterinary clinics, and animal shelters; provided, that no open runs or buildings used for housing of animals shall be located within three hundred (300) feet of any lot line.
13. Group living facilities.
14. Crematories.
15. Airplane landing fields.
16. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m; and
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
17. Home occupations (see Section 4.2).
18. Public or private schools offering curricula comparable to that of public schools (see Section 4.2).
19. Public buildings and facilities, unless otherwise specified (see Section 4.2).
20. Private clubs and lodges.
21. Off-site signs (see also Section 4.2).
22. Solid waste facilities.
23. Flea markets.

24. Paper and pulp manufacturing.
25. Intensive agriculture uses (see Section 2.1).
26. Churches and other houses of worship.
27. Cemeteries and mausoleums.
28. Bed and breakfast inns (see Section 4.2).
29. Adult care centers.

4.4.6 MINIMUM LOT REQUIREMENTS (area, width)

1. Single family dwellings, mobile homes, and group living facilities:

Minimum lot area	10 acres
Minimum lot width	400 feet
2. All other permitted uses and structures (unless otherwise specified):

None, except as necessary to meet other requirements as set out herein.

4.4.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard) (See Section 4.2 for right-of-way setback requirements.)

1. All permitted uses and structures (unless otherwise specified):

Front	30 feet
Side	25 feet
Rear	25 feet

Accessory Uses and Structures:

Front	30 feet
Side	5 feet
Rear	5 feet

Special Provisions

For lots with double front yards, the side of the residence not acting as the main entrance may be considered as a side yard for accessory uses and structures as long as it does not obstruct the line of sight of any intersection or driveway.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.4.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and
3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.4.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS: 20%

Note: In addition to meeting the required lot, yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.4.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS

(See also Section 4.2)

1. All permitted uses and structures (unless otherwise specified):

None, except as necessary to meet other requirements as set out herein. 4.4.11

MINIMUM OFFSTREET PARKING REQUIREMENTS (See Section 4.2.15)

~~(See also Section 4.2)~~

- ~~1. Residential dwelling units: two (2) spaces for each dwelling unit.~~
- ~~2. Elementary and junior high schools: two (2) spaces for each classroom or office room, plus one (1) space for each three (3) seats in any auditorium or gymnasium.~~
- ~~3. Senior high school: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.~~
- ~~4. Churches or other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.~~
- ~~5. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) square feet of floor area.~~
- ~~6. Private clubs and lodges: one (1) space for each three hundred (300) square feet of floor area.~~
- ~~7. Adult and child care centers: one (1) space for each three hundred (300) square feet of floor area devoted to adult or child care activities and one (1) space for each employee.~~
- ~~8. Group living facilities: one (1) space for each bedroom.~~
- ~~9. Hospitals: one (1) space for each bed.~~
- ~~10. Sanitariums and nursing homes: one (1) space for each two (2) beds.~~
- ~~11. Residential home for the aged: one (1) space for each dwelling unit.~~
- ~~12. Commercial and service establishments (unless otherwise specified): one (1) space for each one hundred fifty (150) square feet of non-storage floor area.~~
- ~~13. Livestock or poultry slaughterhouse; saw mills and planing mills; crematories; agricultural feed and grain packaging, blending, storage and sales; agricultural fertilizer storage and sales: one (1) space for each five hundred (500) square feet of floor area.~~
- ~~14. Livestock auction arenas; agricultural equipment and related machinery sales; agricultural fairs and fairground activities; drive-in theaters; racetracks and speedways; golf and archery ranges; rifle, shotgun, and pistol ranges; commercial kennels; veterinary clinics; and animal shelters: one (1) space for each three hundred fifty (350) square feet of floor area, plus, where applicable, one (1) space for each one thousand (1,000) square feet of lot or ground area outside buildings used for any type of sales, display, or activity.~~

15. ~~Bed and breakfast inn; in addition to parking required for the residence, one (1) parking space shall be provided for each guest room. The Board of Adjustment may vary the parking requirement for those properties listed on the City's historic landmark or site list based upon site constraints including, but not limited to, small yards, inadequate space for parking, and the availability of on-street parking.~~
16. ~~For other special exceptions as specified herein: to be determined by findings in the particular case.~~

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SECTION 4.5 "RSF" RESIDENTIAL, SINGLE FAMILY

4.5.1 DISTRICTS AND INTENT

The "RSF" Residential, Single Family category includes three (3) zone districts: RSF-1, RSF-2, and RSF-3. It is the intent of these districts to provide for single family areas of low to medium density together with public and semi-public buildings and facilities and accessory structures as may be desirable and compatible with such development, as well as surrounding development. Non-residential uses in these districts may be subject to restrictions and requirements necessary to preserve and protect the single family residential character of these districts. Variation among the RSF-1, RSF-2, and RSF-3 districts is in requirements for lot area, width, and certain yards.

4.5.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Single family dwellings.
2. Public parks and recreational areas.
3. Homes of six (6) or fewer residents which otherwise meet the definition of a "community residential home" (See Section 4.2).

4.5.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
 - b. Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership;
 - c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and
 - d. Do not involve operations or structures not in keeping with the character of single family residential development.
2. Examples of permitted accessory uses and structures include:
 - a. Private garages;
 - b. Private swimming pools;
 - c. Non-commercial greenhouses and plant nurseries; and
 - d. On-site signs (See Section 4.2).

4.5.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, storage or overnight parking of commercial or industrial vehicles in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein as a special exception.

4.5.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Public or private schools offering curricula comparable to that of public schools (see Section 4.2).
2. Churches and other houses of worship.
3. Golf courses, country clubs, and racquet and tennis clubs.
4. Cemeteries and mausoleums.
5. Private clubs and lodges.
6. Parks maintained by any private association of persons residing in the district.
7. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified.
8. Home occupations (see Section 4.2).
9. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.; and
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
10. Commercial greenhouses and plant nurseries.
11. Bed and breakfast inns (see Section 4.2).
12. Adult care center.
13. Standard design manufactured homes as defined in these land development regulations in Residential Single Family-3 (RSF-3) districts only.

4.5.6 MINIMUM LOT REQUIREMENTS (area, width)

1. Single family dwellings:

RSF-1:	Minimum lot area	20,000 square feet
	Minimum lot width	100 feet
RSF-2:	Minimum lot area	10,000 square feet
	Minimum lot width	70 feet

Note: RSF-2 districts shall only be permitted where community water systems and sanitary sewer systems are available and accessible.

RSF-3:	Minimum lot area	6,000 square feet
	Minimum lot width	50 feet

Note: RSF-3 districts shall only be permitted where community water systems and centralized sanitary sewer systems are available and accessible.
2. Other permitted uses and structures:

None, except as needed to meet all other requirements herein set out.

4.5.7 MINIMUM YARD REQUIREMENTS (depth of front and back yard, width of side yards)
(See Section 4.2 for right-of-way setback requirements.)

1. Single family dwellings:

- | | | |
|--------|-------|-----------------------------|
| RSF-1: | Front | 30 feet |
| | Side | 15 feet for each side yard. |
| | Rear | 15 feet |
| RSF-2: | Front | 25 feet |
| | Side | 10 feet for each side yard. |
| | Rear | 15 feet |
| RSF-3: | Front | 20 feet |
| | Side | 10 feet for each side yard. |
| | Rear | 15 feet |

2. Public and private schools, adult care centers, child care centers, churches, other houses of worship, private clubs and lodges, and other all permitted uses unless otherwise specified:

- | | |
|-------|-----------------------------|
| Front | 35 feet |
| Side | 25 feet for each side yard. |
| Rear | 35 feet |

Accessory Uses and Structures:

- | | | |
|--------|-------|---------|
| RSF-1: | Front | 30 feet |
| | Side | 5 feet |
| | Rear | 5 feet |
| RSF-2: | Front | 25 feet |
| | Side | 5 feet |
| | Rear | 5 feet |
| RSF-3: | Front | 20 feet |
| | Side | 5 feet |
| | Rear | 5 feet |

Special Provisions

For lots with double front yards, the side of the residence not acting as the main entrance may be considered as a side yard for accessory uses and structures as long as it does not obstruct the line of sight of any intersection or driveway.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.5.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;

2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and
3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.5.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

1. Single family dwellings and duplexes, including their accessory buildings: 40%
2. Other permitted buildings in connection with permitted uses, including their accessory buildings: 35%

Note: In addition to meeting the required lot, yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.5.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS

(See also Section 4.2)

1. Churches, other houses of worship, private clubs and lodges, adult care centers, child care centers, commercial greenhouses and plant nurseries, public buildings (but not public schools): Where a use listed under (1) above is erected or expanded on land abutting either (a) a residential district or (b) property used for residential purposes in a residential/office district, then the proposed use shall provide a landscaped buffer which shall not be less than ten (10) feet in width along the affected rear and/or side yards as the case may be.
2. All other permitted uses (unless otherwise specified):
None, except as necessary to meet other requirements set out herein.

4.5.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (See Section 4.2.15)

~~(See also Section 4.2)~~

- ~~1. Each residential dwelling unit: two (2) spaces for each dwelling unit.~~
- ~~2. Elementary and junior high schools: two (2) spaces for each classroom or office room, plus one (1) space for each three (3) seats in any auditorium or gymnasium.~~
- ~~3. Senior high school: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.~~
- ~~4. Churches or other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.~~
- ~~5. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) square feet of floor area.~~
- ~~6. Private clubs and lodges: one (1) space for each three hundred (300) square feet of floor area.~~
- ~~7. Adult and child care centers: one (1) space for each three hundred (300) square feet of floor area devoted to adult or child care activities and one (1) space for each employee.~~
- ~~8. Commercial greenhouses and plant nurseries: one (1) space for each one hundred fifty (150) square feet of non-storage floor area.~~
- ~~9. Bed and breakfast inn; in addition to parking required for the residence, one (1) parking space shall be provided for each guest room. The Board of Adjustment may vary the parking requirement for those properties listed on the City's historic landmark or site list based upon site constraints including, but not limited to, small yards, inadequate space for parking, and the availability of on-street parking.~~
- ~~10. For other special exceptions as specified herein: to be determined by findings in the particular case.~~

SECTION 4.6 "RSF/MH" RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME

4.6.1 DISTRICTS AND INTENT

The "RSF/MH" Residential, (Mixed) Single Family/Mobile Home category includes three (3) zone districts: RSF/MH-1, RSF/MH-2, and RSF/MH-3. It is the intent of these districts to provide for single family residential areas of low to medium density for single family dwellings and individual mobile homes within designated urban areas as defined within the Comprehensive Plan. In addition to providing for mixed single family/mobile home areas, this district also provides for public and semi-public buildings and facilities and accessory structures as may be desirable and compatible with mixed single family/mobile home residential development. In these districts, permitted nonresidential uses and special exceptions may be subject to restrictions and requirements necessary to preserve and protect the single family residential character of these districts.

4.6.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Single family dwellings.
2. Mobile home dwellings.
3. Public parks and recreational areas.
4. Homes of six (6) or fewer residents which otherwise meet the definition of a "community residential home" (See Section 4.2).

4.6.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
 - b. Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership;
 - c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and
 - d. Do not involve operations or structures not in keeping with the character of residential development.
2. Examples of permitted accessory uses and structures include:
 - a. Private garages;
 - b. Private swimming pools;
 - c. Noncommercial greenhouses and plant nurseries; and
 - d. On-site signs (see Section 4.2).

4.6.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, storage or overnight parking of commercial or industrial vehicles in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), mobile home parks, signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein as a special exception.

4.6.5 SPECIAL EXCEPTIONS
(See also Articles 12 and 13)

1. Public or private schools offering curricula comparable to that of public schools (see Section 4.2).
2. Churches and other houses of worship.
3. Golf courses, country clubs, racquet and tennis clubs.
4. Cemeteries and mausoleums.
5. Private clubs and lodges.
6. Parks maintained by any private association of persons residing in the district.
7. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified (see Section 4.2).
8. Home occupations (see Section 4.2).
9. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.; and
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
10. Commercial greenhouses and plant nurseries.
11. Bed and breakfast inns (See Section 4.2).
12. Adult care center.

