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CHAPTER 500. ZONING STANDARDS

SECTION 501. GENERAL

A. INTENT AND PURPOSE

The intent and purpose of zoning districts and standards are for guiding and accomplishing coordinated, adjusted, and harmonious development in accordance with existing and future needs; protecting promoting and improving public health, safety, comfort, order, appearance, convenience, morals, and general welfare through permitting, prohibiting, regulating, restricting, encouraging, and determining the uses of land, watercourses and other bodies of water, and the size, height, bulk, location, erection, construction, repair, maintenance, alteration, razing, removal and use of structures; and areas and dimensions of land and bodies of water to be occupied by uses and structures, as well as courts, yards, and other open spaces and distances to be left unoccupied by uses and structures; and the density of population and intensity of use. Zoning districts and standards and providing for administration, prevent overcrowding of land; blight; danger; congestion in travel and transportation; and loss of health, life or property from fire, flood, panic and other dangers.

Chapter 500 of this Code is made in accordance with an overall program, and with consideration of the character of the County, its various parts and the suitability of the various parts for particular uses and structures.

- B. Provisions of zoning regulations declared to be minimum or maximum requirements.
1. In their interpretation and application, the provisions of these zoning regulations shall be held to be minimum or maximum requirements, as the case may be, adopted for the promotion of the public health, safety, morals or general welfare.
 2. Wherever the requirements of these zoning regulations are at a variance with the requirements of any governmentally adopted statute, rule, regulation, ordinance, or code, the most restrictive or that imposing the higher standards, shall govern; provided that development and other activities conducted by the County shall be exempt from the provisions of this chapter.

CHAPTER 500. ZONING STANDARDS

SECTION 502. DESIGNATION OF DISTRICTS

502.1. **Zoning Districts.** For the purposes of this section, the County is hereby divided into zoning districts which shall be designated as follows:

| | |
|---------|--|
| A-C | Agricultural |
| AC-1 | Agricultural |
| A-R | Agricultural-Residential |
| AR-1 | Agricultural-Residential |
| AR-5 | Agricultural-Residential |
| AR-5MH | Agricultural Mobile Home |
| E-R | Estate-Residential |
| ER-2 | Estate-Residential |
| R-MH | Mobile Home |
| R-1MH | Single-Family/Mobile Home |
| R-1 | Rural Density Residential |
| R-2 | Low Density Residential |
| R-3 | Medium Density Residential |
| R-4 | High Density Residential |
| MF-1 | Multiple Family Medium Density |
| MF-2 | Multiple Family High Density |
| MF-3 | Multiple Family High Density |
| PUD | Planned Unit Development |
| MPUD | Master Planned Unit Development |
| EC-MPUD | Employment Center Master Planned Unit Development |
| CS-MPUD | Conservation Subdivision Master Planned Unit Development |
| PO-1 | Professional Office |
| PO-2 | Professional Office |
| C-1 | Neighborhood Commercial |
| C-2 | General Commercial |
| C-3 | Commercial/Light Manufacturing |
| I-1 | Light Industrial Park |
| I-2 | General Industrial Park |

502.2. **Official Zoning Map.** The official boundaries of the said districts shall be shown upon the geographical information system, arc map zoning layer, to be maintained by and kept in the possession of the County Administrator or designee. The zoning layer shall constitute the County official zoning layer. All districts shall be shown on the zoning layer. The said layers and all notations, references, and other data shown thereon are hereby incorporated by reference into this section as if all were fully described herein.

502.3. **District Boundaries.** Where uncertainty exists as to boundaries of any district as shown on the official zoning map, the following rules shall apply:

- A. District boundary lines are intended to follow or be parallel to the center line of streets, streams, and railroads and lot or property lines as they exist on a

recorded deed or plat of record in the Office of the County Clerk and Comptroller at the time of the adoption of the this Code, unless such district boundary lines are fixed by dimensions as shown on the zoning map.

- B. Where a district boundary is not fixed by dimensions and where it approximately follows lot lines, and where it does not scale more than ten (10) feet there from, such lot lines shall be construed to be such boundaries, unless specifically shown otherwise.
- C. Boundaries shown as following or approximately following section lines, half section lines or quarter section lines shall be construed as following such lines.
- D. In subdivided land or where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions, shall be determined by the use of the scale appearing on the maps.

502.4. **Interpretation of Boundaries.** In the case of any uncertainty, the County Administrator or designee shall interpret the location of district boundaries based upon zoning application files, official files, and other appropriate information.

502.5. **Uncertain Classification.** Whenever there is any uncertainty as to the classification of a use or the zoning district in which the use belongs, the County Administrator or designee shall determine the classification and/or zoning district within, if any, the use falls, according to its similar characteristics.

- A. If a use has characteristics similar to more than one classification, the use shall be construed as belonging to the classification providing for the more intense use of a property.
- B. If a use is specifically described in another zoning district, the use shall be construed as belonging to the zoning district in which it was more specifically identified.
- C. If a use is arguably both a permitted use and a conditional use, then the use shall be classified as a conditional use.
- D. If a use is arguably both a permitted use and a special exception use, then the use shall be classified as a special exception use.
- E. If a use is arguably both a conditional use and a special exception use, then the use shall be classified as a conditional use.
- F. In the event that a particular use is not allowed, the use is prohibited in Pasco County.

CHAPTER 500. ZONING STANDARDS

SECTION 503. A-C AGRICULTURAL DISTRICT

503.1. Purpose

The purpose of the A-C Agricultural District is to preserve the rural and open character of various lands within the County. These lands are agricultural lands; sites of vital, natural water resource functions; areas with highly productive, natural plant and animal communities; and areas with valuable topographic and/or subsurface features, all of which are necessary to sustain and enhance the quality of life in the County.

Those uses will be allowed which are compatible with these overall objectives.

503.2. Permitted Uses

A. Principal Uses

1. Agriculture, general farming, and horticulture to include animal feedlots; the commercial hatching or raising of poultry; the production of eggs; the raising of hogs; pasturage of animals, such as cattle and horses; citrus groves (as well as other fruits); forestry; plant nurseries; sheds; stables; barns; truck farms; fish hatcheries; fish pools, and other structures devoted to the on-site farm uses.
2. Dwellings. Single-family detached dwellings on individual lots and single-family mobile homes on individual lots, where they are securely anchored as required by the County Building Code.
3. Home occupations.
4. Temporary roadside stands used on a seasonal basis for the sale of fruits, vegetables, and other agriculturally related products.
5. Public and private parks and playgrounds.
6. Noncommercial boat slips and piers or private docking facilities with the approval of the various State and/or Federal agencies where mandatory.
7. Noncommercial recreation facilities including parks, playgrounds, and camps for youths and adults.
8. Public and semipublic buildings and facilities to include the following: County, State, or Federal structures and uses; churches; civic organizations; and schools.
9. Residential treatment and care facilities, subject to a minimum site area of ten (10) acres.

B. Accessory Uses

1. Private garages and parking areas.
2. Private swimming pools and cabanas in accordance with this Code.
3. Signs in accordance with this Code.
4. Other accessory uses customarily incidental to an allowed principal use.

503.3. Conditional Uses

- A. Gun and archery range clubs and indoor or outdoor firing and archery ranges, subject to a minimum site area of ten (10) acres.
- B. Aircraft and helicopter landing fields, subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- C. Parachute drops.
- D. Amusement parks.
- E. Automobile race tracks.
- F. Medical waste disposal facilities.
- G. Auction houses.
- H. Flea markets.
- I. Drive-in theaters.
- J. Construction and demolition debris dumps, subject to all local, State, and Federal regulations.
- K. Sanitary landfills, subject to all local, State, and Federal regulations.
- L. Yard trash disposal facilities.
- M. Mining and/or reclamation including, but not limited to, mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils, subject to all local, State, and Federal regulations.
- N. Sludge, septage, and other waste disposal sites.

