Sec. 10-1213. RA residential acre district.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
The RA zoning district is intended to be located in areas designated Mixed Use-A, B, or C on the Future Land Use Map and is intended to apply to selected areas located on the periphery of the urban service area where sanitary sewer is not expected to be available or environmental constraints exist. The regulations of this district are intended to permit low density or intensity development, consistent with environmental and infrastructure constraints, without precluding future expansion of urban services. The maximum gross density allowed for new residential development in the RA district is 1 dwelling unit per acre. This district also allows certain community and recreational facilities related to residential uses.	(1) Agricultural production-crops. (2) Cemeteries. (3) Community facilities related to residential uses including religious facilities, police/fire stations, elementary and middle schools and libraries. Vocational and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations. (4) Golf courses. (5) Passive and active recreational facilities. (6) Single-family detached dwellings.	(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.

DEVELOPMENT STANDARDS

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	1 acre	80 feet	100 feet	35 feet	15 feet on each side; or any combination of setbacks that equals at least 30 feet, provided that no such setback shall be less than 10 feet	25 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Uses	1 acre	100 feet	100 feet	35 feet	15 feet on each side; or any combination of setbacks that equals at least 30 feet, provided that no such setback shall be less than 10 feet	25 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

GENERAL NOTES:

1. If central sanitary sewer is not available, non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 600 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

(Ord. No. 97-14, § 5, 7-29-97; Ord. No. 99-15, § 16, 5-25-99)

Sec. 10-1214. R-1 single-family detached residential district.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
The R-1 district is intended to be located in areas designated Mixed Use-A, B, or C on the Future Land Use Map of the Comprehensive Plan which exhibit a predominant existing development pattern of residential, single-family detached housing with development standards similar to the development standards of the R-1 district. The maximum gross density allowed for new residential development in the R-1 district is 3.63 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted.	(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary and middle schools. New libraries, vocational, and high schools are prohibited. Expansion of existing libraries, vocational, and high schools is allowed. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations. (2) Golf courses. (3) Passive and active recreational facilities. (4) Single-family detached dwellings.	(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.

DEVELOPMENT STANDARDS

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	12,000 square feet	80 feet	100 feet	25 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Uses	24,000 square feet	100 feet	100 feet	25 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

(Ord. No. 97-12, § 20, 7-8-97)

Sec. 10-1218. R-5 manufactured home and single-family detached district.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
The R-5 district is intended to be located in areas designated Mixed Use-A, B, or C on the Future Land Use Map of the Comprehensive Plan which exhibit a predominant existing development pattern of single-family detached housing and manufactured homes on individual, standard sized lots. The maximum gross density allowed for new residential development in the R-5 district is 8 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted.	(1) Community facilities related to residential uses, including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools. Libraries and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations. (2) Golf courses. (3) Manufactured homes. (4) Passive and active recreational facilities. (5) Single-family detached dwellings.	(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.

DEVELOPMENT STANDARDS

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached and Mobile Homes Dwellings	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	80 feet	100 feet	25 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community services facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

(Ord. No. 97-12, § 24, 7-8-97)

Sec. 10-1210. Residential preservation district.

Allowable uses, appropriate permit level and applicable development and locational standards in the residential preservation district are as follows:

P = Permitted use R = Restricted use S = Special exception

Legend			
LR	= Low-density residential	CS	= Community services
PR	= Passive recreation	LI	= Light infrastructure
AR	= Active recreation		

SIC Code	Name of Use	Development and Locational Standards				
		LR	PR	AR	CS	LI
	RESIDENTIAL					
	Dwelling, one-family	P				
	Dwelling, two-family	R				
	Dwelling, mobile home	P				
	Mobile home park	S				
	SERVICES					
	Elementary and secondary schools				S	
	Religious organizations				S	
	PUBLIC ADMINISTRATION					
922	Public order and safety				S	
9221	Police protection				S	
9224	Fire protection				S	
	RECREATION					
	Hiking and nature trails		P			
	Picnicking		P			
	Canoe trails		P			
	Bicycle trails		P			
	Horseback riding trails		P			
	Tot lots			P		
	Court sports			P		
	Field sports			P		

Placement of new mobile homes are limited to the following areas: existing mobile home parks; and platted mobile home subdivisions. New mobile homes shall also be allowed as replacements of lawfully existing mobile homes in other locations. New mobile home parks may be established as per the provisions set forth in section 10-1105.