4.6.6 MINIMUM LOT REQUIREMENTS (area, width)

1. Single family dwellings and mobile homes:

Minimum area for single family/mobile home district; 10 acres.

RSF/MH-1:	Minimum lot area	20,000 square feet
	Minimum lot width	100 feet
RSF/MH-2:	Minimum lot area	10,000 square feet
	Minimum lot width	85 feet

Note: RSF/MH-2 districts shall only be permitted where community water systems and centralized sanitary sewer systems are available and accessible.

RSF/MH-3:	Minimum lot area	6,000 square feet
	Minimum lot width	50 feet

Note: RSF/MH-3 districts shall only be permitted where community water systems and sanitary sewer systems are available and accessible.
2. Other permitted uses and structures:

None, except as needed to meet all other requirements herein set out.

4.6.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side of yards)
(See Section 4.2 for right-of-way setback requirements.)

1. Single family dwellings and mobile homes:

RSF/MH-1:	Front	30 feet
	Side	15 feet for each side yard
	Rear	15 feet

2. Single family dwellings and mobile homes:

RSF/MH-2:	Front	25 feet
	Side	10 feet for each side yard
	Rear	15 feet

RSF/MH-3:	Front	20 feet
	Side	10 feet for each side yard.
	Rear	15 feet

3. Public and private schools, adult care centers, child care centers, churches, other houses of worship, private clubs and lodges, and all other permissible uses unless otherwise specified:

Front	35 feet
Side	25 feet for each side yard.
Rear	35 feet

4. Accessory Uses and Structures:

RSF/MH-1:	Front	30 feet
	Side	5 feet
	Rear	5 feet

RSF/MH-2:	Front	25 feet
	Side	5 feet
	Rear	5 feet

RSF/MH-3:	Front	20 feet
	Side	5 feet
	Rear	5 feet

Special Provisions:

For lots with double front yards, the side of the residence not acting as the main entrance may be considered as a side yard for accessory uses and structures as long as it does not obstruct the line of sight of any intersection or driveway.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.6.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and
3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.6.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

1. One family dwellings and duplexes, including their accessory buildings: 40%
2. Other permitted buildings in connection with permitted uses, including their accessory buildings: 35%.

Note: In addition to meeting the required lot, yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a .50 floor area ratio.

4.6.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS

(See also Section 4.2)

1. Churches, other houses of worship, private clubs and lodges, child care centers, commercial greenhouses and plant nurseries, public buildings (but not public schools):
Where a use listed under (1) above is erected or expanded on land abutting either (a) a residential district or (b) property used for residential purposes in a residential/office district, then the proposed use shall provide a landscaped buffer which shall not be less than 10 feet in width along the affected rear and/or side yards as the case may be.
2. All other permitted uses (unless otherwise specified):
None, except as necessary to meet other requirements set out herein.

4.6.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (See Section 4.2.15)

~~(See also Section 4.2)~~

1. ~~Residential dwelling units: two (2) spaces for each dwelling unit.~~
2. ~~Elementary and junior high schools: two (2) spaces for each classroom or office room, plus one (1) space for each three (3) seats in any auditorium or gymnasium.~~
3. ~~Senior high schools: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.~~
4. ~~Churches or other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.~~
5. ~~Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) square feet of floor area.~~
6. ~~Adult and child care centers: one (1) space for each three hundred (300) square feet of floor area devoted to adult or child care activities and one (1) space for each employee.~~
7. ~~Private clubs and lodges: one (1) space for each three hundred (300) square feet of floor area.~~

8. ~~Commercial greenhouses and plant nurseries: one (1) space for each one hundred fifty (150) square feet of non-storage floor area.~~
9. ~~Bed and breakfast inn; in addition to parking required for the residence, one (1) parking space shall be provided for each guest room. The Board of Adjustment may vary the parking requirement for those properties listed on the City's historic landmark or site list based upon site constraints including, but not limited to, small yards, inadequate space for parking, and the availability of on-street parking.~~
10. ~~For other special exceptions as specified herein: to be determined by findings in the particular case.~~

4.6.12 ADDITIONAL REQUIREMENTS FOR MOBILE HOMES

1. Anchoring. Each mobile home shall be located on a stand permitting each unit to be sufficiently supported and anchored as in compliance with the State Standards for Anchoring Mobile Homes. In addition, each mobile home shall have the wheels and axles removed, shall be placed as close to the ground as can be practically accomplished and shall have the tongue or hitch portion of the mobile home removed unless permanently attached in such a manner that it cannot be readily removed.
2. Skirting. A skirt or apron which is continually and properly maintained by the owner of the mobile home shall surround each mobile home between the bottom of the unit and the ground.

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SECTION 4.7 "RMH" RESIDENTIAL, MOBILE HOME

4.7.1 DISTRICTS AND INTENT

The "RMH" Residential, Mobile Home category includes three (3) zone districts: RMH-1, RMH-2, and RMH-3. It is the intent of these districts to provide for low to medium density mobile home subdivision development together with public and semi-public buildings and facilities and accessory structures as may be desirable and compatible with such development as well as surrounding development. Nonresidential uses in these districts may be subject to restrictions and requirements necessary to protect the residential character of these districts.

4.7.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Mobile homes.
2. Public parks and recreational areas.
3. Homes of six (6) or fewer residents which otherwise meet the definition of a "community residential home" (see Section 4.2).

4.7.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
 - b. Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership;
 - c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and
 - d. Do not involve operations or structures not in keeping with the character of residential development.
2. Examples of permitted accessory uses and structures include:
 - a. Private garages;
 - b. Private swimming pools;
 - c. Non-commercial greenhouses and plant nurseries; and
 - d. On-site signs (see Section 4.2).

4.7.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, storage or overnight parking of commercial or industrial vehicles in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), new single family dwelling units, mobile home parks, signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein as a special exception.

4.7.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Public or private schools offering curricula comparable to that of public schools (see Section 4.2).

2. Churches and other houses of worship.
3. Golf courses, country clubs, and racquet and tennis clubs.
4. Cemeteries and mausoleums.
5. Private clubs and lodges.
6. Parks maintained by any private association of persons residing in the district.
7. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified (see Section 4.2).
8. Home occupations (see Section 4.2).
9. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.; and
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
10. Commercial greenhouses and plant nurseries.
11. Bed and breakfast inns (see Section 4.2).
12. Adult care center.

4.7.6 MINIMUM LOT REQUIREMENTS (areas, width)

1. Mobile homes:

RMH-1: Minimum lot area 20,000 square feet

Minimum lot width 100 feet

RMH-2: Minimum lot area 10,000 square feet

Minimum lot width 85 feet

Note: RMH-2 districts shall only be permitted where a community water system and sanitary sewer system is available and accessible.

RMH-3: Minimum lot area 6,000 square feet

Minimum lot width 50 feet

Note: RMH-3 districts shall only be permitted where a community water system and sanitary sewer system is available and accessible.

2. Other permitted uses and structures:

None, except as needed to meet all other requirements herein set out.

4.7.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards) (See Section 4.2 for right-of-way setback requirements.)

1. Mobile homes:

RMH-1: Front 30 feet

Side 15 feet for each side yard.

Rear 15 feet

- RMH-2: Front 25 feet
- Side 15 feet for each side yard.
- Rear; 15 feet
- RMH-3: Front 20 feet
- Side 10 feet for each side yard
- Rear; 15 feet

2. Public and private schools, adult care centers, child care centers, churches, other houses of worship, private clubs and lodges, and all other permitted uses unless otherwise specified:

- Front 35 feet
- Side 25 feet for each side yard.
- Rear 35 feet

Special Provisions:

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.7.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and
3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.7.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

1. Mobile home dwellings including their accessory buildings: 40%.
2. Other permitted building in connection with permitted uses, including their accessory buildings: 35%.

Note: In addition to meeting the required lot, yard, building height, lot coverage, landscaped buffering, and offstreet parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.7.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS

(See also Section 4.2)

1. Churches, other houses of worship, private clubs and lodges, adult care center, child care centers, commercial greenhouses and plant nurseries, public buildings (but not public schools):

Where a use listed under (1) above is erected or expanded on land abutting either (a) a residential district or (b) property used for residential purposes in a residential/office district, then the proposed use shall provide a landscaped buffer which shall be not less than ten (10) feet in width along the affected rear and/or side yards as the case may be.

2. All other permitted uses (unless otherwise specified):
None, except as necessary to meet other requirements set out herein. 4.7.11

MINIMUM OFFSTREET PARKING REQUIREMENTS (See Section 4.2.15)
(~~See also Section 4.2~~)

- ~~1. Residential dwelling units: two (2) spaces for each dwelling unit.~~
- ~~2. Elementary and junior high schools: two (2) spaces for each classroom or office room, plus one (1) space for each three (3) seats in any auditorium or gymnasium.~~
- ~~3. Senior high schools: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.~~
- ~~4. Churches or other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.~~
- ~~5. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) square feet of floor area.~~
- ~~6. Private clubs and lodges: one (1) space for each three hundred (300) square feet of floor area.~~
- ~~7. Adult and child care centers: one (1) space for each three hundred (300) square feet of floor area devoted to child care activities and one (1) space for each employee.~~
- ~~8. Commercial greenhouses and plant nurseries: one (1) space for each one hundred fifty (150) square feet of non-storage floor area.~~
- ~~9. Bed and breakfast inn; in addition to parking required for the residence, one (1) parking space shall be provided for each guest room. The Board of Adjustment may vary the parking requirement for those properties listed on the City's historic landmark or site list based upon site constraints including, but not limited to, small yards, inadequate space for parking, and the availability of on-street parking.~~
- ~~10. For other special exceptions as specified herein: to be determined by findings in the particular case.~~

4.7.12 ADDITIONAL REQUIREMENTS FOR MOBILE HOMES

1. Anchoring. Each mobile home shall be located on a stand permitting each unit to be sufficiently supported and anchored as in compliance with the State Standards for Anchoring Mobile Homes. In addition, each mobile home shall have the wheels and axles removed, shall be placed as close to the ground as can be practically accomplished and shall have the tongue or hitch portion of the mobile home removed unless permanently attached in such a manner that it cannot be readily removed.
2. Skirting. A skirt or apron which is continually and properly maintained by the owner of the mobile home shall surround each mobile home between the bottom of the unit and the ground.

SECTION 4.8 "RMH-P" RESIDENTIAL, MOBILE HOME PARK

4.8.1 DISTRICTS AND INTENT

The "RMH-P" Residential, Mobile Home Park category includes one (1) zone district: RMH-P. It is the intent of this district to provide for mobile homes in approved parks, occupied as one family dwellings. This is a medium density district designed to create an environment of residential character and permitting only those uses, activities, and services which are compatible with the residential environment. The RMH-P district is a residential district, not a commercial district. The minimum size for a mobile home park shall be ten (10) acres in order to avoid spotty development and to provide enough area for adequate site design.

4.8.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Mobile home parks.
2. Homes of six (6) or fewer residents which otherwise meet the definition of a "community residential home" (see Section 4.2).

For uses under (1) above: Site and development plan approval is required (see Article 13).

4.8.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
 - b. Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership;
 - c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and
 - d. Do not involve operations or structures not in keeping with the character of residential development.
2. Examples of permitted accessory uses and structures include:
 - a. Private garages;
 - b. Private swimming pools;
 - c. Non-commercial greenhouses and plant nurseries;
 - d. Storage rooms;
 - e. Mobile home park administrative/management offices and recreational and laundry facilities intended for use solely by the residents of the mobile home park and their guests; and
 - f. On-site signs (see Section 4.2).

4.8.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, retail commercial outlets for sale of new and used mobile homes, storage or overnight parking of commercial or industrial vehicles in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein as a special exception.