- O. Wastewater treatment plants, except when accessory to a development.
- P. Fertilizer manufacturing.
- Q. Saw mills.

503.4. **Performance Standards for Conditional and Special Exception Uses**

All activities shall be in conformance with standards established by the County, State, and Federal government.

503.5. **Special Exception Uses**

- A. Bed and breakfast, tourist homes.
- B. Country clubs and golf courses.
- C. Day-care centers.
- D. Public and private utility facilities to include the following:
 - 1. County, State, or Federal structures and uses.
 - 2. Water pumping plants; transmission lines for gas, electric, and telephones or for broadcasting or communication towers and facilities.
 - 3. Other conforming uses which do not cause an undue nuisance or adversely affect existing structures, uses, and residents.
- E. Storage and repair facilities for essential public services.
- F. Cemeteries, mausoleums, and crematoriums.
- G. Animal hospitals or veterinarian clinics and dog kennels.
- H. Accessory uses customarily incidental to an allowed special exception use.
- I. **Farm Feed and Supplies Establishments**

The following criteria and requirements shall apply to all farm feed and supplies establishments:

 - 1. Feed—livestock, poultry, and pets.
 - 2. Animal health products.
 - 3. Lawn and garden supplies.
 - 4. Fertilizer, insecticides, and pesticides.

5. Leather goods and tack.
6. Fence posts and supplies to be enclosed in an opaque buffer.
7. No equipment, such as lawn mowers, tractors, and accessories, shall be stored or repaired on this site.
8. There shall be a minimum fifty (50) foot setback from all property lines for the building and storage areas, except as incidental to the above uses.

J. Duplexes.

K. Private schools.

503.6. **Area, Density, and Lot Width Requirements**

A. **Single-Family Detached Dwellings and Mobile Homes**

1. Minimum lot area: ten (10) acres.
2. Maximum possible gross density: 0.10 (nonfarm) dwelling units per acre, subject to compliance with the Comprehensive Land Use Map Classification.
3. Minimum lot width: 250 feet.
4. Single-family detached dwellings and mobile homes in the A-C Agricultural District are required to meet all of the standards above, except when such units are developed in a CS-MPUD Conservation Subdivision Master Planned Unit Development in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

B. **All Other Uses**

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

503.7. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than fifteen (15) percent of the total lot area.

503.8. **Yard Regulations**

The following minimum building line setbacks measured from the right-of-way or edge of ingress/egress easement (where there is no right-of-way) are required in front yard areas. All other yard areas shall be measured from the property line.

- A. Front: Fifty (50) Feet
- B. Side: Twenty-five (25) Feet
- C. Rear: Fifty (50) Feet
- D. Single-family detached dwellings and mobile homes in the A-C Agricultural District are required to meet all of the standards above, except when such units are developed in a CS-MPUD in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

503.9. **Height Regulations**

Building height. Thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

503.10. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

503.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 504. AC-1 AGRICULTURAL DISTRICT

504.1. Purpose

The purpose of the AC-1 Agricultural District is to preserve the rural and open character of various lands within the County and to provide for permanent, residential housing in conjunction with agricultural and open space uses. These lands are agricultural lands; sites of vital, natural water resource functions; areas with highly productive, natural plant and animal communities; and areas with valuable topographic and/or subsurface features, all of which are necessary to sustain and enhance the quality of life in the County. Those uses will be allowed which are compatible with these overall objectives.

504.2. Permitted Uses

A. Principal Uses

1. Agriculture, general farming, and horticulture to include animal feed lots; the commercial hatching or raising of poultry; the production of eggs; the raising of hogs; pasturage of animals, such as cattle and horses; citrus groves (as well as other fruits); forestry; plant nurseries; sheds; stables; barns; truck farms; fish hatcheries; fish pools, and other structures devoted to the on-site farm uses.
2. Dwellings: Single-family detached dwellings on individual lots.
3. Home occupations.
4. Temporary roadside stands used on a seasonal basis for the sale of fruits, vegetables, and other agriculturally related products.
5. Public and private parks and playgrounds.
6. Noncommercial boat slips and piers or private docking facilities with the approval of the various State and/or Federal agencies where mandatory.
7. Noncommercial recreation facilities including parks, playgrounds, and camps for youths and adults.
8. Public and semipublic buildings and facilities to include the following: County, State, or Federal structures and uses; churches; civic organizations; and schools.

B. Accessory Uses

1. Private garages and parking areas.

2. Private swimming pools and cabanas in accordance with this Code.
3. Signs in accordance with this Code.
4. Other accessory uses customarily incidental to an allowed principal use.

504.3. **Conditional Uses**

- A. Gun and archery clubs and indoor or outdoor firing and archery ranges, subject to a minimum site area of ten (10) acres.
- B. Aircraft and helicopter landing fields, subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- C. Parachute drops.
- D. Amusement parks.
- E. Automobile race tracks.
- F. Medical waste disposal facilities.
- G. Auction houses.
- H. Flea markets.
- I. Drive-in theaters.
- J. Construction and demolition debris dumps, subject to all local, State, and Federal regulations.
- K. Sanitary landfills, subject to all local, State, and Federal regulations.
- L. Yard trash disposal facilities.
- M. Mining and/or reclamation including, but not limited to, mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils, subject to all local, State, and Federal regulations.
- N. Sludge, septage, and other waste disposal sites.
- O. Wastewater treatment plants, except when accessory to a development.

P. Fertilizer manufacturing.

Q. Saw mills.

504.4. **Performance Standards for Conditional and Special Exception Uses**

All activities shall be in conformance with standards established by the County, State, and Federal government.

504.5. **Special Exception Uses**

A. Bed and breakfast, tourist homes.

B. Country clubs and golf courses.

C. Day-care centers.

D. Public and private utility facilities to include the following: County, State, or Federal structures and uses; water pumping plants; transmission lines for gas, electric, and telephones or for broadcasting or communication towers and facilities; and other conforming uses which do not cause an undue nuisance or adversely affect existing structures, uses, and residents.

E. Storage and repair facilities for essential public services.

F. Cemeteries, mausoleums, and crematoriums.

G. Animal hospitals or veterinarian clinics and dog kennels.

H. Accessory uses customarily incidental to an allowed special exception use.

I. **Farm Feed and Supplies Establishments**

The following criteria and requirements shall apply to all farm feed and supplies establishments:

1. Feed—livestock, poultry, and pets.
2. Animal health products.
3. Lawn and garden supplies.
4. Fertilizer, insecticides, and pesticides.
5. Leather goods and tack.
6. Fence posts and supplies to be enclosed in an opaque buffer.

7. No equipment, such as lawn mowers, tractors, and accessories, shall be stored or repaired on this site.
8. There shall be a minimum fifty (50) foot setback from all property lines for the building and storage areas.

J. Duplexes.

K. Private schools.

504.6. **Area, Density, and Lot Width Requirements**

A. **Single-Family Detached Dwellings and Duplexes**

1. Minimum lot area: ten (10) acres.
2. Maximum possible gross density: 0.10 (nonfarm) dwelling units per acre, subject to compliance with the Comprehensive Future Land Use Map classification.
3. Minimum lot width: 250 feet.
4. Single-family detached dwellings in the AC-1 Agricultural District are required to meet all of the standards above, except when such units are developed in a CS-MPUD Conservation Subdivision Master Planned Unit Development in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

B. **All Other Uses**

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

504.7. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than fifteen (15) percent of the total lot area.