For further information regarding appropriate minimum development standards, see division 5, section 10-920.

(Ord. No. 92-10, § 2(11.10), 3-10-92)

Sec. 10-1219. MH manufactured home park district.

	USES PERMITTED			
	2. Unrestricted Uses		3. Restricted Uses	
1. District Intent	a. Principal Uses	b. Accessory Uses	a. Use	b. Applicable Restrictions
The MH district is intended to be located in areas designated Mixed Use-A, B, or C on the Future Land Use Map of the Comprehensive Plan wherein manufactured home spaces are provided within a managed manufactured home park that is constructed according to minimum standards and guided by a carefully drawn plan of development. The standards, restrictions, and procedures required herein are designed to assure that manufactured home parks will provide an adequate residential environment. The maximum gross density allowed for new residential development in the MH district is 8 dwelling units per acre. Manufactured home parks that were in existence prior to the effective of the ordinance adopting the MH district shall be permitted to maintain the number of spaces legally approved by the City, County, and/or the State of Florida.	Following uses subject to the Special Requirements of this District: (1) Administration buildings, customary laundry and services buildings. (2) Community centers and recreation facilities intended to serve residents of the mobile home park. (3) Manufactured homes.	(1) Customary accessory uses and structures clearly incidental to one or more permitted uses and structures, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.	(1) Convenience commercial uses as accessory to a mobile home park limited to: a. Beauty and barber shops. b. Food and grocery or drug stores. c. Laundromat, laundry and dry-cleaning pick-up stations. d. Hardware or garden supply store. e. Newsstand or book store. f. Video rental	a. Such use shall not occupy over 5% of the area of the mobile home park. b. The mobile home park shall contain a total area of at least 5 acres or more. c. Public access to such uses shall be limited access from an internal park street.

DEVELOPMENT STANDARDS

	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Other Restrictions
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	Refer to Section 10-1105 of these regulations
Minimum park site	5 acres							
Minimum lot size	3,000 square feet	40 feet	75 feet	From exterior boundary of park: 15 feet; from interior accessway 10 feet	From public street: 25 feet; from interior accessway: 7.5 feet interior accessway	10 feet	8 feet	

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

(Ord. No. 97-12, § 25, 7-8-97)

Sec. 10-1225. C-1 neighborhood commercial district. (Page 1 of 2)

1. District Intent	PERMITTED USES		
	2. Principal Uses		3. Accessory Uses
The C-1 district is intended to be located in areas designated Mixed Use-A, B, or C on the Future Land Use Map of the Comprehensive Plan and shall apply to suburban areas with direct access to a major collector roadways located within convenient traveling distance to one or more neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-1 district is intended to provide shopping for residential areas without requiring access to arterial roadways, thereby providing more convenient shopping for area residents and preserving the capacity of the arterial roadway network. The provisions of this district are intended to encourage commercial development that is compatible in scale and design with surrounding residential uses. The C-1 district is not intended to accommodate large scale commercial or service activities or automotive or other types of more intensive commercial activity. The minimum gross density allowed for new residential development in the C-1 district is 16 dwelling units per acre, provided that the residential uses are located on the second floor or above of a building containing commercial or office uses on the first floor. In order to maintain compact and non-linear characteristics, each C-1 district will have a maximum frontage of 100 feet per acre on a collector roadway and each C-1 district will not exceed 15 acres in size.	(1) Antique shops. (2) Banks and other financial institutions. (3) Community facilities related to the permitted principal uses, including libraries, religious facilities, and police/fire stations. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations. (4) Day care centers. (5) Laundromats, laundry and dry cleaning pick-up stations. (6) Mailing services. (7) Medical and dental offices and services, laboratories, and clinics. (8) Motor vehicle fuel sales. (9) Non-medical offices and services, including business and government offices and services. (10) Passive and active recreational facilities. (11) Personal services (barber shops, fitness clubs, etc.) (12) Rental and sales of video tapes and games. (13) Repair services, non-automotive.	(14) Residential (any type), provided that it is located on the second floor or above of a building containing commercial or office uses on the first floor. (15) Restaurants, with or without drive-in facilities. (16) Retail bakeries. (17) Retail drug store. (18) Retail florists. (19) Retail food and grocery. (20) Retail home/garden supply, hardware and nurseries, without outdoor storage or display. (21) Retail newsstand, books, greeting cards. (22) Retail pet stores. (23) Social, fraternal, and recreational clubs and lodges, including assembly halls. (24) Studios for photography, music, art, drama, and voice. (25) Tailoring. (26) Veterinary services, including veterinary hospitals. (27) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.	(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.