4.8.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Public or private schools offering curricula comparable to that of public schools (see Section 4.2).
2. Churches and other houses of worship.
3. Golf courses, country clubs, and racquet and tennis clubs.
4. Cemeteries or mausoleums.
5. Private clubs and lodges.
6. Public parks; parks maintained by any private association of persons residing in the district.
7. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified (see Section 4.2).
8. Home occupations (see Section 4.2).
9. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
10. Conference centers.
11. Adult care centers.

4.8.6 MINIMUM LOT REQUIREMENTS (area, width)

1. Mobile home parks:

Site requirements:	Minimum site area	10 acres.
	Minimum site width	400 feet
	Minimum land area per dwelling unit: (Density; 8 dwelling units per acre).	5,445 square feet
Mobile home stand requirements:		
	Minimum mobile home stand size:	3,500 square feet
	Minimum average width of mobile home stand:	40 feet
2. Other permitted uses and structures:

None, except as needed to meet all other requirements herein set out.

4.8.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards)
(See Section 4.2 for right-of-way setback requirements.)

1. Mobile home parks: (to be applied at site perimeter)

Front	35 feet
Side	25 feet for each side yard
Rear	25 feet

Special Provisions: In a mobile home park, no mobile home shall be located closer than twenty (20) feet to (a) another mobile home, or (b) a mobile home park access or circulation drive.

Accessory Uses and Structures:

RMH-P Front 30 feet
 Side 5 feet for each side yard
 Rear 5 feet

2. Public and private schools, adult care centers, child care centers, churches, other houses of worship, private clubs and lodges, conference centers and all other permitted uses unless otherwise specified:

Front 35 feet
Side 25 feet for each side yard
Rear 35 feet

Special Provisions:

For lots with double front yards, the side of the residence not acting as the main entrance may be considered as a side yard for accessory uses and structures as long as it does not obstruct the line of sight any intersection or driveway.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.8.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and
3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.8.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

1. Mobile home parks, including all accessory buildings: 30%.
2. Other permitted buildings in connection with permitted uses, including their accessory buildings: 35%.

Note: In addition to meeting the required lot, yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a .50 floor area ratio.

4.8.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS (See also Section 4.2)

1. Mobile home parks:

Where a use under (1) above is erected or expanded on land abutting a one (1) family residential district, then the proposed use shall provide a landscaped buffer which shall be not less than fifteen (15) feet in width along the affected rear and/or side yards as the case may be.

2. Churches, other houses of worship, private clubs and lodges, conference centers, child care centers, public buildings (but not public schools):

Where a use listed under (2) above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than ten (10) feet in width along the affected rear and/or side yards as the case may be.

3. All other permitted uses (unless otherwise specified):

None, except as necessary to meet other requirements set out herein.

4.8.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (See Section 4.2.15) ~~(See also Section 4.2)~~

- ~~1. Residential dwelling units: two (2) spaces for each dwelling unit.~~
- ~~2. Elementary and junior high schools: two (2) spaces for each classroom or office room, plus one (1) space for each three (3) seats in any auditorium or gymnasium.~~
- ~~3. Senior high schools: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.~~
- ~~4. Churches or other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.~~
- ~~5. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) square feet of floor area.~~
- ~~6. Adult and Child care centers: one (1) space for each three hundred (300) square feet of floor area devoted to adult or child care activities and one (1) space for each employee.~~
- ~~7. Private clubs and lodges: one (1) space for each three hundred (300) square feet of floor area.~~
- ~~8. For other special exceptions as specified herein: to be determined by findings in the particular case.~~

4.8.12 ADDITIONAL REQUIREMENTS FOR MOBILE HOME PARKS

1. Mobile home stands. The following requirements shall apply:
 - a. Each mobile home shall be located on a stand that will permit each unit to be sufficiently supported and anchored as in compliance with the State Standards for Anchoring Mobile Homes.
 - b. Each approved mobile home stand shall be clearly defined by stakes or other markers which physically delineate the location of each stand within the mobile home park.
 - c. A skirt or apron shall surround each mobile home between the bottom of the unit and the ground. This skirt or apron shall be continually and properly maintained by the owner of the mobile home.

2. Street or Driveway Improvements. All streets and drives shall be constructed using generally accepted engineering practices so as to allow proper drainage of the entire area, and to provide access to each mobile home site.
 - a. Pavement base. Six (6) inches of compacted limerock.
 - b. Wearing surface. One (1) inch of Type II asphalt or concrete surface course or the equivalent as approved as meeting standards established by the City Council.
 - c. Pavement width. All streets shall have a minimum pavement width of twenty (20) feet.
3. Street lighting. All streets or driveways within the park shall be lighted at night with electric lights providing a minimum illumination of 0.2 foot candles.
4. Usable open space. A minimum of fifteen (15) percent of the gross land area within the mobile home park shall be designed for recreational purposes.
5. Parking. No parking shall be allowed on any mobile home park access or circulation drive.
6. State regulations. In addition to the requirements listed above, the mobile home park shall comply with all applicable rules and regulations of the State of Florida including Chapter 10D-26 of the Florida Administrative Code.

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SECTION 4.9 "RMF" RESIDENTIAL, MULTIPLE FAMILY

4.9.1 DISTRICTS AND INTENT

The "RMF" Residential, Multiple Family category includes two (2) zone districts: RMF-1, and RMF-2. It is the intent of these districts to provide for residential areas of medium to high density and only when community potable water systems and centralized sanitary sewer systems are available and accessible. These zoning districts allow for a desirable variety of housing types together with public and semi-public buildings and facilities and accessory structures as may be compatible with residential development. Nonresidential uses in these districts may be subject to restrictions and requirements necessary to preserve and protect the residential character of these districts. Variation between the RMF-1 and RMF-2 districts is in requirements for density (land area per dwelling unit).

4.9.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Single family dwellings.
2. Duplex dwellings.
3. Multiple family dwellings.
4. Public parks and recreational areas.
5. Homes of six (6) or fewer residents which otherwise meet the definition of a "community residential home" (see Section 4.2).
6. Community residential homes (see Section 4.2).

For uses under (3) above: site and development plan approval is required for multiple family developments consisting of five (5) or more dwellings or two (2) or more separate buildings (see Article 13).

For uses under (6) above: site and development plan approval is required (see Article 13).

4.9.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
 - b. Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership;
 - c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and
 - d. Do not involve operations or structures not in keeping with the character of residential development.
2. Examples of permitted accessory uses and structures include:
 - a. Private garages;
 - b. Private swimming pools;
 - c. Non-commercial greenhouses and plant nurseries;
 - d. For multiple family dwellings: administrative/management offices for the multiple family complex and recreational and laundry facilities intended for use solely by the residents of the multiple family complex and their guests; and
 - e. On-site signs (see Section 4.2).

4.9.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, storage or overnight parking of commercial or industrial vehicles, in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein as a special exception.

4.9.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Public or private schools offering curricula comparable to that of public schools.
2. Churches and other houses of worship.
3. Golf courses, country clubs, and racquet and tennis clubs.
4. Cemeteries and mausoleums.
5. Private clubs and lodges.
6. Parks maintained by any private association of persons residing in the district.
7. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified (see Section 4.2).
8. Home occupations (see Section 4.2).
9. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
10. Group living facilities.
11. Nursing homes and residential homes for the aged.
12. Conference centers.
13. Adult care center.
14. Bed and breakfast inns (see Section 4.2).

4.9.6 MINIMUM LOT REQUIREMENTS (area, width)

1. Single family dwellings:

Minimum lot area	6,000 square feet
Minimum lot width	50 feet
2. Duplexes:

Minimum lot area	10,000 square feet
Minimum lot width	85 feet
3. Multiple family development:

Minimum site area	16,335 square feet
Minimum site width	80 feet

Minimum land area per dwelling unit;

RMF-1 5,445 square feet

RMF-2 2,178 square feet

4. Other permitted uses and structures:

None, except as needed to meet all other requirements herein set out.

4.9.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yards, width of side yards)
(See Section 4.2 for right-of-way setback requirements.)

1. Single family dwellings and duplexes:

Front 20 feet

Side 10 feet for each side yard.

Rear 15 feet

Accessory Uses and Structures:

RMF-1 Front 20 feet

Side 5 feet for each side yard.

Rear 5 feet

2. Multiple family dwellings: (to be applied to site perimeter)

Front 30 feet

Side 15 feet for each side yard.

Rear 20 feet

Special Provisions; Where two (2) or more multiple family structures are located together on one (1) site, no detached residential structure shall be closer than twenty (20) feet to another.

Accessory Structures:

RMF-1 Front 30 feet

Side 5 feet for each side yard.

Rear 5 feet

3. Public and private schools, adult and child care centers, churches, other houses of worship, private clubs and lodges, nursing homes, residential homes for the aged, group living facilities, and all other permitted uses unless otherwise specified:

Front 35 feet

Side 25 feet for each side yard.

Rear 35 feet

Special Provisions

For lots with double front yards, the side of the residence not acting as the main entrance may be considered as a side yard for accessory uses and structures as long as it does not obstruct the line of sight of any intersection or driveway.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.9.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and
3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.9.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

1. Single family dwellings, including their accessory buildings: 40%
2. Duplexes and multiple family development, including their accessory buildings: 40%
3. Other permitted buildings in connection with permitted uses, including their accessory buildings: 35%

Note: In addition to meeting the required lot, yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.9.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS (See also Section 4.2)

1. In the RMF-2 district only, multiple family dwellings:
Where a use listed under (1) above is erected or expanded on land abutting a one family residential district, then the proposed use shall provide a landscaped buffer which shall not be less than fifteen (15) feet in width along the affected rear and/or side yards as the case may be.
2. Churches, other houses of worship, private clubs and lodges, and conference centers, child care centers, public buildings (but not public schools):
Where a use listed under (2) above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than ten (10) feet in width along the affected rear and/or side yards as the case may be.
3. All other permitted uses (unless otherwise specified):
None, except as necessary to meet other requirements set out herein.

4.9.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (See Section 4.2.15)
(See also Section 4.2)

1. ~~Each residential dwelling unit: two (2) spaces for each dwelling unit.~~
2. ~~Elementary and junior high schools: two (2) spaces for each classroom or office room, plus one (1) space for each three (3) seats in any auditorium or gymnasium.~~
3. ~~Senior high schools: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.~~
4. ~~Churches or other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.~~
5. ~~Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) square feet of floor area.~~
6. ~~Adult and Child care centers: one (1) space for each three hundred (300) square feet of floor area devoted to adult or child care activities and one (1) space for each employee.~~
7. ~~Private clubs and lodges and conference centers: one (1) space for each three hundred (300) square feet of floor area.~~
8. ~~Group living facilities: one (1) space for each bedroom.~~
9. ~~Nursing homes: one (1) space for each two (2) beds.~~
10. ~~Residential homes for the aged: one (1) space for each dwelling unit.~~
11. ~~For other special exceptions as specified herein: to be determined by findings in the particular case.~~

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SECTION 4.10 "RO" RESIDENTIAL/OFFICE

4.10.1 DISTRICTS AND INTENT

The "RO" Residential/Office category includes one zone district: RO. This district is intended for single family and multiple family residences together with business and professional offices which are not incompatible with residential uses, and public and semi-public buildings and facilities and accessory structures as may be desirable with such development, as well as surrounding development. This district is not to be deemed a commercial district.

4.10.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Single family dwellings.
2. Duplexes.
3. Multiple family dwellings.
4. Medical and dental offices, clinics, and laboratories.
5. Business and professional offices.
6. Homes of six (6) or fewer residents which otherwise meet the definition of a "community residential home". (See Section 4.2)
7. Community residential facilities. (See Section 4.2)

For uses under (4), (5) and (7): Site and development plan approval is required. (See Article 13)

For uses under (3) above: Site and development plan approval is required for multiple family developments consisting of five (5) or more dwelling units or two (2) or more separate buildings (see Article 13).