504.8. **Yard Regulations**

The following minimum building line setbacks measured from the right-of-way or edge of ingress/egress easement (where there is no right-of-way) are required in front yard areas. All other yard areas shall be measured from the property line.

A. Front: fifty (50) feet.

B. Side: twenty-five (25) feet.

C. Rear: fifty (50) feet.

D. Single-family detached dwellings in the AC-1 Agricultural District are required to meet all of the standards above, except when such units are developed in a CS-MPUD in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

504.9. **Height Regulations**

Building height: thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see Chapter 500, Supplemental Regulations.

504.10. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

504.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 505. A-R AGRICULTURAL-RESIDENTIAL DISTRICT

505.1. Purpose

The purpose of the A-R Agricultural-Residential District is to allow the development of relatively large tracts of land to accommodate those individuals who desire a rural or estate-type living environment; to curtail urban development in areas which lack facilities, until such time as those facilities are available; and to promote conservation of rural environments through limiting the intensity of development.

505.2. Permitted Uses

A. Principal Uses

1. Commercial farming and agricultural activities, such as citrus groves (as well as other fruits); forestry; plant nurseries; truck farms; fish pools; animal feedlots; hatching and raising of poultry; production of eggs; raising of livestock (hogs, horses, cattle, sheep, etc.), shall require a minimum of five (5) acres. Sheds, stables, barns, and other structures devoted to the on-site agricultural uses shall be required to maintain a 100-foot separation between dwellings existing on adjacent parcels of land at the time the commercial agricultural activity commenced. However, the required separation shall not be less than fifty (50) feet from any property line.
2. General farming pursuits of such extent as to supply the occupant's personal needs.
3. Dwellings. Single-family detached dwellings on individual lots and single-family mobile homes on individual lots, where they are securely anchored as required by the County Building Code.
4. Noncommercial boat slips and piers or private docking facilities with the approval of the various State and/or Federal agencies where mandatory.
5. Maintaining livestock for the occupant's use or need only, not to exceed three (3) grazing animals per acre minimum.
6. Swine shall be considered, for the purpose of this section, as grazing animals. The number of swine shall not exceed one (1) per acre, exclusive of area required for other uses.
7. Maintaining small animals and fowl for the occupant's use or need only, not to exceed a ratio of twenty (20) per acre.

8. Public and semipublic buildings and facilities to include the following: County, State, or Federal structures and uses; churches; civic organizations; and schools.
9. Temporary roadside stands used on a seasonal basis for the sale of fruits, vegetables, and other agriculturally related products shall require a minimum lot area of two (2) acres.

B. Accessory Uses

1. Private garages and parking areas.
2. Private swimming pools and cabanas in accordance with this Code.
3. Signs in accordance with this Code.
4. Other accessory uses customarily incidental to an allowed principal use.

505.3. Conditional Uses

- A. Residential treatment and care facilities.
- B. Gun clubs and indoor or outdoor firing and archery ranges, subject to a minimum site area of ten (10) acres.
- C. Aircraft and helicopter landing fields, subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- D. Parachute drops.
- E. Amusement parks.
- F. Automobile race tracks.
- G. Medical waste disposal facilities.
- H. Construction and demolition debris dumps, subject to all local, State, and Federal regulations.
- I. Yard trash disposal facilities.
- J. Mining and/or reclamation including, but not limited to, mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils, subject to all local, State, and Federal regulations.

- K. Wastewater treatment plants, except when accessory to a development.
- L. Sludge, septage, and other waste disposal sites.

505.4. **Performance Standards for Conditional and Special Exception Uses**

All activities shall be in conformance with standards established by the County, State, and Federal government.

505.5. **Special Exception Uses**

- A. Bed and breakfast, tourist homes.
- B. Duplexes.
- C. Home occupations.
- D. Day-care centers.
- E. Public and private rights-of-way for utilities.
- F. Public and private substations for utilities.
- G. Public or private parks, playgrounds, and recreation areas.
- H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- I. Storage and repair facilities for essential services.
- J. Animal hospitals or veterinarian clinics and dog kennels.
- K. Travel trailer parks and travel trailer or recreational vehicle subdivisions, subject to the requirements set forth in this Code. Park model trailers located on lots within travel trailer and/or recreational vehicle subdivisions or condominiums may be utilized for permanent occupancy.
- L. Accessory uses customarily incidental to an allowed special exception use.
- M. **Farm Feed and Supplies Establishments**

The following criteria and requirements shall apply to all farm feed and supplies establishments:

- 1. Feed—livestock, poultry, and pets.
- 2. Animal health products.
- 3. Lawn and garden supplies.

4. Fertilizer, insecticides, and pesticides.
5. Leather goods and tack.
6. Fence posts and supplies to be enclosed in an opaque buffer.
7. No equipment, such as lawn mowers, tractors, and accessories, shall be stored or repaired on this site.
8. There shall be a minimum fifty (50) foot setback from all property lines for the building and storage areas.

N. Private Schools

505.6. **Area, Density, and Lot Width Requirements**

A. **Single-Family Detached Dwellings and Mobile Homes**

1. Minimum lot area: One (1) Acre
2. Maximum possible gross density: One (1) Dwelling Unit Per Acre
3. Minimum lot width: 125 Feet
4. Single-family detached dwellings in the A-R Agricultural-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD Conservation Subdivision Master Planned Unit Development in accordance with this Code, Section 522.10, the minimum lot area requirements and lot width requirements shall not apply.

B. **All Other Uses**

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

505.7. **Coverage Regulations.**

All buildings, including accessory buildings, shall not cover more than twenty-five (25) percent of the total lot area.

505.8. **Yard Regulations**

The following minimum building line setbacks measured from the right-of-way or edge of ingress/egress easement (where there is no right-of-way) are required in front yard areas. All other yard areas shall be measured from the property line.

A. Front: Fifty (50) Feet

- B. Side: Twenty-five (25) Feet
- C. Rear: Fifty (50) Feet
- D. Single-family detached dwellings in the A-R Agricultural-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD in accordance with this Code, Section 522.10, the minimum lot area requirements and lot width requirements shall not apply.

505.9. **Height Regulations**

Building height. Thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exemptions, see this Code, Chapter 500, Supplemental Regulations.

505.10. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

505.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 506. AR-1 AGRICULTURAL-RESIDENTIAL

506.1. Purpose

The purpose of the AR-1 Agricultural-Residential District is to allow the development of relatively large tracts of land to accommodate those individuals who desire a rural or estate type living environment; to curtail urban development in areas which lack facilities, until such time as those facilities are available; and to promote conservation or greenbelting of rural environments through limiting the intensity and types of residential development.

506.2. Permitted Uses

A. Principal Uses

1. Commercial farming and agricultural activities, such as citrus groves (as well as other fruits); forestry; plant nurseries; truck farms; fish pools; animal feedlots; hatching and raising of poultry; production of eggs; raising of livestock (hogs, horses, cattle, sheep, etc.), shall require a minimum of five (5) acres. Sheds, stables, barns, and other structures devoted to the on-site agricultural uses shall be required to maintain a 100-foot separation between dwellings existing on adjacent parcels of land at the time the commercial agricultural activity commenced. However, the required separation shall not be less than fifty (50) feet from any property line.
2. General farming pursuits of such extent as to supply the occupant's personal needs.
3. Dwellings: Single-family detached dwellings on individual lots.
4. Noncommercial boat slips and piers or private docking facilities with the approval of the various State and/or Federal agencies where mandatory.
5. Maintaining livestock for the occupant's use or need only, not to exceed three (3) grazing animals per acre minimum.
6. Swine shall be considered, for the purpose of this section, as grazing animals. The number of swine shall not exceed one (1) per acre, exclusive of area required for other uses.
7. Maintaining small animals and fowl for the occupant's use or need only, not to exceed a ratio of twenty (20) per acre.
8. Public and semipublic buildings and facilities to include the following: County, State, or Federal structures and uses; churches; civic organizations; and schools.