DEVELOPMENT STANDARDS (continued on page 2 of 2)

	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	none	none	none	25 feet	15 feet on each side	25 feet	10 feet	10,000 square feet of non-residential gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel. (SEE SECTION 8 BELOW)	3 stories

FOR ADDITIONAL DEVELOPMENT STANDARDS, REFER TO PAGE 2 OF 2

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

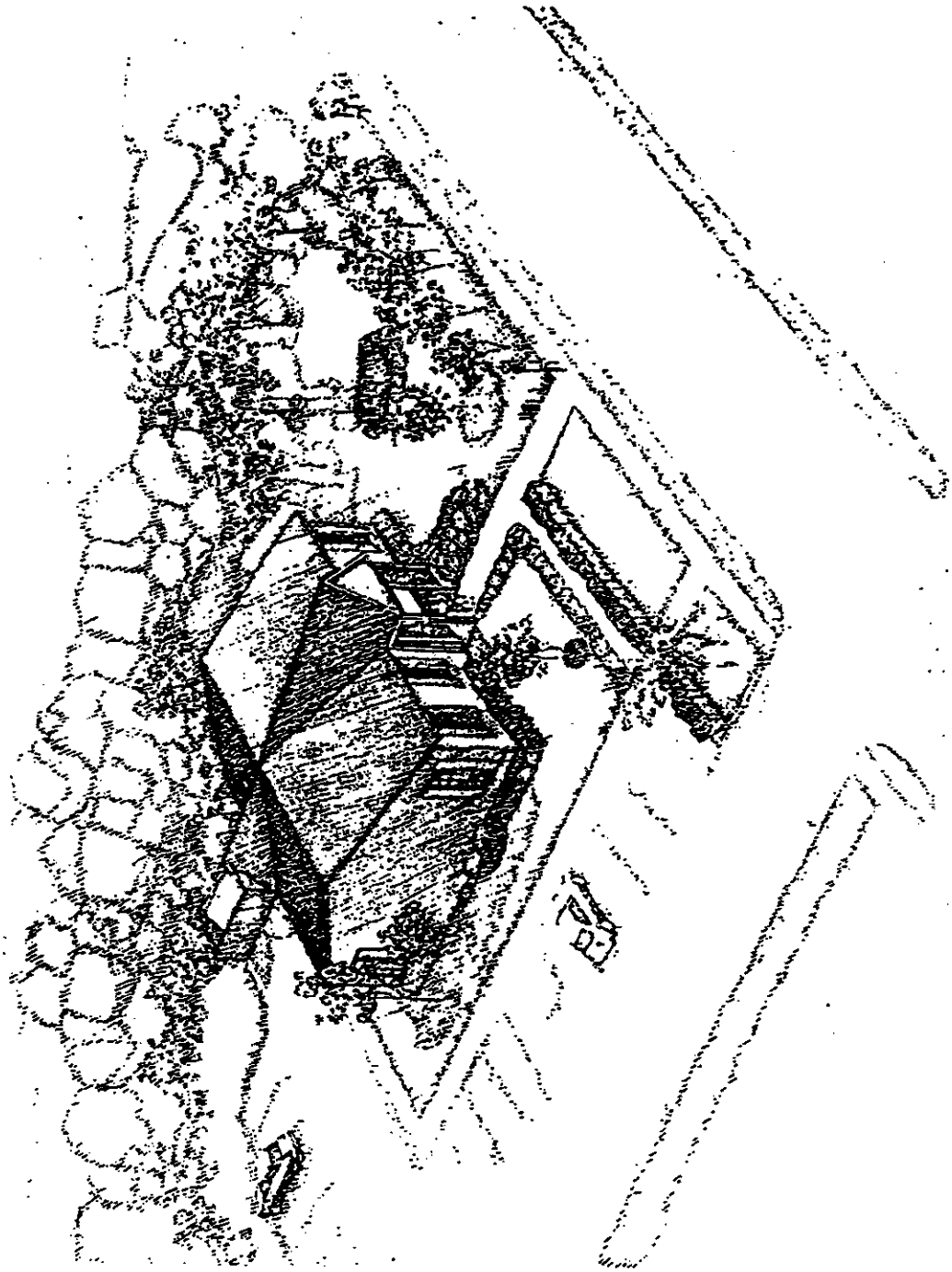
DEVELOPMENT STANDARDS (continued from page 1 of 2)
7. Additional Criteria for Non-Residential Uses: Lighting shall be directed away from the perimeter of the site.
8. Incentive Criteria for Non-Residential Buildings: A maximum of 12,500 square feet of non-residential gross building floor area per acre is allowed if the following criteria are satisfied: a. Non-residential buildings shall have a pitched roof; b. Non-residential buildings shall be in character with surrounding area; c. All exterior walls of non-residential buildings shall be finished with the same material.
9. Street Vehicular Access Restrictions: Properties in the C-1 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RHA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP.