4.10.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
 - b. Are located on the same lot as the permitted or permissible principal use or structure, or on a contiguous lot in the same ownership; and
 - c. Are not of a nature likely to be incompatible with residential development due to traffic, noise, dust, glare, odor, or fumes.
2. Examples of permitted accessory uses and structures include:
 - a. Private garages;
 - b. Private swimming pools and cabanas;
 - c. Noncommercial greenhouses and plant nurseries;
 - d. For multiple family dwellings: administrative/management offices for the multiple family complex and recreational and laundry facilities intended for use solely by the residents of the multiple family complex and their guests; and
 - e. On-site signs (see also Section 4.2).

4.10.4 PROHIBITED USES AND STRUCTURES

Any use or structure not specifically, provisionally or by reasonable implication permitted herein or permissible by special exception, including the following which are listed for emphasis:

1. Sales, display, or outside storage of goods or merchandise.
2. Restaurants.
3. Automotive service stations and car washes.
4. Bars, cocktail lounges, taverns, and package store for sale of alcoholic beverages.
5. Off-site signs.

4.10.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Public or private schools offering curricula comparable to that of public schools (See Section 4.2).
2. Parks maintained by any private association of persons residing in the district.
3. Group living facilities.
4. Public buildings and facilities, except those otherwise specified (See Section 4.2).
5. Art galleries, community or little theaters (but not moving picture theaters or drive-in movies).
6. Private clubs and lodges.
7. Churches and other houses of worship.
8. Funeral homes without crematories.
9. Hospitals, nursing homes, and residential homes for the aged.
10. Home occupations (see Section 4.2).
11. Professional, business, and technical schools, provided all activities are conducted in completely enclosed buildings.
12. Child care centers and overnight child care centers provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
13. Dance, art and music studios.
14. Recovery homes.
15. Residential treatment facilities.
16. Pharmacies.
17. Commercial greenhouses and nurseries.
18. Nursing homes and residential housing for the aged.
19. Adult care center.
20. Bed and breakfast inns (see Section 4.2).

4.10.6 MINIMUM LOT REQUIREMENTS (area, width)

1. Single family dwellings:
 - Minimum lot area 6,000 square feet
 - Minimum lot width 50 feet
2. Duplexes:
 - Minimum lot area 10,000 square feet
 - Minimum lot width 70 feet
3. Multiple family development:
 - Minimum site area 20,000 square feet
 - Minimum site width 80 feet
 - Minimum land area per dwelling unit 5,445 square feet
4. Other permitted or permissible uses and structures:
 - None, except as needed to meet other requirements herein set out.

4.10.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards)

1. Single family dwellings and duplexes:
 - Front 20 feet
 - Side 10 feet for each side yard.
 - Rear 15 feet
2. Multiple family dwellings: (to be applied at site perimeter)
 - Front 30 feet
 - Side 15 feet for each side yard.
 - Rear 20 feet

Special Provisions; Where two (2) or more multiple family structures are located together on one site, no detached residential structure shall be located closer than twenty (20) feet to another.

3. Public and private schools, child care centers, overnight child care centers, churches and other houses of worship, private clubs and lodges, nursing homes, residential homes for the age, group living facilities, public buildings and facilities (unless otherwise specified):
 - Front 35 feet
 - Side 25 feet
 - Rear 35 feet
4. Medical and dental offices, clinics, and laboratories; hospitals; business and professional offices; and all other permitted or permissible uses unless otherwise specified:
 - Front 30 feet
 - Side 20 feet for each side yard.
 - Rear; 20 feet

Special Provisions: As a minimum, no less than one-half (1/2) the depth of any required front yard shall be maintained as a landscaped area; the remainder may be used for offstreet parking, but not for buildings. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property line or lines. This landscaped area may be penetrated at right angles by driveways.

Special Provisions:

For lots with double front yards, the side of the residence not acting as the main entrance may be considered as a side yard for accessory uses and structures as long as it does not obstruct the line of sight of any intersection or driveway.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.10.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and
3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.10.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

1. Single family dwellings including their accessory buildings: 40%
2. Duplexes and multiple family development, including their accessory buildings: 40%.
3. Other permitted buildings in connection with permitted or permissible uses, including their accessory buildings: 35%.

4.10.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS

(See also Section 4.2)

1. Medical and dental offices, clinics, and laboratories; business and professional offices; art galleries; community or little theaters; dance, art, and music studios; funeral homes; hospitals; nursing homes; churches; other houses of worship; private clubs and lodges; child care centers; overnight child care centers; public buildings (but not public schools):

Where a use listed under (1) above is erected or expanded on land abutting either (a) a residential district or (b) property used for residential purposes in a residential/office district, then the proposed use shall provide a landscaped buffer which shall be not less than ten (10) feet in width along the affected rear and/or side yards as the case may be.

2. All other permitted or permissible uses (unless otherwise specified):
None, except as necessary to meet other requirements set out herein.

4.10.11 MINIMUM OFFSTREET PARKING REQUIREMENTS See Section 4.2.15)
(See also Section 4.2)

1. ~~Each residential dwelling unit: two (2) spaces for each dwelling unit.~~
2. ~~Medical or dental offices, clinics, and laboratories: one (1) space for each one hundred fifty (150) square feet of floor area.~~
3. ~~Business and professional offices: one (1) space for each two hundred (200) square feet of floor area.~~
4. ~~Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) square feet of floor area.~~
5. ~~Art galleries: one (1) space for each three hundred (300) square feet of floor area.~~
6. ~~Community or little theaters: one (1) space for each four (4) seats.~~
7. ~~Dance, art, and music studios: one (1) space for each three hundred fifty (350) square feet of floor area.~~
8. ~~Private clubs and lodges: one (1) space for each three hundred (300) square feet of floor area.~~
9. ~~Churches and other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.~~
10. ~~Funeral homes: one (1) space for each three (3) seats in the chapel.~~
11. ~~Elementary and junior high schools: two (2) spaces for each classroom or office room, plus one (1) space for each three (3) seats in any auditorium or gymnasium.~~
12. ~~Senior high school: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.~~
13. ~~Professional, business, and technical schools: one (1) space for each two hundred (200) square feet of floor area.~~
14. ~~Hospitals: one (1) space for each bed.~~
15. ~~Nursing homes: one (1) space for each two (2) beds.~~
16. ~~Child care centers and overnight child care centers: one (1) space for each three hundred (300) square feet of floor area devoted to child care activities.~~
17. ~~Residential homes for the aged: one (1) space for each dwelling unit.~~
18. ~~Recovery homes: one (1) space for each bedroom.~~
19. ~~Residential treatment facilities: one (1) space for each bed.~~
20. ~~Pharmacies: one (1) space for each one hundred fifty (150) square feet of non-storage floor area.~~
21. ~~Adult care centers: one (1) space for each three hundred (300) square feet of floor area devoted to adult care activities.~~
22. ~~Bed and breakfast inn; in addition to parking required for the residence, one (1) parking space shall be provided for each guest room. The Board of Adjustment may vary the parking requirement for those properties listed on the City's historic landmark or site list based upon site constraints including, but not limited to, small yards, inadequate space for parking, and the availability of on-street parking.~~
23. ~~For other special exceptions as specified herein: to be determined by findings in the particular case.~~

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SECTION 4.11 "CN" COMMERCIAL, NEIGHBORHOOD

4.11.1 DISTRICTS AND INTENT

The "CN" Commercial, Neighborhood category includes one (1) zone district: CN. It is the intent of this district to provide for small scale retail and service developments which serve the convenience needs of a limited population and/or geographic area (i.e., a neighborhood). In accordance with the Comprehensive Plan, this district is not intended to accommodate major or large scale commercial or service activities. The CN district is intended to be oriented to and compatible with the neighborhood to be served, and shall be located on a collector or arterial road.

4.11.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Retail commercial outlets for sale of food, hardware and drugs.
2. Service establishments such as a barber or beauty shop, shoe repair shop, self-service laundry or dry cleaner, laundry or dry cleaning pick-up station.

The above uses are subject to the following limitations:

- a. Floor area of each individual outlet or establishment shall not exceed three thousand (3,000) square feet;
 - b. Sale, display, preparation, and storage to be conducted within a completely enclosed building, and no more than twenty (20) percent of floor area to be devoted to storage;
 - c. Products to be sold only at retail; and
 - d. Site and development plan approval is required for all developments (see Article 13).
3. Single family residences.

4.11.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. On the same premises and in connection with permitted principal uses and structures, dwelling units only for occupancy by owners or employees of the principal use.
2. On-site signs (see Section 4.2)
3. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
 - b. Are located on the same lot as the permitted use or structure, or on a contiguous lot in the same ownership; and
 - c. Do not involve operations or structures not in keeping with the character of the district.

4.11.4 PROHIBITED USES AND STRUCTURES

1. Any use or structure not specifically, provisionally, or by reasonable implication permitted herein.
2. Residential uses, except as specified under CN accessory uses.
3. Off-site signs.

4.11.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Automotive service and self-service stations (see Section 4.2 for special design standards for automotive service and self-service stations).
2. Child care centers and overnight child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
3. Banks and financial institutions.
4. Public buildings and facilities.
5. Bed and breakfast inns (see Section 4.2).
6. Churches and other houses of worship.
7. Adult care center.
8. Public and private schools offering curricula comparable to that of public schools.

4.11.6 MINIMUM LOT REQUIREMENTS (area, width)

None, except as necessary to meet other requirements as set out herein.

4.11.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards)
(See Section 4.2 for right-of-way setback requirements.)

1. Commercial and service establishments (unless otherwise specified):

Front	25 feet
Side	10 feet for each side yard.
Rear	15 feet
2. Adult care centers and child care centers and overnight child care centers:

Front	20 feet
Side	10 feet for each side yard.
Rear	15 feet

Special Provisions:

For lots with double front yards, the side of the residence not acting as the main entrance may be considered as a side yard for accessory uses and structures as long as it does not obstruct the line of sight of any intersection or driveway.

Parking lots shall be subject to a minimum front setback along all road right-of-ways of ten (10) feet which shall be designated as a landscape buffer area.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.11.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and
3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.11.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

40%

Note: In addition to meeting the required yard, building height, lot coverage, landscaped buffering, and offstreet parking requirements of this section, no structure shall exceed a .25 floor area ratio.

4.11.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS

(See also Section 4.2)

1. All permitted uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than twenty (20) feet in width along the affected rear and/or side yards as the case may be.

4.11.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (See Section 4.2.15)
~~(See also Section 4.2)~~

1. ~~Commercial and service establishments (unless otherwise specified): one (1) space for each one hundred fifty (150) square feet of non-storage floor area.~~
2. ~~Adult care centers and child care centers and overnight child care centers: one (1) space for each three hundred (300) square feet of floor area devoted to adult or child care activities.~~
3. ~~Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) square feet of floor area.~~
4. ~~Banks and financial institutions: one (1) space for each one hundred fifty (150) square feet of non-storage floor area.~~
5. ~~Each residential dwelling unit: two (2) spaces for each dwelling unit.~~
6. ~~Bed and breakfast inn; in addition to parking required for the residence, one (1) parking space shall be provided for each guest room. The Board of Adjustment may vary the parking requirement for those properties listed on the City's historic landmark or site list based upon site constraints including, but not limited to, small yards, inadequate space for parking, and the availability of on-street parking.~~
7. ~~For other special exceptions as specified herein: to be determined by findings in the particular case.~~

Note: Offstreet loading required (see Section 4.2).

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SECTION 4.12 "CG" COMMERCIAL, GENERAL

4.12.1 DISTRICTS AND INTENT

The "CG" Commercial, General category includes one (1) zone district: CG. This district is intended for general retail commercial, office and service activities which serve a market area larger than a neighborhood. While some of the same types of uses are found in CN areas, the CG areas are generally greater in scale and intensity. Businesses in this category require locations convenient to automotive traffic and ample offstreet parking is required, however; pedestrian traffic may also be found in this district. This district is not suitable for highly automotive-oriented uses.