9. Temporary roadside stands used on a seasonal basis for the sale of fruits, vegetables, and other agriculturally related products shall require a minimum lot area of two (2) acres.

B. Accessory Uses

1. Private garages and parking areas.
2. Private swimming pools and cabanas in accordance with this Code.
3. Signs in accordance with this Code.
4. Other accessory uses customarily incidental to an allowed principal use.

506.3. Conditional Uses

- A. Residential treatment and care facilities.
- B. Gun clubs and indoor or outdoor firing and archery ranges, subject to a minimum site area of ten (10) acres.
- C. Aircraft and helicopter landing fields, subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- D. Parachute drops.
- E. Construction and demolition debris dumps, subject to all local, State, and Federal regulations.
- F. Yard trash disposal facilities.
- G. Sludge, septage, and other waste disposal sites.
- H. Wastewater treatment plants, except when accessory to a development.
- I. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils, subject to all local, State, and Federal regulations.

506.4. Performance Standards for Conditional and Special Exception Uses

All activities shall be in conformance with standards established by the County, State, and Federal government.

506.5. **Special Exception Uses**

- A. Bed and breakfast, tourist homes.
- B. Home occupations.
- C. Day-care centers.
- D. Public and private rights-of-way for utilities.
- E. Public and private substations for utilities.
- F. Duplexes.
- G. Public or private parks, playgrounds, and recreation areas.
- H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- I. Storage and repair facilities for essential services.
- J. Animal hospitals or veterinarian clinics and dog kennels.
- K. Accessory uses customarily incidental to a permitted special exception use.
- L. **Farm Feed and Supplies Establishments**

The following criteria and requirements shall apply to all farm feed and supplies establishments:

- 1. Feed—livestock, poultry, and pets.
 - 2. Animal health products.
 - 3. Lawn and garden supplies.
 - 4. Fertilizer, insecticides, and pesticides.
 - 5. Leather goods and tack.
 - 6. Fence posts and supplies to be enclosed in an opaque buffer.
 - 7. No equipment, such as lawn mowers, tractors, and accessories, shall be stored or repaired on this site.
 - 8. There shall be a minimum fifty (50) foot setback from all property lines for the building and storage areas.
- M. Private schools

506.6. **Area, Density, and Lot Width Requirements**

A. **Single-Family Detached Dwellings**

1. Minimum lot area: one (1) acre.
2. Maximum possible gross density: one (1) dwelling unit per acre.
3. Minimum lot width: 125 feet.
4. Single-family detached dwellings in the AR-1 Agricultural-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD Conservation Subdivision Master Planned Unit Development in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

B. **All Other Uses**

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

506.7. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than twenty-five (25) percent of the total lot area.

506.8. **Yard Regulations**

The following minimum building line setbacks measured from the right-of-way or edge of ingress/egress easement (where there is no right-of-way) property lines are required in front yard areas. All other yard areas shall be measured from the property line.

- A. Front: fifty (50) feet
- B. Side: twenty-five (25) feet
- C. Rear: fifty (50) feet
- D. Single-family detached dwellings in the AR-1 Agricultural-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD in accordance with this Code, Section 522.10, the minimum lot area requirements and lot width requirements shall not apply.

506.9. **Height Regulations**

Building height. Thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exemptions, see this Code, Chapter 500, Supplemental Regulations.

506.10. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

506.11. **Development Plan**

A development plan shall be submitted in accordance with this Code, Chapter 400.

CHAPTER 500. ZONING STANDARDS

SECTION 507. AR-5 AGRICULTURAL-RESIDENTIAL DISTRICT

507.1. Purpose

The purpose of the AR-5 Agricultural-Residential District is to provide a rural or farm atmosphere in which single-family home ownership may be permitted and where the growing of supplemental food supplies for families will be encouraged.

It is also intended to permit a reasonable use of the property while protecting prime agricultural or natural areas from urban encroachment and preventing rapid expansion of demands on public facilities.

507.2. Permitted Uses

A. Principal Uses

1. Commercial farming and agricultural activities, such as citrus groves (as well as other fruits); forestry; plant nurseries; animal feedlots; hatching and raising of poultry; production of eggs; raising of livestock (horses, cattle, sheep, excluding hogs), shall be permitted and shall require a minimum of five (5) acres. Sheds, stables, barns, and other structures devoted to the on-site agricultural uses shall not be located within 200 feet of residentially zoned property or within fifty (50) feet from any lot line.
2. General farming pursuits of such extent as to supply the occupant's personal needs.
3. Dwellings: single-family detached dwellings on individual lots.
4. Maintaining livestock for the occupant's use or need only, not to exceed three (3) grazing animals per acre minimum.
5. Swine shall be considered, for the purpose of this section, as grazing animals. The number of swine shall not exceed one (1) per acre.
6. Public schools.
7. Temporary roadside stands used on a seasonal basis for the sale of fruits, vegetables, and other agriculturally related products.

B. Accessory Uses

1. Private garages and parking areas.
2. Private swimming pools and cabanas in accordance with this Code.
3. Public and private rights-of-way for utilities.

4. Other accessory uses customarily incidental to an allowed principal use.

507.3. **Conditional Uses**

- A. Gun clubs and indoor or outdoor firing and archery ranges, subject to a minimum site area of ten (10) acres.
- B. Aircraft and helicopter landing fields, subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- C. Construction and demolition debris dumps, subject to all local, State, and Federal regulations.
- D. Yard trash disposal facilities.
- E. Sludge, septage, and other waste disposal sites.
- F. Wastewater treatment plants, except when accessory to a development.
- G. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils, subject to all local, State, and Federal regulations.

507.4. **Performance Standards for Conditional and Special Exception Uses**

All activities shall be in conformance with standards established by the County, State, and Federal government.

507.5. **Special Exception Uses**

- A. Bed and breakfast, tourist homes.
- B. Home occupations.
- C. Day-care centers.
- D. Public and private rights-of-way for utilities.
- E. Public and private substations for utilities.
- F. Duplexes.
- G. Public or private parks, playgrounds, and recreation areas.

- H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- I. Storage and repair facilities for essential services.
- J. Public and semipublic buildings and facilities to include the following: County, State, or Federal structures and uses; churches (permanent structures only); and civic organizations.
- K. Accessory uses customarily incidental to an allowed special exception use.
- L. Farm Feed and Supplies Establishments. The following criteria and requirements shall apply to all farm feed and supplies establishments:
 - 1. Feed—livestock, poultry, and pets.
 - 2. Animal health products.
 - 3. Lawn and garden supplies.
 - 4. Fertilizer, insecticides, and pesticides.
 - 5. Leather goods and tack.
 - 6. Fence posts and supplies to be enclosed in an opaque buffer.
 - 7. No equipment, such as lawn mowers, tractors, and accessories, shall be stored or repaired on this site.
 - 8. There shall be a minimum fifty (50) foot setback from all property lines for the building and storage areas.
- M. Private schools.