GENERAL NOTES:

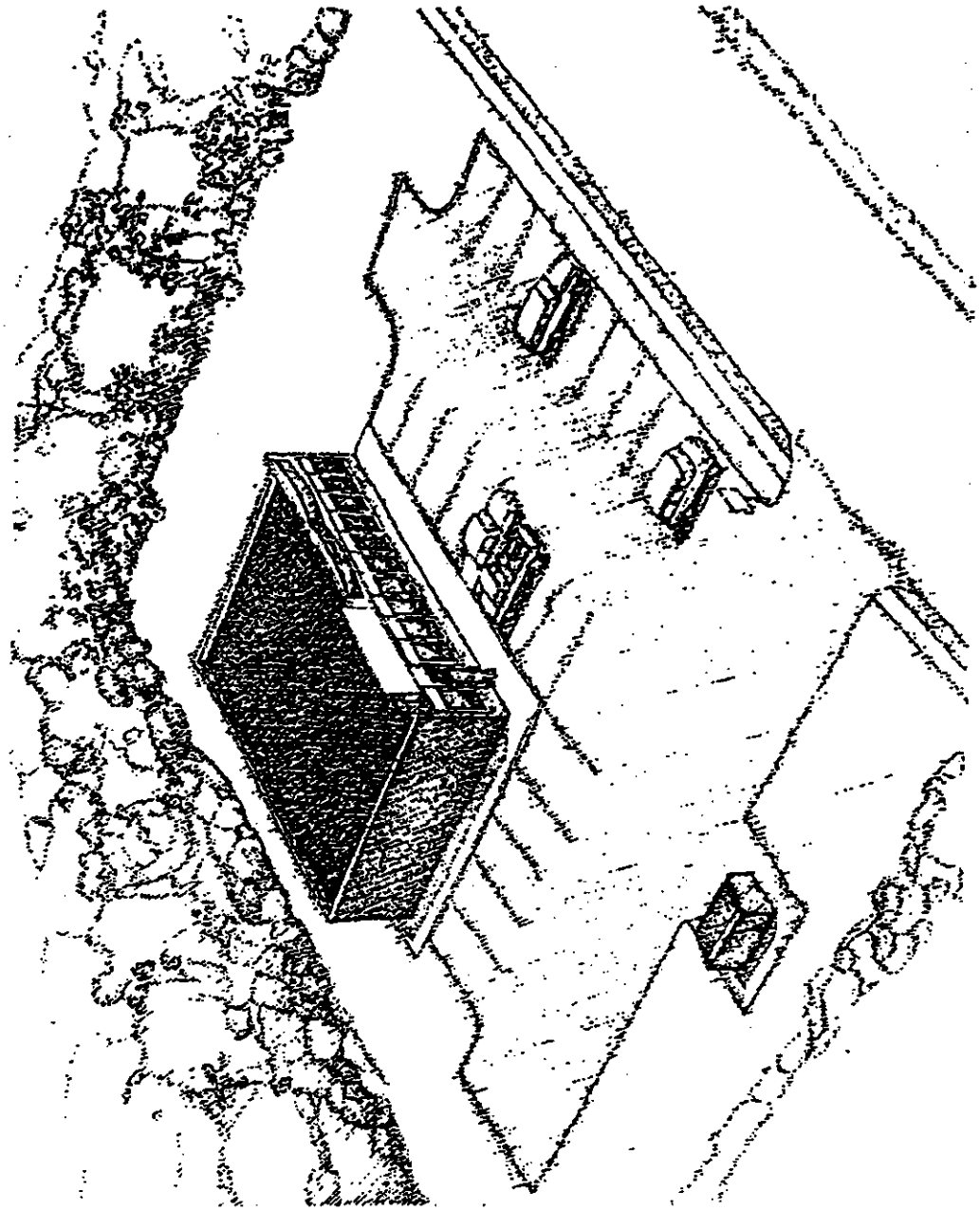
1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