4.12.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Retail commercial outlets for sale of food, wearing apparel, fabric, toys, sundries and notions, books and stationery, leather goods and luggage, paint, glass, wallpaper, jewelry (including repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennel), musical instruments, optical goods, television and radio (including repair incidental to sales), florist or gift shop, delicatessen, bake shop (but not wholesale bakery), drugs, plants and garden supplies (including outside storage of plants and materials), automotive vehicle parts and accessories (but not junk yards or automotive wrecking yards), and similar uses.
2. Retail commercial outlets for sale of home furnishings (furniture, floor coverings, draperies, upholstery) and appliances (including repair incidental to sales), office equipment or furniture, hardware, second-hand merchandise in completely enclosed buildings, and similar uses.
3. Service establishments such as barber or beauty shop, shoe repair shop, restaurant, interior decorator, photographic studio, art or dance or music studio, reducing salon or gymnasium, animal grooming, self-service laundry or dry cleaner, tailor or dressmaker, laundry or dry cleaning pickup station, and similar uses.
4. Service establishments such as radio or television station (but not television or radio towers or antennae); funeral home, radio and television repair shop, appliance repair shop, letter shops and printing establishments, pest control, and similar uses.
5. Medical or dental offices, clinics, and laboratories.
6. Business and professional offices.
7. Newspaper offices.
8. Banks and financial institutions.
9. Professional, business, and technical schools.
10. Commercial recreational facilities in completely enclosed, soundproof buildings, such as indoor motion picture theater, community or little theater, billiard parlor, bowling alley, and similar uses.
11. Hotels and motels.
12. Dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchlorethylene and with no odor, fumes, or steam detectable to normal senses from off the premises.
13. Art galleries.

14. Miscellaneous uses such as telephone exchange and commercial parking lots and parking garages.
15. Recovery homes.
16. Residential treatment facilities.
17. Automotive self service station. (See Section 4.2 for special design standards for automotive self-service stations)

Unless otherwise specified, the above uses are subject to the following limitations:

1. Sale, display, preparation, and storage to be conducted within a completely enclosed building, and no more than thirty (30) percent of floor space to be devoted to storage;
2. Products to be sold only at retail; and
3. Site and development plan approval (see Article 13) is required for all commercial developments.

4.12.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures.
 - b. Are located on the same lot as the permitted use or structure, or on a contiguous lot in the same ownership.
 - c. Do not involve operations or structures not in keeping with the character of the district.
2. On-site signs (see Section 4.2).

4.12.4 PROHIBITED USES AND STRUCTURES

1. Manufacturing activities, except as specifically permitted.
2. Warehousing or storage, except in connection with a permitted use.
3. Off-site signs.
4. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, lumber and building supplies, and monuments.
5. Motor vehicle body shop.
6. Any other uses or structures not specifically, provisionally or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation, or likely for other reasons to be incompatible with the character of the district. Performance standards apply (see Section 4.2).

4.12.5 SPECIAL EXCEPTIONS
(See also Articles 12 and 13)

1. Automotive service stations (see Section 4.2 for special design standards for automotive service stations).
2. Rental of automotive vehicles, trailers and trucks.
3. Package store for sale of alcoholic beverages, bar, tavern or cocktail lounge.
4. Hospitals and nursing homes.
5. Motor bus or other transportation terminals.
6. Child care centers and overnight child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.; and
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
7. Public buildings and facilities.
8. Residential dwelling units, which lawfully existed within this district on the date of adoption or amendment of the Comprehensive Plan.
9. Churches and other houses of worship.
10. Private clubs and lodges.
11. Bed and breakfast inns (see Section 4.2).
12. Adult care centers.
13. Residences for destitute people (see section 4.2.35).
14. Public and private schools offering curricula comparable to that of public schools.

4.12.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted uses and structures (unless otherwise specified):
None, except as needed to meet other requirements set out herein.

4.12.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards)
(See Section 4.2 for right-of-way setback requirements.)

1. All permitted uses and structures (unless otherwise specified):

Front	20 feet
Side	None, except where a side yard is provided, then a side yard of at least 10 feet must be provided.
Rear	15 feet
2. Adult care centers and child care centers and overnight child care centers:

Front	20 feet
Side	10 feet for each side yard.
Rear	15 feet

Special Provisions

Parking lots shall be subject to a minimum front setback along all road rights-of-way of ten (10) feet which shall be designated as a landscape buffer area.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.12.8 MAXIMUM HEIGHT OF STRUCTURES:

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and
3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.12.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

In addition to meeting the required yard, building height, landscaped buffering, and offstreet parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.12.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS (See also Section 4.2)

1. All permitted uses (unless otherwise specified):
Where a use listed under (1) above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than ten (10) feet in width along the affected rear and/or side yards as the case may be.
2. Existing single-family dwellings:
None, except as necessary to meet other requirements set out herein.

4.12.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (See Section 4.2.15) ~~(See also Section 4.2)~~

1. ~~Commercial and service establishments (unless otherwise specified): one (1) space for each one hundred fifty (150) square feet of non-storage floor area.~~
2. ~~Commercial establishments selling home furnishings and major appliances, and office equipment and furniture: one (1) space for each five hundred (500) square feet of non-storage floor area.~~
3. ~~Restaurants, cocktail lounges, bars, and taverns: one (1) space for each three (3) seats in public rooms.~~
4. ~~Funeral homes: one (1) space for each three (3) seats in the chapel.~~
5. ~~Medical or dental offices, clinics, or laboratories: one (1) space for each one hundred fifty (150) square feet of floor area.~~

6. ~~Business and professional offices: one (1) space for each two hundred (200) square feet of floor area.~~
7. ~~Newspaper office: one (1) space for each three hundred fifty (350) square feet of floor area.~~
8. ~~Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) square feet of floor area.~~
9. ~~Banks and financial institutions: one (1) space for each one hundred fifty (150) square feet of non-storage floor area.~~
10. ~~Professional, business, and technical schools: one (1) space for each two hundred (200) square feet of floor area.~~
11. ~~Community and little theaters, indoor motion picture theaters: one (1) space for each four (4) seats.~~
12. ~~Hotels and motels: one (1) space for each sleeping room, plus two (2) spaces for the owner or manager, plus required number of spaces for each accessory use such as restaurant, bar, etc. as specified.~~
13. ~~Dry cleaning and laundry package plants: one (1) space for each one hundred fifty (150) square feet of non-storage floor area.~~
14. ~~Each residential dwelling unit: two (2) spaces for each dwelling unit.~~
15. ~~Churches and houses of worship: one (1) space for each six (6) permanent seats in main auditorium.~~
16. ~~Art galleries: one (1) space for each three hundred (300) square feet of floor area.~~
17. ~~Dance, art, and music studios: one (1) space for each three hundred fifty (350) square feet of floor area.~~
18. ~~Private clubs and lodges: one (1) space for each three hundred (300) square feet of floor area.~~
19. ~~Hospitals: one (1) space for each bed.~~
20. ~~Nursing homes: one (1) space for each three (3) beds.~~
21. ~~Telephone exchange, motor bus or other transportation terminals: one (1) space for each three hundred fifty (350) square feet of floor area.~~
22. ~~Adult care centers and child care centers and overnight child care centers: one (1) space for each three hundred (300) square feet of floor area devoted to child care activities.~~
23. ~~For other special exceptions as specified herein: to be determined by findings in the particular case.~~

Note: Offstreet loading required (see Section 4.2)

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SECTION 4.13 "CI" COMMERCIAL, INTENSIVE

4.13.1 DISTRICTS AND INTENT

The "CI" Commercial, Intensive category includes one (1) zone district: CI. This district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample offstreet parking and offstreet loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire City.

4.13.2 PERMITTED PRINCIPAL USES AND STRUCTURES

As for CG, and in addition:

1. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, dairy supplies, feed, fertilizer, lumber and building supplies, monuments, and outdoor retail commercial display areas associated with sale of said items.
2. Service establishments such as repair and service garage, motor vehicle body shop, car wash, auction house (but not including livestock auction arena), laundry or dry cleaning establishment, animal boarding kennels in soundproof buildings, plant nursery or landscape contractor, carpenter or cabinet shop, home equipment rental, ice delivery station, upholstery shop, marina and boat sales, commercial water softening establishment, rental of automotive vehicles, trailers, and trucks.
3. Commercial recreation facilities such as drive-in theater (see Section 4.2), golf driving range, miniature golf course, skating rink, skateboard arena, go-cart track, and similar uses.
4. Palmist, astrologist, psychics, clairvoyants, and phrenologists.
5. Miscellaneous uses such as express or parcel delivery office, motor bus or other transportation terminal.
6. Wholesaling from sample stocks only, providing no manufacturing or storage for distribution is permitted on the premises.

Site and development plan approval (see Article 13) is required for all commercial developments.

4.13.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures.
 - b. Are located on the same lot as the permitted use or structure, or on a contiguous lot in the same ownership.
 - c. Do not involve operations or structures not in keeping with the character of the district.
2. On-site signs (see also Section 4.2).

3. Outdoor storage yard in connection with permitted use only; provided, this provision shall not permit wrecking yards (including automobile wrecking yard), junk yards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or second-hand building materials, junk automotive vehicles, or second-hand automotive parts.
4. On the same premises and in connection with permitted principal uses and structures, dwelling units only for the occupation of owners or employees of the principal use.

4.13.4 PROHIBITED USES AND STRUCTURES

1. Manufacturing activities, except as specifically permitted.
2. Off-site signs.
3. Any other uses or structures not specifically, provisionally or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation or likely for other reasons to be incompatible with the character of the district. Performance standards apply (see Section 4.2)

4.13.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Wholesale, warehouse or storage use in completely enclosed buildings. However, bulk storage of flammable liquids is not permitted.
2. Package store for sale of alcoholic beverages, bar, tavern or cocktail lounge.
3. Truck stops and automotive service stations (see Section 4.2 for special design standards for automotive service stations).
4. Service establishments such as crematory.
5. Agricultural fairs and fairground activities, livestock auction arenas.
6. Commercial tourist attractions.
7. Building trades contractor with on premises storage yard for materials and equipment.
8. Public buildings and facilities.
9. Residential dwelling units, which lawfully existed within this district on the date of adoption or amendment of the Comprehensive Plan.
10. Churches and other houses of worship.
11. Private clubs and lodges.
12. Bed and breakfast inns (see Section 4.2).
13. Light manufacturing, assembling, processing (including food processing, but not slaughterhouses), packaging or fabricating in completely enclosed building.
14. Public and private schools offering curricula comparable to that of public schools.
15. Convention centers and auditoriums.

4.13.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted uses and structures (unless otherwise specified):
None, except as needed to meet the other requirements as set out herein.

4.13.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard)
(See Section 4.2 for right-of-way setback requirements.)

1. All permitted uses and structures (unless otherwise specified):

Front 20 feet

Side None, except where a side yard is provided, then a side yard of at least ten (10) feet must be provided.

Rear 15 feet

Special Provisions:

Parking lots shall be subject to a minimum front setback along all road rights-of-way of ten (10) feet which shall be designated as a landscape buffer area.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.13.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and
3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.13.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

In addition to meeting the required yard, building height, landscaped buffering, and offstreet parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.13.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS

(See also Section 4.2)

1. All permitted uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than ten (10) feet in width along the affected rear and/or side yards as the case may be.

4.13.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (See Section 4.2.15)

~~(See also Section 4.2)~~

1. ~~For uses specifically listed under CG: As for CG OFFSTREET PARKING REQUIREMENTS.~~
2. ~~Commercial or service establishments (unless otherwise specified); agricultural fairs and fairgrounds; livestock auction arena: one (1) space for each three hundred fifty (350) square feet of floor area, plus, where applicable, one (1) space for each one thousand (1,000) square feet of lot or ground area outside buildings used for any type of sales, display, or activity.~~

- ~~3. Express or parcel delivery office, motor bus or other transportation terminal: one (1) space for each three hundred fifty (350) square feet of floor area.~~
- ~~4. Palmist, astrologist, psychics, clairvoyants, and phrenologist: one (1) space for each two hundred (200) square feet of floor area.~~
- ~~5. Wholesale establishments: one (1) space for each five hundred (500) square feet of floor area.~~
- ~~6. Warehouse or storage use only: one (1) space for each one thousand five hundred (1,500) square feet of floor area.~~
- ~~7. Each existing residential dwelling unit: two (2) spaces for each dwelling unit.~~
- ~~8. Public buildings and facilities.~~
- ~~9. Churches and houses of worship.~~
- ~~10. Private clubs and lodges.~~
- ~~11. Bed and breakfast inn; in addition to parking required for the residence, one (1) parking space shall be provided for each guest room. The Board of Adjustment may vary the parking requirement for those properties listed on the City's historic landmark or site list based upon site constraints including, but not limited to, small yards, inadequate space for parking, and the availability of on-street parking.~~
- ~~12. For other special exceptions as specified herein: to be determined by findings in the particular case.~~

Note: Offstreet loading required (see Section 4.2).