507.6. **Area, Density, and Lot Width Requirements**

Single-Family Detached Dwellings

- A. Minimum lot area: five (5) acres.
- B. Maximum possible gross density: one (1) dwelling unit per five (5) acres.
- C. Minimum lot frontage width: 200 feet.
- D. Single-family detached dwellings in the AR-5 Agricultural-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD Conservation Subdivision Master Planned Unit Development in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

507.7. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than thirty (30) percent of the total lot area.

507.8. **Yard Regulations**

The following minimum building line setbacks measured from the right-of-way or edge of ingress/egress easement (where there is no right-of-way) are required in front yard areas. All other yard areas shall be measured from the property line.

- A. Front: fifty (50) feet.
- B. Side: twenty-five (25) feet.
- C. Rear: fifty (50) feet.
- D. Single-family detached dwellings in the AR-5 Agricultural-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

507.9. **Height Regulations**

Building height: thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exemptions, see this Code, Chapter 500, Supplemental Regulations.

507.10. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

507.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 508. AR-5MH AGRICULTURAL MOBILE HOME DISTRICT

508.1. Purpose

The purpose of the AR-5MH Agricultural Mobile Home District is to provide a rural or farm atmosphere in which single-family mobile home ownership may be allowed on five (5) acre parcels or larger and where the growing of supplemental food supplies for families will be encouraged. It is also intended to permit a reasonable use of the property while protecting prime agricultural or natural areas from urban encroachment and preventing rapid expansion of demands on public facilities.

508.2. Permitted Uses

A. Principal Uses

1. Commercial farming and agricultural activities, such as citrus groves (as well as other fruits); forestry; plant nurseries; animal feed lots; hatching and raising of poultry; production of eggs; raising of livestock (horses, cattle, sheep, excluding hogs), shall be permitted and shall require a minimum of five (5) acres. Sheds, stables, barns, and other structures devoted to the on-site agricultural uses shall not be located within 200 feet of residentially zoned property or within fifty (50) feet from any lot line.
2. General farming pursuits of such extent as to supply the occupant's personal needs.
3. Dwellings: single-family mobile homes on individual lots where they are securely anchored as required by the County Building Code.
4. Maintaining livestock for the occupant's use or need only, not to exceed three (3) grazing animals per acre minimum.
5. Swine shall be considered, for the purpose of this section, as grazing animals. The number of swine shall not exceed one (1) per acre.
6. Public schools.
7. Temporary roadside stands used on a seasonal basis for the sale of fruits, vegetables, and other agriculturally related products.

B. Accessory Uses

1. Private garages and parking areas.
2. Private swimming pools and cabanas in accordance with this Code.
3. Public and private rights-of-way for utilities.

- C. Other accessory uses customarily incidental to an allowed principal use.

508.3. **Conditional Uses**

- A. Gun clubs and indoor or outdoor firing and archery ranges, subject to a minimum site area of ten (10) acres.
- B. Aircraft and helicopter landing fields, subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- C. Construction and demolition debris disposal facilities, subject to all local, State, and Federal regulations.
- D. Yard trash disposal facilities.
- E. Sludge, septage, and other waste disposal sites.
- F. Wastewater treatment plants, except when accessory to a development.
- G. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils, subject to all local, State, and Federal regulations.

508.4. **Performance Standards for Conditional and Special Exception Uses**

All activities shall be in conformance with standards established by the County, State, and Federal government.

508.5. **Special Exception Uses**

- A. Bed and breakfast, tourist homes.
- B. Home occupations.
- C. Day-care centers.
- D. Public and private rights-of-way for utilities.
- E. Public and private substations for utilities.
- F. Duplexes.
- G. Public or private parks, playgrounds, and recreation areas.

- H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- I. Storage and repair facilities for essential services.
- J. Public and semipublic buildings and facilities to include the following: County, State, or Federal structures and uses; churches (permanent structures only); and civic organizations.
- K. Accessory uses customarily incidental to a permitted special exception use.
- L. Farm Feed and Supplies Establishments

The following criteria and requirements shall apply to all farm feed and supplies establishments:

- 1. Feed—livestock, poultry, and pets.
- 2. Animal health products.
- 3. Lawn and garden supplies.
- 4. Fertilizer, insecticides, and pesticides.
- 5. Leather goods and tack.
- 6. Fence posts and supplies to be enclosed in an opaque buffer.
- 7. No equipment, such as lawn mowers, tractors, and accessories, shall be stored or repaired on this site.
- 8. There shall be a minimum fifty (50) foot setback from all property lines for the building and storage areas.

- M. Private schools.

508.6. **Area, Density, and Lot Width Requirements**

Single-Family Mobile Homes:

- A. Minimum lot area: five (5) acres.
- B. Maximum possible gross density: one (1) dwelling unit per five (5) acres, subject to compliance with the Comprehensive Plan Future Land Use Map classification.
- C. Minimum lot frontage width: 200 feet.

508.7. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than thirty (30) percent of the total lot area.

508.8. **Yard Regulations**

The following minimum building line setbacks measured from the property lines are required in yard areas listed below unless otherwise specified:

- A. Front: fifty (50) feet.
- B. Side: twenty-five (25) feet.
- C. Rear: fifty (50) feet.

508.9. **Height Regulations**

Building height: thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exemptions, see Chapter 500, Supplemental Regulations.

508.10. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

508.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 509. E-R ESTATE-RESIDENTIAL DISTRICT

509.1. Purpose

The purpose of the E-R Estate-Residential District is to serve as a transitional area between primarily agricultural areas and suburban development. Further, it is the purpose of the E-R Estate-Residential District to allow the establishment of estate-residential areas, including the raising of livestock and agriculture, on limited acreage for the primary use of the resident.

509.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.
2. General farming pursuits of such extent as to supply the occupant's personal needs.
3. Maintaining livestock for the occupant's use or need only, not to exceed three (3) grazing animals per acre minimum.
4. Swine shall be considered, for the purpose of this section, as grazing animals. The number of swine shall not exceed one (1) per acre.
5. Maintaining small animals, birds, and fowl for the occupant's use or need only, not to exceed a ratio of twenty (20) per acre.
6. Noncommercial boat slips and piers or private docking facilities with the approval of the various State and/or Federal agencies where mandatory.
7. Public schools.

B. Accessory Uses

1. Private garages and parking areas.
2. Private swimming pools and cabanas in accordance with this Code.
3. Signs in accordance with this Code.
4. Other accessory uses customarily incidental to an allowed principal use.

509.3. Conditional Use

Wastewater treatment plants, unless accessory to a development.

509.4. **Special Exception Uses**

- A. Bed and breakfast, tourist homes.
- B. Duplexes.
- C. Home occupations.
- D. Day-care centers.
- E. Public and private rights-of-way for utilities.
- F. Public and private substations for utilities.
- G. Private schools.
- H. Public or private parks, playgrounds, and recreation areas.
- I. Churches.
- J. Sports clubs or activities, such as hunting, fishing, riding, and country clubs, exclusive of outdoor firing ranges. Riding stables shall require a minimum of one (1) acre per three (3) grazing animals.
- K. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- L. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.
- M. Accessory uses customarily incidental to a permitted special exception use.

509.5. **Performance Standards**

All activities shall be in conformance with standards established by the County, State, and Federal government.