(Ord. No. 97-12, § 31, 7-8-97; Ord. No. 99-15, § 21, 5-25-99)

THIS: C-1- Neighborhood Commercial District -
In order to promote neighborhood commercial development that is convenient to residential areas, a 25% floor area bonus is available to commercial uses which have a pitched roof, have a uniform exterior and have an appearance compatible with surrounding residences.



NOT THIS: C-1- Neighborhood Commercial District -
While not prohibited in the C-1 district, this type of commercial building is not appropriate in residential areas. The flat roof, various exterior building materials, parking in the front yard and a poorly located, un-screened trash dumpster make this type of commercial an unwelcome neighbor.



NOT THIS: C-1-Neighborhood Commercial District

Sec. 10-1226. C-2 neighborhood commercial district. (Page 1 of 2)

1. District Intent	PERMITTED USES		
	2. Principal Uses		3. Accessory Uses
The C-2 district is intended to be located in areas designated Mixed Use-A, B, or C on the Future Land Use Map of the Comprehensive Plan shall apply to areas with direct access to arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, provided that the residential uses are located on the second floor or above of a building containing commercial or office uses on the first floor. In order to maintain compact and non-linear characteristics, each C-2 district will have a maximum frontage of 100 feet per acre on an arterial roadway and each C-2 district will not exceed 30 acres in size.	(1) Antique shops. (2) Automotive service and repair, including car wash. (3) Bait and tackle shops. (4) Banks and other financial institutions. (5) Camera and photographic stores. (6) Cocktail lounges and bars. (7) Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations, and high schools. Elementary schools are prohibited. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations. (8) Day care centers. (9) Gift, novelty, and souvenir shops. (10) Indoor amusements (bowling, billiards, skating, etc.). (11) Indoor theaters (including amphitheaters). (12) Laundromats, laundry and dry cleaning pick-up stations. (13) Mailing services. (14) Medical and dental offices, services, laboratories, and clinics. (15) Motor vehicle fuel sales. (16) Non-medical offices and services, including business and government offices and services. (17) Non-store retailers. (18) Passive and active recreational facilities. (19) Personal services (barber shops, fitness clubs etc.). (20) Photocopying and duplication services. (21) Rental and sales of video tapes and games. (22) Rental of tools, small equipment, or party supplies. (23) Repair Services, non-automotive.	(24)Residential (any type), provided that it is located on the second floor or above a building containing commercial or office uses on the first floor. (25) Restaurants, with or without drive-in facilities. (26) Retail bakeries. (27) Retail computer, video, record, and other electronics. (28) Retail department, apparel, and accessory stores. (29) Retail drug store. (30) Retail florist. (31) Retail food and grocery. (32) Retail furniture, home appliances, accessories. (33) Retail home/garden supply, hardware and nurseries. (34) Retail jewelry store. (35) Retail needlework shops and instruction. (36) Retail newsstand, books, greeting cards. (37) Retail office supplies. (38) Retail optical and medical supplies. (39) Retail package liquors. (40) Retail pet stores. (41) Retail picture framing. (42) Retail sporting goods, toys. (43) Retail trophy store. (44) Shoes, luggage, and leather goods. (45) Social, fraternal and recreational clubs and lodges, including assembly halls. (46) Studios for photography, music, art, dance, and voice. (47) Tailoring. (48) Veterinary services, including veterinary hospitals. (49) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.	(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.
FOR ADDITIONAL DEVELOPMENT STANDARDS, REFER TO PAGE 2 OF 2			

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area of a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-1226. C-2 General Commercial. (Page 2 of 2)

DEVELOPMENT STANDARDS									
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	none	none	none	25 feet	15 feet on each side	25 feet	10 feet	12,500 square feet of non-residential gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel for districts containing 20 acres or less. 12,500 square feet of non-residential gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel and a maximum of 250,000 square feet of nonresidential gross building area per district for districts containing more than 20 acres to 30 acres.	3 stories