SECTION 4.14 "C-CBD" COMMERCIAL, CENTRAL BUSINESS DISTRICT

4.14.1 DISTRICTS AND INTENT

The "C-CBD" Commercial, Central Business District category includes one zone district: C-CBD. It is the intent that this district be applied only to that area which forms the City's center for financial, commercial, governmental, professional, cultural, and associated activities. The intent of this district is to encourage the development of the central business district as a focal point for the community which provides the services for people to live, work, and shop. The regulations in this section are designed to:

1. Protect and enhance the district's suitability for activities which need a central location;
2. Discourage uses which do not require a central location; and
3. Discourage uses which may create friction with pedestrian traffic and the primary activities for which the district is intended.

Heavily automotive oriented uses are, as a rule, prohibited.

4.14.2 PERMITTED PRINCIPAL USES AND STRUCTURES

As for CG, and in addition:

1. Retail commercial outlets for sale of new and used automobiles, trucks and tractors; and agricultural machinery and equipment.
2. Convention centers and auditoriums.
3. Wholesaling from sample stocks only, providing no manufacturing or storage for distribution is permitted on the premises.
4. Motor bus or other transportation terminal.
5. Single family, duplex, and multiple family dwellings.
6. Compound uses (defined as any use of land or building for either single family, duplex, or multiple family residential use and nonresidential use, either of which may be the principal use).

For all permitted uses and structures, site and development plan approval is required (see Article 13).

4.14.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
 - b. Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership.
 - c. Do not involve operations or structures not in keeping with the character of the district.
2. On-site signs (see also Section 4.2)

3. Restaurants may have seating outside which shall be included as seating for regulatory purposes; outside seating shall be included in State license from the Florida Department of Business and Professional Regulations; outside seating shall in no way impede ingress/egress for the business; access along sidewalk right-of-way shall not be less than four (4) feet at any time; seating shall in no way interfere with visibility at curb breaks. Outside seating requires application approval. Application requires a one (1) time fee; however, if revoked, it is revoked for the remainder of the calendar year. An applicant may reapply after January 1 and shall be subject to another fee.
 - (a) Tables and chairs shall be brought inside when the sidewalk cafe is not in operation.
 - (b) Tables, and chairs, provided with sidewalk cafe shall be of quality, design, materials, size, elevation, and workmanship both to ensure the safety and convenience of users and to enhance the visual quality of the urban environment. Design, materials and colors shall be approved by the City Council based upon a recommendation by the Downtown Action Corporation Board of Directors prior to the issuance of the sidewalk cafe permit.
 - (c) Alcohol shall not be permitted on public property.
 - (d) On-site, outside seating shall have distinguishable barriers from other uses and provide required egress functions.
4. Other businesses may have a maximum of two (2) one (1) seat chairs displayed outside for seating purposes based on the width of the storefront. One (1) chair is allowed per fifteen (15) feet of storefront. Chairs shall in no way impede ingress/egress for the business; access along sidewalk right-of-way shall not be less than four (4) feet at any time; seating shall in no way interfere with visibility at curb breaks. If two (2) chairs are allowed, one (1), two (2) seat bench may be substituted. Outside seating requires application approval. Application requires a one (1) time fee; however if revoked, it is revoked for the remainder of the calendar year. An applicant may reapply after January 1 and shall be subject to another fee.
 - (a) Chairs shall be brought inside when business is not in operation.
 - (b) Chairs shall be of quality, design, materials, size, elevation and workmanship both to ensure the safety of users and to enhance the visual quality of the urban environment. Design, materials and colors shall be approved by the City Council based upon a recommendation by the Downtown Action Corporation Board of Directors prior to the issuance of the permit.
5. On-site, outside sales and displays may be allowed in accordance with the following: On Marion Avenue one (1) display not to exceed twelve (12) square feet (ie: two (2) foot x six (6) foot table, display shelf or mannequin), not to exceed six (6) feet tall. On all other streets within the Commercial, Central Business District (C-CBD), on-site outside sales and display areas shall be limited to twenty-five percent (25%) of the lineal footage of the building front, from the building to the street right-of-way. For buildings on a corner lot, both street frontages may be considered if there is privately owned property between the building frontage and the street right-of-way. If the building abuts the street right-of-way, it cannot be considered for allowable display area.

- (a) On-site display areas shall not detract from required off-street parking nor shall they impede access along a sidewalk.
 - (b) Any and all outdoor displays shall not contain offensive language or gestures, shall not expose breasts, buttocks or genitals of mannequins.
 - (c) All displays of merchandise shall not be located in a manner that prevents free ingress or egress from any door, window or fire escape.
 - (d) All display racks shall be maintained in good condition, shall be capable of supporting merchandise placed upon such display rack, and shall be stable and not easily tipped over. Display racks shall not include sharp edges, protrusions or other features which may be hazardous to the public.
 - (e) All merchandise and the fixtures or devices on which the merchandise is displayed shall be moved inside the building or structure wherein the business is located during hours the business is not operated and during inclement weather, including, but not limited to, heavy rain or wind.
 - (f) At no time shall displays of merchandise, for sale or not for sale, be placed on the street right-of-way unless in conjunction with a City Council approved event in which streets are closed.
 - (g) On-site shall mean on the business premises as established by deed or lease agreement.
6. Flower planters by doorways are acceptable. Additional hanging plants or additional pots shall not be placed so as to cause the width of the sidewalk to be reduced below four (4) feet in width, nor shall they be erected or maintained in a manner that prevents free ingress or egress from any door, window, or fire escape, nor shall they interfere with visibility at intersections. The bottom of any hanging plant shall be at least eight (8) feet above the sidewalk and the top of container shall not extend above the level of the sills of the second-floor windows. Exceptions may be approved by the Land Development Regulation Administrator if the planters are not in the normal path of foot traffic. All flower planters shall be maintained in good repair and dead plants or flowers shall be removed promptly by the owner of the planter.

4.14.4 PROHIBITED USES AND STRUCTURES

- 1. Manufacturing, except goods for sale at retail on the premises.
- 2. Warehousing and storage except as accessory to be permitted principal use.
- 3. Sales, service, display, or storage of goods except in completely enclosed buildings. Retail commercial outlets for sale of new and used automobiles are exempted from provision for prohibition of outside display.
- 4. Heavily automotive uses such as sale of mobile homes, boats, dairy supplies, feed, fertilizer, lumber and building supplies, and monuments.
- 5. Off-site signs.
- 6. Any other uses or structures not specifically, provisionally, or by reasonable implication permitted herein.

4.14.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Automotive service stations (see Section 4.2 for special design standards for automotive service sections).
2. Package store for sale of alcoholic beverages; bar, tavern, or cocktail lounge.
3. Public buildings and facilities (see Section 4.2).
4. Churches and other houses of worship.
5. Private clubs and lodges.
6. Bed and breakfast inns (see Section 4.2).
7. Residences for destitute people (see section 4.2.35).
8. Public and private schools offering curricula comparable to that of public schools.
9. Auction house (but not including livestock auction arena) when operating in compliance with the following standards:
 - a. Auction must be conducted entirely within an enclosed structure.
 - b. Must be licensed as required by the City Code of Ordinances.
 - c. Hours of operation of the auction house shall be conducted only between the hours of 5:00 p.m. until 12:00 p.m. Monday through Friday and 12:00 p.m. until 12:00 a.m. Saturday and Sunday; however, provided that additional hours of operations may be granted if adequate offstreet parking facilities are provided to accommodate all vehicles associated with the operation of the auction house in a Commercial Business District (C-CBD) zoning district.
 - d. Structure must provide minimum requirements for assembly buildings as provided by Life Safety Codes and Building Codes.

4.14.6 MINIMUM LOT REQUIREMENTS (area, width)

None, except as needed to meet all other requirements as set out herein.

4.14.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard).

None, except as needed to meet all other requirements herein set out.

Special Provisions:

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.14.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and

3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.14.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

In addition to meeting the required yard, building height, landscaped buffering, and offstreet parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.14.10 MINIMUM LANDSCAPING BUFFERING REQUIREMENTS (See also Section 4.2)

1. All permitted or permissible uses (unless otherwise specified):
Where a use listed under (1) above is erected or expanded on land abutting either (a) a residential district or (b) property used for residential purposes in a residential/office district, then the proposed use shall provide a landscaped buffer which shall not be less than ten (10) feet in width along the affected rear and side yards or both as the case may be.
2. Existing one and two family dwellings:
None, except as necessary to meet other requirements set out herein.

4.14.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (See Section 4.2.15) ~~(See also Section 4.2)~~

- ~~1. Churches and other houses of worship: one (1) space for each six (6) permanent seats in main auditorium.~~
- ~~2. Private clubs and lodges: one (1) space for each three hundred (300) square feet of floor area.~~
- ~~3. Each residential dwelling unit: two (2) spaces for each dwelling unit.~~
- ~~4. Other permitted or permissible uses: None.~~
- ~~5. Bed and breakfast inn; in addition to parking required for the residence, one (1) parking space shall be provided for each guest room. The Board of Adjustment may vary the parking requirement for those properties listed on the City's historic landmark or site list based upon site constraints including, but not limited to, small yards, inadequate space for parking, and the availability of on-street parking.~~

Note: Offstreet loading required (see Section 4.2).

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SECTION 4.15 "CHI" COMMERCIAL, HIGHWAY INTERCHANGE

4.15.1 DISTRICTS AND INTENT

The "CHI" Commercial, Highway Interchange category includes one zone district: CHI. This specialized district is intended for areas where adequate lot depth is available to provide development for vehicular related uses primarily serving the traveling public. Uses in such district are subject to criteria and standards intended to preserve the character of the district and to minimize adverse impacts with abutting and nearby uses. This district shall only be applied to interstate highway interchange areas.

4.15.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Automotive service and self-service stations (see Section 4.2 for special design standards for automotive service and self-service stations).
2. Rental of automotive vehicles, trailers and trucks.
3. Restaurants.
4. Hotels and Motels.
5. Retail commercial outlets for sale of fruit, gifts, novelties and similar uses catering to tourists.
6. Light manufacturing, assembling, processing, packaging or fabricating in a completely enclosed building.
7. Facilities for storage and distribution of products including wholesale activity.
8. Retail factory outlets for sale of goods.

Unless otherwise specified, the above uses are subject to the following limitations: (1) products to be sold only at retail; and (2) for all developments, site and development plan approval is required (see Article 13).

4.15.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. On the same premises and in connection with permitted principal uses and structures, dwelling units only for occupancy by owners or employees of the principal use.
2. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures.
 - b. Are located on the same lot as the permitted use or structure, or on a contiguous lot in the same ownership.
 - c. Do not involve operations or structures not in keeping with the character of the district.
3. On-site signs (see Section 4.2).

4.15.4 PROHIBITED USES AND STRUCTURES

1. Dwelling units, except as provided under accessory uses.

2. Any other uses or structures not specifically, provisionally or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation or likely for other reasons to be incompatible with the character of the district.

4.15.5 SPECIAL EXCEPTIONS
(See also Articles 12 and 13)

1. Truck stops.
2. Travel trailer parks or campgrounds (see Section 20.24).
3. Commercial tourist attractions.
4. Package store for sale of alcoholic beverages; bar tavern, or cocktail lounge.
5. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment, lumber and building supplies, and monuments.
6. Public buildings and facilities.
7. Bed and breakfast Inns (see Section 4.2).
8. Off-site signs (see Section 4.2).