509.6. **Area, Density, and Lot Width Requirements**

- A. **Single-Family Detached Dwellings**
 - 1. Minimum lot area: one (1) acre.
 - 2. Maximum possible gross density: one (1) dwelling unit acre.
 - 3. Minimum lot width: 125 feet.
 - 4. Single-family detached dwellings in the E-R Estate-Residential District are required to meet all of the standards above, except when such

units are developed in a CS-MPUD Conservation Subdivision Master Planned Unit Development in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

B. All Other Uses

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations. Except where animals or fowl are permitted, there shall be a minimum of a 100-foot separation between dwellings on adjacent property and any stables, feed pens, fowl or bird coops, or other animal shelters. However, the required separation shall in no case be less than fifty (50) feet from any property line.

509.7. Coverage Regulations

All buildings, including accessory buildings, shall not cover more than thirty-five (35) percent of the total lot area.

509.8. Yard Regulations

The following minimum building-line setbacks measured from the right-of-way or edge of ingress/egress easement (where there is no right-of-way) are required in front yard areas. All other yard areas shall be measured from the property line.

- A. Front: fifty (50) feet.
- B. Side: twenty-five (25) feet.
- C. Rear: fifty (50) feet.
- D. Single-family detached dwellings in the E-R Estate-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD in accordance with this Code, Section 522.10, the minimum lot area requirements and lot width requirements shall not apply.

509.9. Height Regulations

Building height: thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exemptions, see this Code, Chapter 500, Supplemental Regulations.

509.10. On-Site Parking Regulations

On-site parking shall be provided in accordance with this Code.

509.11. Development Plan

A development plan shall be submitted in accordance with this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 510. ER-2 ESTATE-RESIDENTIAL DISTRICT

510.1. Purpose

The purpose of the ER-2 Estate-Residential District is to encourage very low density, highly restricted, large lot, estate type developments and to serve as a transitional area between primarily agricultural areas and suburban development.

510.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.
2. General farming and agricultural pursuits of such extent as to supply the occupant's personal needs.
3. Maintaining livestock for the occupant's use or need only, not to exceed three (3) grazing animals per acre minimum.
4. Maintaining small animals and fowl for the occupant's use or need only, not to exceed a ratio of twenty (20) per acre.
5. Noncommercial boat slips and piers or private docking facilities with the approval of the various State and/or Federal agencies where mandatory.
6. Public schools.

B. Accessory Uses

1. Private garages and parking areas.
2. Private swimming pools and cabanas in accordance with this Code.
3. Signs in accordance with this Code.
4. Public and private rights-of-way for utilities.
5. Other accessory uses customarily incidental to a permitted principal use.

510.3. Conditional Use

Wastewater treatment plants, unless accessory to a development.

510.4. **Special Exception Uses**

- A. Bed and breakfast, tourist homes.
- B. Duplexes.
- C. Home occupations.
- D. Day-care centers.
- E. Public and private substations for utilities.
- F. Public or private parks, playgrounds, and recreation areas.
- G. Accessory uses customarily incidental to an allowed special exception use.
- H. Private schools.

510.5. **Performance Standards**

All activities shall be in conformance with standards established by the County, State, and Federal government.

510.6. **Area, Density, and Lot Width Requirements**

Single-Family Detached Dwellings

- A. Minimum lot area: 2.5 acres.
- B. Maximum possible gross density: one (1) dwelling unit per 2.5 acres.
- C. Minimum lot frontage width: 200 feet, measured along the front property line or lines contiguous to any street, road, highway, or easement for ingress and egress, however stated.
- D. Single-family detached dwellings in the ER-2 Estate-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD Conservation Subdivision Master Planned Unit Development in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

510.7. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than thirty-five (35) percent of the total lot area.

510.8. **Yard Regulations**

The following minimum building line setbacks measured from the right-of-way or edge of ingress/egress easement (where there is no right-of-way) are required in front yard areas. All other yard areas shall be measured from the property line.

- A. Front: fifty (50) feet.
- B. Side: twenty-five (25) feet.
- C. Rear: fifty (50) feet.
- D. Single-family detached dwellings in the ER-2 Estate-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

510.9. **Height Regulations**

Building height: thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exemptions, see this Code, Chapter 500, Supplemental Regulations.

510.10. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

510.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 511. R-MH MOBILE HOME DISTRICT

511.1. Purpose

The purpose of an R-MH Mobile Home District is to provide for the development of areas with individual mobile homes within planned mobile home projects, including mobile home parks, condominiums, and subdivisions, for persons desiring the unique environments characteristic of mobile home living. It is the further purpose of this district to ensure the provision of adequate infrastructure facilities and community services necessary for such mobile home development.

511.2. Establishment Procedure

- A. Mobile home projects developed under single ownership or mobile home condominiums not considered to be a subdivision shall be considered mobile home parks.
- B. New or revised mobile home subdivisions or condominium projects, if appropriate, shall be required to comply with all provisions of this Code.
- C. Developers of mobile home parks shall file an application using the appropriate zoning amendment form, supplemented with a legal description of the property to be included, and a conceptual sketch plan showing the intended overall development plan.

511.3. Permitted Uses

A. Principal Uses

- 1. Dwellings: mobile homes, single-family detached modular, or factory built dwellings.
- 2. Noncommercial boat slips, piers, or private, residential docking facilities with the approval of various State and/or local agencies where appropriate.
- 3. Public schools.

B. Accessory Uses

- 1. Private garages and parking areas.
- 2. Private or community swimming pools and cabanas in accordance with this Code.
- 3. Signs in accordance with this Code.

4. Management and maintenance offices and private recreational facilities including, but not limited to, golf courses and laundry facilities, provided that:
 - a. Such facilities shall be restricted to the use of the occupants and guests.
 - b. Such facilities shall be accessible only from a street within the development.
5. Other accessory uses customarily incidental to an allowed principal use.
6. Model mobile homes or mobile home sales offices within a mobile home park or condominium. However, after ninety (90) percent occupancy of the park or condominium, model mobile homes and sales offices shall have one (1) year to convert to residential uses unless extended by the Board of County Commissioners. Rental offices or homes sales offices shall be permitted as an accessory use within a mobile home park.

511.4. **Special Exception Uses**

All structures used for special exception uses must meet the State building construction standards set forth in Chapter 553, Florida Statutes.

- A. Home occupations.
- B. Public or private utilities: electrical, gas, telephone, water or sewage, and railroad rights-of-way.
- C. Private utility substations, provided there is not storage of trucks or materials on site.
- D. Private schools or day-care centers.
- E. Public or private parks, playgrounds, and recreation areas.
- F. Golf courses open to nonresidents, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- G. Governmental buildings or churches.
- H. Professional services, such as medical, dental, legal, and engineering, excluding the parking and storage of commercial vehicles or commercially related equipment.
- I. Accessory uses customarily incidental to an allowed special exception use.

511.5. **Area and Density Requirements**

Mobile homes and modular or factory built dwelling units:

- A. Minimum site area: ten (10) acres, inclusive of right-of-way dedication by deed, grant, or plat.
- B. Minimum lot area: 4,000 square feet.
- C. Maximum gross density: 8.8 dwelling units per acre, subject to compliance with the Comprehensive Plan Future Land Use Map classification.

511.6. **Yard Regulations**

- A. The minimum building line setbacks, measured from the front, side or rear property lines, are required in yard areas listed below within a mobile home subdivision, condominium, or park, unless otherwise specified:
 - 1. Front (within subdivisions): twenty (20) feet from right-of-way.
 - 2. Front (within rental parks or condominiums): A setback of fifteen (15) feet in width from the edge of pavement of all private streets and all property lines of parcels of different uses, except for public streets, shall be provided and maintained. Such setbacks from property lines of parcels of different uses shall not be considered to be part of an abutting mobile home space nor shall the said setback be used as part of the recreation area.
 - 3. A side and rear setback of five (5) feet in width, measured from the property lines of individual lots, shall be provided and maintained.
- B. Development of recreational and open space areas shall be in accordance with the requirements established in this Code; however, in no case shall any part of such recreation and open space areas be less than 10,000 square feet.