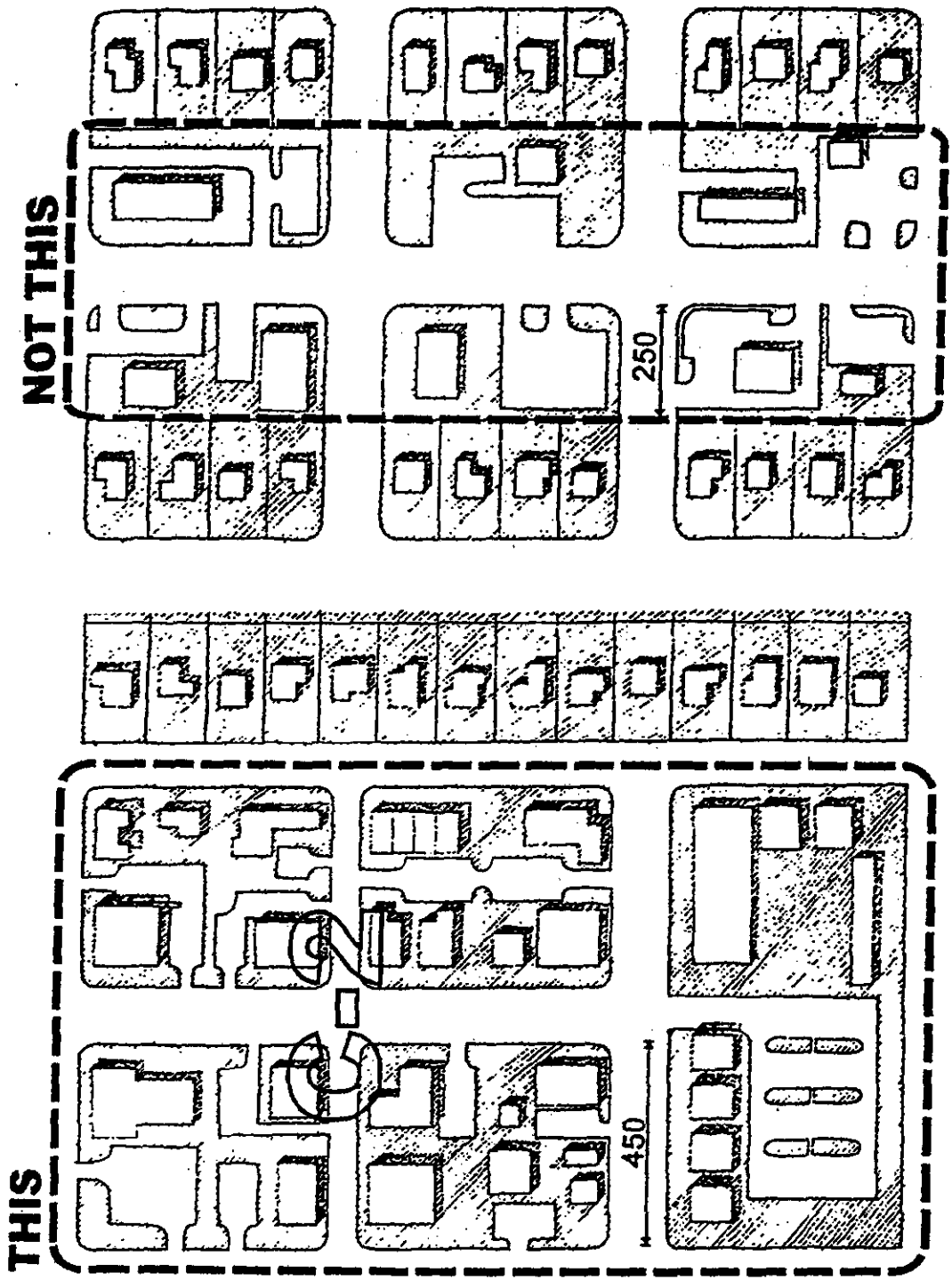
7. Street Vehicular Access Restrictions: Properties in the C-2 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RHA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP.

