Section 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 or Woodville Rural Community 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

	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)
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 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.).

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.**
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 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.

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.).**