511.7. **Streets and Roads**

Roadways or streets within a mobile home park or condominium shall be private, but the following requirements shall apply:

- A. Internal collector streets shall be thirty (30) feet in width, with a minimum of twenty-four (24) feet of paved surface.
- B. Internal local streets shall be twenty-five (25) feet in width, with a minimum of twenty (20) feet of paved surface. Roadways or streets within a mobile home park subdivision may be private, but shall comply with the requirements of this Code.

511.8. **Existing Parks and Subdivisions**

Those mobile home parks or subdivisions approved at the time of adoption of this Code shall be zoned in accordance with the above criteria as practicable as possible provided; however, that such parks or subdivisions may be completed and operated in accordance with plans for development as previously approved.

511.9. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

511.10. **Development Plan**

A development plan that substantially conforms with the conceptual sketch plan shall be submitted in accordance with this Code.

511.11. **Neighborhood Park(s)**

Neighborhood park(s) shall be provided and maintained in the same manner as a subdivision, pursuant to this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 512. R-1MH SINGLE-FAMILY/MOBILE HOME DISTRICT

512.1. Purpose

The purpose of the R-1MH Single-Family/Mobile Home District is to provide for the continued development of a mixed pattern of conventional residences and mobile homes, situated on individual lots, in established areas.

512.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots and single-family mobile homes on individual lots where they are securely anchored as required by the County Building Code.
2. Noncommercial boat slips and piers or private docking facilities with the approval of various State and/or Federal agencies where appropriate.
3. Public schools.

B. Accessory Uses

1. Private garages and parking areas.
2. Private or community swimming pools and cabanas in accordance with this Code.
3. Signs in accordance with this Code.
4. Other accessory uses customarily incidental to an allowed principal use.

512.3. Conditional Uses

Residential treatment and care facilities

512.4. Special Exception Uses

All structures used for special exception uses must meet the State building construction standards set forth in Chapter 553, Florida Statutes.

- A. Duplexes.
- B. Home occupations.
- C. Day-care centers.

- D. Public or private rights-of-way for utilities.
- E. Public and private substations for utilities.
- F. Private schools.
- G. Public or private parks, playgrounds, and recreation areas.
- H. Churches.
- I. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- J. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.
- K. Accessory uses customarily incidental to an allowed special exception use.

512.5. **Area, Density, and Lot Width Requirements**

A. **Single-Family Detached Dwellings, Mobile Homes, and Duplexes**

- 1. Minimum lot area: 20,000 square feet.
- 2. Maximum possible gross density: 2.2 dwelling units per acre, except duplexes (four (4) dwelling units per acre), subject to compliance with the Comprehensive Plan Future Land Use Map classification.
- 3. Minimum lot width: 100 feet.
- 4. Minimum lot depth: 150 feet.

B. **All Other Uses**

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

512.6. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than thirty-five (35) percent of the total lot area.

512.7. **Yard Regulations**

The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

- A. Front: thirty (30) feet.

B. Side: fifteen (15) feet.

C. Rear: thirty (30) feet.

512.8. **Height Regulations**

Building height: thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

512.9. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

512.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

512.11. **Development Plan**

A development plan that substantially conforms with the conceptual sketch plan shall be submitted in accordance with this Code.

512.12. **Neighborhood Park(s)**

Neighborhood park(s) shall be provided and maintained in the same manner as a subdivision, pursuant to this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 513. R-2MH RURAL DENSITY MOBILE HOME DISTRICT

513.1. Purpose

The purpose of the R-2MH Rural Density Mobile Home District is to serve as a transitional area between primarily agricultural areas and suburban development. Further, it is the purpose of the R-2MH Rural Density Mobile Home District to allow for the development of low density planned unit developments of sufficient size to function as neighborhood units, with all services and facilities necessary to this development form being supplied.

513.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family mobile homes on individual lots where they are securely anchored as required by the County Building Code.
2. Noncommercial boat slips, piers, or private docking facilities with the approval of various State and/or Federal agencies where mandatory.
3. Public schools.

B. Accessory Uses

1. Private garages and parking areas.
2. Private or community swimming pools and cabanas in accordance with this Code.
3. Signs in accordance with this Code.
4. Other accessory uses customarily incidental to a permitted principal use.

513.3. Conditional Uses

Residential treatment and care facilities.

513.4. Special Exception Uses

All structures used for special exception uses must meet the State building construction standards set forth in Chapter 553, Florida Statutes.

- A. Home occupations.
- B. Day-care centers.

- C. Public or private rights-of-way for utilities.
- D. Public and private substations for utilities.
- E. Private schools.
- F. Public or private parks, playgrounds, and recreation areas.
- G. Churches.
- H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- I. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.
- J. Accessory uses customarily incidental to an allowed special exception use.

513.5. **Area, Density, and Lot Width Requirements**

A. **Mobile Homes**

- 1. Minimum lot area: 20,000 square feet.
- 2. Maximum possible gross density: 2.2 dwelling units per acre, subject to compliance with the Comprehensive Plan Future Land Use Map designation.
- 3. Minimum lot width: 100 feet.
- 4. Minimum lot depth: 150 feet.

B. **All Other Uses**

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

513.6. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than thirty-five (35) percent of the total lot area.

513.7. **Yard Regulations**

The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

- A. Front: thirty (30) feet.
- B. Side: fifteen (15) feet.

C. Rear: thirty (30) feet.

513.8. **Height Regulations**

Building height: sixteen (16) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

513.9. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

513.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

513.11. **Development Plan**

A development plan that substantially conforms with the conceptual sketch plan shall be submitted in accordance with this Code.

513.12. **Neighborhood Park(s)**

Neighborhood park(s) shall be provided and maintained in the same manner as a subdivision, pursuant to this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 514. R-1 RURAL DENSITY RESIDENTIAL DISTRICT

514.1. Purpose

The purpose of the R-1 Rural Density Residential District is to serve as a transitional area between primarily agricultural areas and suburban development. Further, it is the purpose of the R-1 Rural Density Residential District to allow for the development of low density planned unit developments of sufficient size to function as neighborhood units, with all services and facilities necessary to this development form being supplied.

514.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.
2. Noncommercial boat slips and piers or private docking facilities with the approval of various State and/or Federal agencies where mandatory.
3. Public schools.

B. Accessory Uses

1. Private garages and parking areas.
2. Private or community swimming pools and cabanas in accordance with this Code.
3. Signs in accordance with this Code.
4. Other accessory uses customarily incidental to an allowed principal use.

514.3. Conditional Uses

- A. Residential treatment and care facilities.
- B. Wastewater treatment plants, except when accessory to a development.

514.4. Special Exception Uses

- A. Duplexes.
- B. Home occupations.
- C. Public or private rights-of-way for utilities.

- D. Public and private substations for utilities.
- E. Private schools and day-care centers.
- F. Public or private parks, playgrounds, and recreation areas.
- G. Churches.
- H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- I. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.
- J. Accessory uses customarily incidental to an allowed special exception use.

514.5. **Area, Density, and Lot Width Requirements**

A. **Single-Family Detached Dwellings and Duplexes**

- 1. Minimum lot area: 20,000 square feet.
- 2. Maximum possible gross density: 2.2 dwelling units per acre, except duplexes (4.4 dwelling units per acre), subject to compliance with the Comprehensive Plan Future Land Use Map classification.
- 3. Minimum lot width: 100 feet.
- 4. Minimum lot depth: 150 feet.