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area of a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

(Ord. No. 97-12, § 32, 7-8-97; Ord. No. 99-16, § 22, 5-25-99)

C-2 - Neighborhood Commercial District -
The Neighborhood Commercial district limits arterial street frontage to 100 feet per acre. This provision is intended to promote "nodes" of commercial development rather than "strip" commercial development along arterial streets.



C-2 - Neighborhood Commercial District - THIS and NOT THIS illustrations

1. District Intent	PERMITTED USES (Continued on page 2 of 3)		
	2. Principal Uses		3. Accessory Uses
The Woodville Commercial district is intended to be located in areas designated Rural Community on the Future Land Use Map of the Comprehensive Plan within the Woodville Community and shall apply to areas exhibiting an existing development pattern of office, general commercial, community facilities, and intensive automotive commercial development abutting arterial roadways with high traffic volumes. The Woodville Commercial district is characterized by a linear pattern of development. The access management standards set forth in for the Woodville Commercial district addressing limitations placed on access are intended to minimize and control ingress and egress to arterial roadways and to promote smooth and safe traffic flow of the general traveling public. Developments including two (2) or more uses (i.e., commercial, office, light industrial, community facilities, open space/recreation), including the reuse of existing single use sites for multiple use developments and the addition of new uses to single use sites and/or multiple use developments that share parking facilities, are encouraged.	(1) Antique shops. (2) Automotive service and repair, including car wash. (3) Automotive-retail, parts, accessories, tires, etc. (4) Bed and Breakfast Inns, no more than eight (8) guest rooms. (5) Bait and tackle shops. (6) Banks and other financial institutions. (7) Camera and photographic stores. (8) Cocktail lounges and bars. (9) Community facilities, including libraries, religious facilities, vocational schools, and police/fire stations. New elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations. (10) Day care centers. (11) Gift, novelty, and souvenir stores. (12) Indoor amusements (bowling, billiards, skating, etc.). (13) Laundromats, laundry and dry-cleaning pick up stations. (14) Mailing services. (15) Medical and dental offices, services, laboratories, and clinics. (16) Mortuaries. (17) Motor vehicle fuel sales. (18) Museums and art galleries. (19) Non-medical offices and services, including business and government offices and services. (20) Non-store retailers. (21) Passive and active recreational facilities. (22) Pawnshops. (23) Personal services (barber shops, fitness clubs, etc.). (24) Pest control services. (25) Photocopying and duplicating services. (26) Printing and publishing.	(27) Rental and sales of video tapes and games. (28) Rental of tools, small equipment or party supplies. (29) Repair services, non-automotive. (30) Restaurants, with or without drive-in facilities. (31) Retail bakeries. (32) Retail caskets and tombstones. (33) Retail building materials (34) Retail computer, video, record, and other electronics. (35) Retail department, apparel, and accessory stores. (36) Retail drug store. (37) Retail florist. (38) Retail food, grocery, and convenient stores. (39) Retail furniture, home appliances and accessories. (40) Retail home/garden supply, hardware and nurseries. (41) Retail jewelry stores. (42) Retail needlework and instruction. (43) Retail newsstand, books, greeting cards. (44) Retail office supplies. (45) Retail optical and medical supplies. (46) Retail package liquors. (47) Retail pet stores. (48) Retail picture framing. (49) Retail sporting goods, toy stores. (50) Retail shoes, luggage, and leather products. (51) Retail trophy stores. (52) Sign shops. (53) Social, fraternal and recreational clubs and lodges, including assembly halls. (54) Studios for photography, music, art, drama, voice. (55) Tailoring. (56) Veterinary services, including veterinary hospitals. (57) Mini-warehouses, or self-storage facilities. (58) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.	(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.

GENERAL NOTES:

1. **Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.**
2. **Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).**

DEVELOPMENT STANDARDS (continued on page 3 of 3)									
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size, gross leasable building area (excluding building floor area used for parking)	b. Building Height (excluding stories used for parking)
Warehousing, Storage, Mini-warehousing	None	None	None	25 feet	None	25 feet	10 feet	20,000 sq ft building area per acre, not to exceed 40,000 sq ft per single structure.	3 stories
All other Permitted Principal Uses									
a) served by central sewer	None	None	None	25 feet	None	25 feet	10 feet	10,000 sq ft building area per acre, not to exceed 50,000 sq ft building area per parcel, nor 40,000 sq ft per single structure.	3 stories
b) not served by central sewer	None	None	None	25 feet	None	25 feet	10 feet	No more than one septic tank, limited to no greater than 500 gallon capacity per ½ acre supporting a building area not to exceed 8,000 sq ft building area per acre, not to exceed 40,000 sq ft building area per parcel, nor 30,000 sq ft per single structure.	3 stories