4.15.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted uses (unless otherwise specified):
 - Minimum site area 1 acre
 - Minimum lot width 200 feet

4.15.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards)

1. All permitted uses (unless otherwise specified):
 - Front 30 feet
 - Side 30 feet
 - Rear 30 feet

Special Provisions:

No less than 15 feet of the depth of the required front yard shall be maintained as a landscaped area. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length and contiguous to the designated property line or lines. This landscaped area may be penetrated at right angles by driveways. The remainder of the required yard may be used for offstreet parking, but not for buildings.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.15.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be as established in Section 4.2.20.4(8); and
3. Heights for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.15.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

35%

Note: In addition to meeting the required lot, yard, building height, lot coverage, landscaped buffering, and offstreet parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.15.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS

(See also Section 4.18)

1. All permitted uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting either (a) residential district or (b) property used for residential purposes in a residential/office district, then the proposed use shall provide a landscaped buffer which shall be not less than twenty (20) feet in width along the affected rear and/or side yards as the case may be.

4.15.13 MINIMUM OFFSTREET PARKING REQUIREMENTS (See Section 4.2.15)
~~(See also Section 4.2)~~

- ~~1. Commercial (and service establishments (unless otherwise specified): one (1) space for each one hundred fifty (150) square feet of non-storage floor area, plus, where applicable, one (1) space for each one thousand (1,000) square feet of lot or ground area outside buildings used for any type of sales, display, or activity.~~
- ~~2. Restaurants, cocktail lounges, bars, and taverns: one (1) space for each three (3) seats in public rooms.~~
- ~~3. Hotels and motels: one (1) space for each sleeping room, plus two (2) spaces for the owner or manager, plus required number of spaces for each accessory use such or restaurant, bar, etc. as specified.~~
- ~~4. Warehousing and storage only: one (1) space for each one thousand five hundred (1,500) square feet of floor area.~~
- ~~5. Public buildings and facilities.~~
- ~~6. Bed and breakfast inn; in addition to parking required for the residence, one (1) parking space shall be provided for each guest room. The Board of Adjustment may vary the parking requirement for those properties listed on the City's historic landmark or site list based upon site constraints including, but not limited to, small yards, inadequate space for parking, and the availability of on-street parking.~~
- ~~7. For other special exceptions as specified herein: to be determined by findings in the particular case.~~

Note: Offstreet loading required (see Section 4.2)

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SECTION 4.16 "ILW" INDUSTRIAL, LIGHT AND WAREHOUSING

4.16.1 DISTRICTS AND INTENT

The "ILW" Industrial, Light and Warehousing category includes one (1) zone district: ILW. This district is intended for light manufacturing, processing, storage and warehousing, wholesaling, and distribution. Service and commercial activities relating to the character of the district and supporting its activities are permitted. Certain commercial uses relating to automotive and heavy equipment sales and repair are permitted, but this district shall not be deemed commercial in character. Regulations for this district are intended to prevent or reduce adverse impacts between the uses in this district, and also to protect nearby residential and commercial districts. Performance standards are applied at lot lines (see Section 4.2).

4.16.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Wholesaling, warehousing, storage or distribution establishments and similar uses.
2. Research laboratories and activities in completely enclosed buildings.
3. Light manufacturing, assembling, processing (including food processing, but not slaughterhouses), packaging or fabricating in completely enclosed building.
4. Printing, lithographing, publishing, photographic processing, blue printing or similar establishments.
5. Outdoor storage yards and lots, provided, this provision shall not permit wrecking yards (including automobile wrecking yards), junk yards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or second-hand building materials, junk automotive vehicles, or second-hand automotive parts.
6. Retail commercial establishments for sale, repair, and service of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, and farm equipment; motor vehicle body shop; establishments for sale of farm supplies, lumber and building supplies, monuments, automotive vehicle parts and accessories (but not junk yards or automotive vehicle wrecking yards), and similar uses.
7. Service establishments catering to commerce and industry including linen supply, freight movers, communications services, business machine services, canteen service, restaurant, employment agency, sign company, pest control, water softening establishment and similar uses.
8. Service establishments such as crematory.
9. Vocational, technical, trade, or industrial schools and similar uses.
10. Medical clinic in connection only with industrial activity.
11. Miscellaneous uses such as express or parcel delivery office, telephone exchange, commercial parking lots and garages, motor bus or truck or other transportation terminal.
12. Radio and television stations.
13. Building trades contractor including on premises storage yard for materials and equipment, but no manufacturing of concrete or asphalt is permitted.
14. Railroad switching, freight, and storage yards; railroad buildings and maintenance structures.

Site and development plan approval (see Section Article 13) is required for the following uses:

1. All commercial or industrial developments.

4.16.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures.
2. On-site signs (see Section 4.2).
3. On the same premises and in connection with permitted principal uses and structures, dwelling units only for the occupation of owners or employees of the principal use.

4.16.4 PROHIBITED USES AND STRUCTURES

Any uses or structures not specifically, provisionally, or by reasonable implication permitted herein, including the following, which are listed for purposes of emphasis:

1. Petroleum bulk storage and sales.
2. Yards or lots for scrap or salvage operations or for processing, storage, display, or sale of any scrap, salvage, or second-hand building materials and automotive vehicle parts.
3. Wrecking yards (including automotive vehicle wrecking yards) and junk yards.
4. Manufacturing activities not in completely enclosed buildings.
5. Any use not conforming to performance standards of Section 4.2.

4.16.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Off-site signs (see also Section 4.2).
2. Truck stops and automotive service and self-service stations (see Section 4.2 for special design standards for automotive service stations).
3. Public buildings and facilities.
4. Auction house (but not including livestock auction arena) when operating in compliance with the following standards:
 - a. Must be licensed as required by the City Code of Ordinances.
 - b. Hours of operation of the auction house shall be conducted only between the hours of 5:00 p.m. until 12:00 p.m. Monday through Friday and 12:00 p.m. until 12:00 a.m. Saturday and Sunday; however, provided that additional hours of operations may be granted if adequate offstreet parking facilities are provided to accommodate all vehicles associated with the operation of the auction house in an Industrial, Light and Warehousing (ILW) zoning district.
 - c. Structure must provide minimum requirements for assembly buildings as provided by Life Safety Codes and Building Codes.

4.16.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted and structures (unless otherwise specified): None, except as needed to meet the other requirements as set out herein.

4.16.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard)
(See Section 4.2 for right-of-way setback requirements.)

1. All permitted or permissible uses and structures (unless otherwise specified):

Front Twenty (20) feet, of which no less than one-half (1/2) the depth shall be maintained as a landscaped area; the remainder may be used for offstreet parking, but not for buildings. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property line or lines. This landscaped area may be penetrated at right angles by driveways.

Side and Rear Fifteen (15) feet except where railroad spur abuts side or rear property line, in which case no yard is required.

Special Provisions:

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.16.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Code and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be established in Section 4.2.20.4(8); and
3. Height for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any airport regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.16.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

In addition to meeting the required yard, building height, landscaped buffering, and offstreet parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.16.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS

(See also Section 4.2)

1. All permitted uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than twenty-five (25) feet in width along the affected rear and/or side yards as the case may be.

4.16.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (See Section 4.2.15)
(See also Section 4.2)

1. ~~Warehousing and storage only: one (1) space for each one thousand five hundred (1,500) square feet of floor area.~~
2. ~~Retail commercial establishments for sale, repair, and service of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, and farm equipment; motor vehicle body shops; retail establishments for sale of farm supplies, lumber and building supplies, monuments, and automotive vehicle parts and accessories; crematories; and similar uses: one (1) space for each three hundred fifty (350) square feet of floor area, plus, where applicable, one (1) space for each one thousand (1,000) square feet of lot or ground area outside buildings used for any type of sales, display, or activity.~~
3. ~~Restaurants: one (1) space for each three (3) seats in public rooms.~~
4. ~~Miscellaneous uses such as express or parcel delivery office, telephone exchange, motor bus or truck or other transportation terminal: one (1) space for each three hundred fifty (350) square feet of floor area.~~
5. ~~For uses specifically listed under CI: As for CI OFFSTREET PARKING REQUIREMENTS.~~
6. ~~Other permitted uses (unless otherwise specified): one (1) space for each five hundred (500) square feet of floor area.~~
7. ~~For other special exceptions as specified herein: to be determined by findings in the particular case.~~

Note: Offstreet loading required (see Section 4.2).

SECTION 4.17 "I" INDUSTRIAL

4.17.1 DISTRICTS AND INTENT

The "I" Industrial category includes one (1) zone district: "I". This district is intended primarily for manufacturing and closely related uses. It is intended to preserve such lands for the functions of industrial activity, wholesaling, warehousing and distribution. To allow maximum latitude for operations, performance standards are applied at district boundaries, so that uses which might not otherwise be permitted are allowable in the portions of the district not adjacent to the district boundary lines.

4.17.2 PERMITTED PRINCIPAL USES AND STRUCTURES

As for ILW, and in addition:

1. Any industrial use which is otherwise lawful (except those uses requiring special controls and permissible as special exceptions) and which conforms to performance standards as set out in Section 4.2.

Site and development plan approval (see Article 13) is required for all industrial developments.

4.17.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures.
2. On-site signs (see Section 4.2).
3. On the same premises and in connection with permitted principal uses and structures, dwelling units only for the occupation of owners or employees of the principal use.

4.17.4 PROHIBITED USES AND STRUCTURES

Any uses or structures not specifically, provisionally, or by reasonable implication permitted herein, including any use not conforming to performance standards of Section 4.2.

4.17.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Wrecking yards (including automobile wrecking yard); junk yards; or yards used for scrap, salvage, second-hand building materials, junk automotive vehicles, or second-hand automotive parts; provided any such yard shall be completely enclosed by an opaque fence or wall not less than six (6) feet high; provided that this fence or wall shall not be built of tin or galvanized metal sheets.
2. Bulk storage yards including bulk storage of flammable liquids, subject to provisions of local and state fire codes.
3. Chemical and fertilizer manufacture.
4. Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
5. Paper and pulp manufacture.
6. Petroleum refining.
7. Rendering plant.

8. Storage, sorting, collecting or baling of rags, iron or junk.
9. Off-site signs (see Section 4.2).
10. Truck stops and automotive service and self-service stations (see Section 4.2 for special design standards for automotive service stations).
11. Hazardous waste disposal sites.
12. Electric or gas generating plants.
13. Asphalt or concrete batching plants.
14. Uses similar to those listed above.
15. Public buildings and facilities.
16. Package store for the sale of alcoholic beverages bar, tavern, club or cocktail lounge for consumption of alcoholic beverages.
17. Auction house (but not including livestock auction arena) when operating in compliance with the following standards:
 - a. Must be licensed as required by the City Code of Ordinances.
 - b. Hours of operation of the auction house shall be conducted only between the hours of 5:00 p.m. until 12:00 p.m. Monday through Friday and 12:00 p.m. until 12:00 a.m. Saturday and Sunday; however, provided that additional hours of operations may be granted if adequate offstreet parking facilities are provided to accommodate all vehicles associated with the operation of the auction house in a Industrial (I) zoning district.
 - c. Structure must provide minimum requirements for assembly buildings as provided by Life Safety Codes and Building Codes.

4.17.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted uses and structures (unless otherwise specified):

None, except as needed to meet the other requirements as set out herein.

4.17.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards)
(See Section 4.2 for right-of-way setback requirements.)

1. All permitted uses and structures (unless otherwise specified):

Front Twenty (20) feet

Side and Rear Fifteen (15) feet except where railroad spur abuts side or rear property line, in which case no yard is required.

Special Provisions:

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

4.17.8 MAXIMUM HEIGHT OF STRUCTURES

1. Structure height for buildings shall be regulated in accordance with Chapter 5 of the Florida Building Codes and minimum yard requirements established in these land development regulations;
2. Height requirements for signs shall be established in Section 4.2.20.4(8); and
3. Height for structures other than buildings and signs shall be regulated in accordance with standards established by the Federal Aviation Administration codes and any airport regulations and guidelines as may be established by the City and/or Airport Committee or Authority.