7. Access Management Criteria (In case of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):

(a) All Arterials and Major Collectors
Full movement access to an arterial or major collector shall not be permitted closer than 330 feet to another full movement access point, nor within 660 feet of a signalized intersection.
Right-in/right-out access to an arterial or major collector shall not be permitted closer than 330 feet to another access point, nor within 100 feet of a signalized intersection, except properties with sole access to an arterial or major collector are permitted no less than one right-in/right-out access point. Properties with 660 feet or more of arterial and major collector frontage may be permitted multiple accesses to a single street based upon a traffic safety and capacity evaluation. All development fronting on an arterial or major collector shall record a joint access and cross easement benefiting adjoining properties fronting on the same arterial or major collector.

(b) Minor Collectors
Full movement access to a minor collector shall not be permitted closer than 200 feet to another full movement access point, nor within 400 feet of a signalized intersection. Right-in/right-out access to a minor collector shall not be permitted closer than 100 feet to another access point, nor within 200 feet of a signalized intersection, except properties with sole access to a minor collector are permitted no less than least one right-in/right-out access.

(c) Local Streets
Full movement access to a local street shall not be permitted within 200 feet of a signalized intersection. Right-in/right-out access to a local street shall not be permitted closer than 100 feet to another access point or intersecting public street, nor within 200 feet of a signalized intersection, except properties with sole access to a local street are permitted no less than one access point, which may be limited to right-in/right-out based upon a traffic safety evaluation.

GENERAL NOTES:
1. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
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DEVELOPMENT STANDARDS (continued from page 3 of 3)

7. **Street Vehicular Access Restrictions:** Properties in the Woodville Commercial zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: R, RA, R-1, R-5, MH, and RP.

9. **Landscape Standards:**
Development within the Woodville Commercial zoning district shall be subject to the landscape requirements of this Section in addition to those requirements of the Environmental Management Act (EMA). Where standards conflict, the stricter of the two shall apply. All landscape plans shall be prepared by a registered landscape architect as per Section 481 of the Florida Statutes.

Arterial Road Landscaping: All properties fronting arterial roads shall provide and maintain a thirty (30) foot wide landscape area immediately adjoining the arterial road. All vegetation within the thirty (30) foot wide landscaped area of good condition 4 (four) inches and larger shall be preserved. This landscape area shall be planted with canopy trees with no less than 1 tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to Section 8 above, but compensatory area shall be added, equal to the area of the driveway, adjacent to the required landscape area. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs may be located within the landscape area, but shall not reduce the tree planting requirement. Existing healthy trees in the landscape area may be counted as prescribed in Section 10-264(b) toward meeting the tree planting requirement. Management of the existing trees within the 30 (thirty) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

10. **Parking Standards:**
(a) Properties fronting an arterial road shall be allowed to construct 50 percent of all parking required by the Land Development Code in front of the proposed building/structure and/or adjacent to a public roadway. Additional parking, above code requirements shall be located to a side or rear of the proposed building/structure that is not fronting a public or private roadway or access way.
(b) Properties fronting a collector or local road shall be allowed to construct a single parking aisle between the proposed building and the collector and/or local road.

11. **Lighting Standards:**
(a) All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted flood or spot lights used as general grounds lighting are permitted. Security lighting is permitted.
(b) Lighting for off-street walkways shall be spaced no more than thirty (30) feet apart, and shall not exceed ten (10) feet in height.
(c) Parking lighting shall be spaced a maximum of fifty (50) feet apart and shall not exceed twenty (20) feet in height.
(d) Lighting levels at the property line (six feet above ground) adjacent to residential areas shall not exceed .5 foot-candles.

12. **Design Standards:**
(a) All buildings shall screen trash collection/storage areas with materials found on the exterior of the building.
(b) All delivery truck docks shall provide a screen of sufficient height and length to screen loading and unloading trucks.
~~(c) Communication towers and antennae support structures are prohibited, except those complying with the standards of Section 10-1115 (a)(4).~~

GENERAL NOTES:
1. **Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.**
2. **Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).**