4.17.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

In addition to meeting the required yard, building height, landscaped buffering, and offstreet parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.17.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS (See also Section 4.2)

1. All permitted uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than twenty-five (25) feet in width along the affected rear and/or side yards as the case may be.

4.17.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (See Section 4.2.15) (See also Section 4.2)

1. ~~Warehousing and storage only: one (1) space for each one thousand five hundred (1,500) square feet of floor area.~~
2. ~~Retail commercial establishments for sale, repair, and service of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, and farm equipment; motor vehicle body shops; retail establishments for sale of farm supplies, lumber and building supplies, monuments, and automotive vehicle parts and accessories; wrecking yards; and similar uses: one (1) space for each three hundred fifty (350) square feet of floor area, plus where applicable, one (1) space for each one thousand (1,000) square feet of lot or ground area outside buildings used for any type of sales, display, or activity.~~
3. ~~Restaurants: one (1) space for each three (3) seats in public rooms.~~
4. ~~Miscellaneous uses such as express or parcel delivery office, telephone exchange, motor bus or truck or other transportation terminal: one (1) space for each three hundred fifty (350) square feet of floor area.~~
5. ~~For uses specifically listed under ILW: As for ILW OFFSTREET PARKING REQUIREMENTS.~~
6. ~~Other permitted uses (unless otherwise specified): one (1) space for each five hundred (500) square feet of floor area.~~

~~7. For other special exceptions as specified herein: to be determined by findings in the particular case.~~

Note: Offstreet loading required (see Section 4.2).

A photograph of a person's hand pointing at architectural plans on a desk. A laptop is open in the background, and another hand is holding a pen over the plans. The scene is lit with warm, golden light.

Parking Requirements Text Amendment

Amending the text in the Land
Development Regulations for
Parking Requirements

Planning the Process



RESEARCH

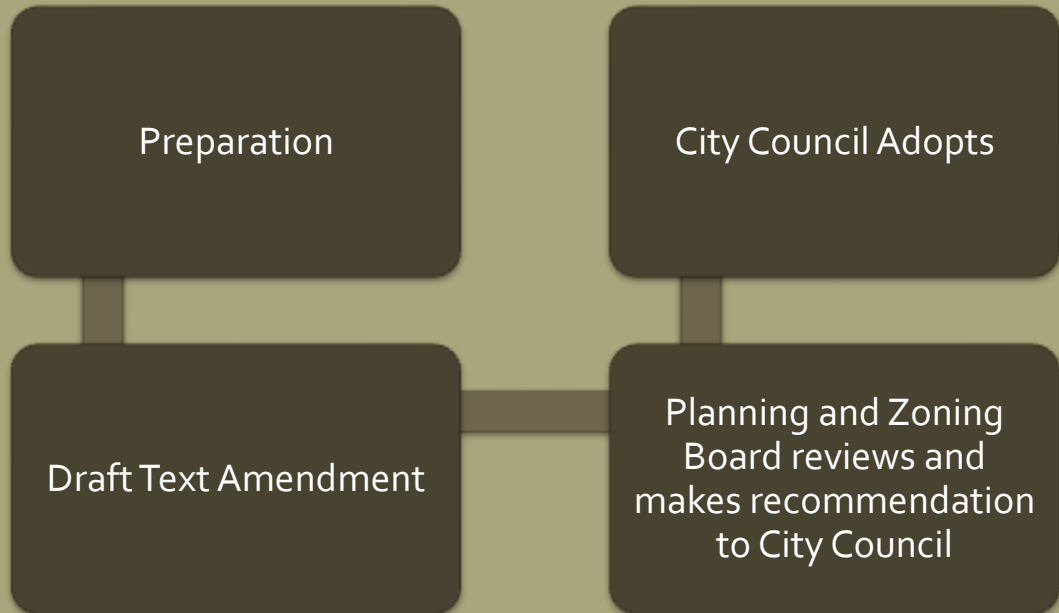


PREPARE



ADOPT

Process



Why are we amending the parking requirements

- Parking requirements in the Land Development Regulations have not been updated since adoption in 1996.
- Business models have changed. Retailers and other businesses are adjusting to online shopping. Doctors and dental offices are now doing Teladoc. Professional offices are doing more virtual meetings.
- Less impervious surfaces can help create more green spaces in designs.
- Less parking could leave more space for cross walks and mobility, making sites safer.

Current Parking Requirements VS. Proposed Parking Requirements

Big Box Development (Current)

- One (1) space for each one hundred fifty (150) square feet of non-storage floor area.
- 40,000 square feet facility with 4,000 square feet of storage. This facility would require 240 parking spaces.

Big Box Development (Proposed)

- Four (4) spaces for each 1,000 square feet of gross floor area, but not to exceed 5 spaces for each 1,000 square feet.
- 40,000 square feet facility with 4,000 square feet of storage. This facility would require 160 to 200 parking spaces.

Current Parking Requirements VS. Proposed Parking Requirements

General Retail (Current)

- One (1) space for each one hundred fifty (150) square feet of non-storage floor area.
- 10,000 square feet facility with 1,000. This facility would require 60 parking spaces.

General Retail (Proposed)

- One (1) space for each three hundred (300) square feet of gross floor area; provided, however, that no use shall have less than three (3) spaces.
- 10,000 square feet facility with 1,500. This facility would require 33 parking spaces.

Current Parking Requirements VS. Proposed Parking Requirements

Medical Office (Current)

- One (1) space for each one hundred fifty (150) square feet of floor area.
- 3500 Square feet facility with 5 examine rooms and 10 employees. This facility would require 24 parking spaces.

Medical Office (Proposed)

- One (1) space for each employee, plus 2 spaces for each examination room.
- 3500 Square feet facility with 5 examine rooms and 10 employees. This facility would require 20 parking spaces.

Current Parking Requirements VS. Proposed Parking Requirements

Hotel (Current)

- One (1) space for each sleeping room, plus two (2) spaces for the owner or manager.
- One hundred (100) room hotel with ten (10) employees. No restaurant or bars. This facility would require 102 parking spaces.

Hotel (Proposed)

- One (1) space for each 1 ½ rooms, plus one (1) space for each employee.
- One hundred (100) room hotel with ten (10) employees. No restaurant or bars. This facility would require 77 parking spaces.



Thank you

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY PLANNING AND ZONING BOARD

THIS SERVES AS PUBLIC NOTICE the Planning and Zoning Board will hold a meeting on Wednesday February 6, 2024 at 5:30 PM or as soon after.

Agenda items-

1. **LDR 24-03**, Text amendment to the Land Development Regulations Section 4.2 and Sections 4.4 through 4.17, to amend the parking requirements for the City of Lake City.

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at: <https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

Robert Angelo
Planning and Zoning Tech.

**NOTICE OF PUBLIC MEETING
CITY OF LAKE CITY
PLANNING AND ZONING BOARD**

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Robert Angelo
Planning and Zoning Tech.

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, January 22, 2024 10:40 AM
To: Angelo, Robert
Subject: RE: 76616 RE: Non-Legal Ad Notice for Planning and Zoning 02-06-2024

Confirmed.

Thank you

Kym Harrison • 386-754-0401

Serving 4 counties in North Florida!

RESEARCH SHOWS THAT NEWSPAPERS ARE AN IMPRESSIVE WAY TO BRING IN BUSINESS!

- Advertising in Newspapers Cause Readers to Act
- More than 124 million U.S. adults read newspaper media each week

Sources: ¹ 2018 Release 2 Nielsen Scarborough Report. Copyright 2019 Scarborough Research. All rights reserved. ²Coda/Triad Newspaper Insert Study, ³NAA How America Shops and Spends, ⁴2K16 Valassis Coupon Intelligence Report, ⁵Triad Newspaper Ad Effectiveness Service

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, January 22, 2024 10:36 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 76616 RE: Non-Legal Ad Notice for Planning and Zoning 02-06-2024

Looks good.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, January 22, 2024 10:34 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 76616 RE: Non-Legal Ad Notice for Planning and Zoning 02-06-2024

Attached for approval 3x4.5 222.75

Thank you

Kym Harrison • 386-754-0401

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From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, January 22, 2024 9:09 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Non-Legal Ad Notice for Planning and Zoning 02-06-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **January 25, 2024** paper.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



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NOTICE OF PUBLIC MEETING
CITY OF LAKE CITY
PLANNING AND ZONING BOARD

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SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

Robert Angelo
Planning and Zoning Tech.

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY PLANNING AND ZONING BOARD

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Members of the public may also view the meeting on our YouTube channel at: <https://www.youtube.com/c/CityofLakeCity>

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Robert Angelo
Planning and Zoning Tech.

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, January 22, 2024 9:16 AM
To: Angelo, Robert
Subject: RE: 798736 RE: Legal Notice for LDR 24-03

Confirmed

Thank you

Kym Harrison • 386-754-0401

Serving 4 counties in North Florida!

RESEARCH SHOWS THAT NEWSPAPERS ARE AN IMPRESSIVE WAY TO BRING IN BUSINESS!

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- More than 124 million U.S. adults read newspaper media each week

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From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, January 22, 2024 9:12 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 798736 RE: Legal Notice for LDR 24-03

Looks good.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



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From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Friday, January 19, 2024 10:56 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 798736 RE: Legal Notice for LDR 24-03

Proof attached for approval by noon on Wednesday.

Thank you

Kym Harrison • 386-754-0401

Serving 4 counties in North Florida!

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From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Thursday, January 18, 2024 2:31 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Legal Notice for LDR 24-03

Kym

Please publish in the legal section of the Lake City Reporter on **January 25, 2024.**

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



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LAKE CITY REPORTER
1086 SW MAIN BLVD STE 103
PO BOX 1709
LAKE CITY FL 32056-1709
(386)752-1293

ORDER CONFIRMATION

Salesperson: KYM HARRISON

Printed at 01/19/24 10:55 by kharr-cn

Acct #: 45150

Ad #: 798736

Status: New WHOLD

CITY OF LAKE CITY
ATTN: FINANCE
205 N MARION AVE
LAKE CITY FL 32055

Start: 01/25/2024 Stop: 01/25/2024

Times Ord: 1 Times Run: ***

STD 1.00 X 10.63 Words: 386

Total STD 10.63

Class: 8000 LEGAL COLUMBIA CO

Rate: LG Cost: 175.40

Affidavits: 1

Ad Descript: LDR 24-03

Descr Cont: NOTICE OF PUBLIC HEARINGS

Given by: *

P.O. #:

Created: kharr 01/19/24 10:52

Last Changed: kharr 01/19/24 10:55

Contact: AP CHERYL 719-5794

Phone: (386)719-5804

Fax#:

Email:

Agency:

PUB ZONE EDT TP RUN DATES

LCR A 96 S 01/25

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

This ad has been reformatted for proofing purposes. Column breaks are not necessarily as they will appear in publication.

NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on February 6, 2024 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

(1) LDR 24-03, Text amendment to the Land Development Regulations Sections 4.2.15 and sections 4.4.11 thru 4.17.11, to amend the text in section 4.2.15 adding a provision for off-street parking, and amending the text in sections 4.4.11 thru 4.17.11 by deleting provisions for off-street parking. Members of the public may also view the meeting on our YouTube channel at: <https://www.youtube.com/c/CityofLakeCity>.

Those attendees wishing to share a document must email the item to submissions@lcfla.com no later than noon on the day of the meeting.

Copies of the amendments are available for public inspection by contacting the Office of Growth Management at growthmanagement@lcfla.com or by calling 386.719.5746.

At the aforementioned public hearings, all interested parties may appear and be heard with respect to the amendments.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact the Office of City Manager, 386.719.5768 at least 48 hours

prior to the proceedings. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY).

798736
January 25, 2024

NOTICE OF PUBLIC HEARINGS
CONCERNING AMENDMENTS TO THE
CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

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