B. **All Other Uses**

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

514.6. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than thirty-five (35) percent of the total lot area.

514.7. **Yard Regulations**

The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

- A. Front: thirty (30) feet.
- B. Side: fifteen (15) feet.

C. Rear: twenty-five (25) feet.

514.8. **Height Regulations**

Building height: thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

514.9. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

514.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

514.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 515. R-2 LOW DENSITY RESIDENTIAL DISTRICT

515.1. Purpose

The purpose of the R-2 Low Density Residential District is to provide for the orderly expansion of low density residential development in those areas where public services are most readily available and to exclude uses not compatible with such low density residential development.

Further, it is the purpose of the R-2 Low Density Residential District to provide areas for planned unit developments at densities and in a manner compatible with the low density residential development.

515.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.
2. Noncommercial boat slips and piers or private docking facilities with the approval of various State and/or Federal agencies where mandatory.
3. Public schools.

B. Accessory Uses

1. Private garages and parking areas.
2. Private swimming pools and cabanas in accordance with this Code.
3. Signs in accordance with this Code.
4. Other accessory uses customarily incidental to an allowed principal use.

515.3. Conditional Uses

- A. Residential treatment and care facilities.
- B. Wastewater treatment plants, except when accessory to a development.

515.4. Special Exception Uses

- A. Duplexes.
- B. Home occupations.

- C. Public and private utilities, electrical, gas, telephone, water or sewage, and railroad rights-of-way.
- D. Public and private utility substations, provided there will be no storage of trucks or materials on the site.
- E. Private schools and day-care centers.
- F. Public or private parks, playgrounds, and recreation areas.
- G. Churches.
- H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- I. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.
- J. Accessory uses customarily incidental to an allowed special exception use.

515.5. **Area, Density, and Lot Width Requirements**

A. **Single-Family Detached Dwellings and Duplexes**

- 1. Minimum lot area: 9,500 square feet.
- 2. Maximum possible gross density, 4.6 dwelling units per acre, except duplexes (9.2 dwelling units per acre), subject to compliance with the Comprehensive Future Land Use Map classification.
- 3. Minimum lot width: 80 feet.
- 4. Minimum lot depth: 100 feet.

B. **All Other Uses**

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

515.6. **Coverage Regulations**

Principal structures shall not cover more than forty-five (45) percent of the total lot area. Accessory structures may cover up to an additional twenty (20) percent of the total lot area beyond that allowed for the principal structure.

515.7. **Yard Regulations**

The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

- A. Front: twenty-five (25) feet.
- B. Side: ten (10) feet.
- C. Rear: twenty-five (25) feet.

515.8. **Height Regulations**

Building height: thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

515.9. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

515.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

515.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 516. R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT

516.1. Purpose

The purpose of the R-3 Medium Density Residential District is to provide for the orderly development of existing and proposed medium density residential areas, where adequate public service and transportation facilities are or will be available, and to exclude those uses not compatible with such development.

Further, it is the purpose of the R-3 Medium Density Residential District to provide areas for planned unit development at densities and in a manner compatible with the medium density residential development.

516.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.
2. Noncommercial boat slips and piers or private docking facilities with the approval of various State and/or Federal agencies where mandatory.
3. Public schools.

B. Accessory Uses

1. Private garages and parking areas.
2. Private swimming pools and cabanas in accordance with this Code.
3. Signs in accordance with this Code.
4. Other accessory uses customarily incidental to an allowed principal use.

516.3. Conditional Uses

- A. Residential treatment and care facilities.
- B. Wastewater treatment plants, except when accessory to a development.

516.4. Special Exception Uses

- A. Duplexes.
- B. Home occupations.

- C. Public and private utilities: electrical, gas, telephone, water or sewage, and railroad rights-of-way.
- D. Public or private substations for utilities, provided there will be no storage of trucks or materials on the site.
- E. Private schools and day-care centers.
- F. Public or private parks, playgrounds, and recreation areas.
- G. Churches.
- H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- I. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.
- J. Accessory uses customarily incidental to an allowed special exception use.

516.5. **Area, Density, and Lot Width Requirements**

A. **Single-Family Detached Dwellings and Duplexes**

- 1. Minimum lot area: 7,500 square feet.
- 2. Maximum possible gross density, 5.8 dwelling units per acre, except duplexes (11.6 dwelling units per acre), subject to compliance with the Comprehensive Plan Future Land Use Map classification.
- 3. Minimum lot width: seventy-five (75) feet.
- 4. Minimum lot depth: 100 feet.

B. **All Other Uses**

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

516.6. **Coverage Regulations**

Principal structures shall not cover more than forty-five (45) percent of the total lot area. Accessory structures may cover up to an additional twenty (20) percent of the total lot area beyond that allowed for the principal structure.

516.7. **Yard Regulations**

The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

- A. Front: twenty (20) feet.
- B. Side: 8.5 feet, each side, for single-family.
- C. Rear: fifteen (15) feet.

516.8. **Height Regulations**

Building height: thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

516.9. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

516.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

516.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 517. R-4 HIGH DENSITY RESIDENTIAL DISTRICT

517.1. Purpose

The purpose of the R-4 High Density Residential District is to encourage the orderly development and preservation of higher density residential environments and to provide areas in which economies of high density residential development may be achieved without sacrificing the individualized nature of the single-family residence.

517.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.
2. Noncommercial boat slips and piers or private docking facilities with the approval of various State and/or Federal agencies where mandatory.
3. Public schools.

B. Accessory Uses

1. Private garages and parking areas.
2. Private swimming pools and cabanas in accordance with this Code.
3. Signs in accordance with this Code.
4. Other accessory uses customarily incidental to a permitted principal use.

517.3. Conditional Uses

A. Parking areas to serve the neighborhood such as, but not limited to:

1. Additional parking for civic clubs.
2. Parking for parks, playgrounds, and recreation areas.

B. Residential treatment and care facilities.

C. Wastewater treatment plants, except when accessory to a development.

517.4. Special Exception Uses

A. Duplexes.

- B. Home occupations.
- C. Public and private utilities: electrical, gas, telephone, water or sewage, and railroad rights-of-way.
- D. Public or private utility substations, provided there will be no storage of trucks or materials on site.
- E. Private schools and day-care centers.
- F. Churches.
- G. Public or private parks, playgrounds, recreation centers, and structures used for civic and homeowners' associations.
- H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- I. Cemeteries twenty (20) acres or more in size, provided graves are over fifty (50) feet from an abutting lot or parcel.
- J. Governmental buildings.
- K. Accessory uses customarily incidental to a permitted special exception use.
- L. Mortuaries and funeral homes, excluding crematoriums.
- M. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.

517.5. **Area, Density, and Lot Width Requirements**

A. **Single-Family Detached Dwellings and Duplexes**

- 1. Minimum lot area: 6,000 square feet.
- 2. Maximum possible gross density, 7.3 dwelling units per acre, except duplexes (14.6 dwelling units per acre), subject to compliance with the Comprehensive Plan Future Land Use Map classification.
- 3. Minimum lot width: sixty (60) feet.
- 4. Minimum lot depth: 100 feet.

B. **All Other Uses**

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

517.6. **Coverage Regulations**

Principal structures shall not cover more than forty-five (45) percent of the total lot area. Accessory structures may cover up to an additional twenty (20) percent of the total lot area beyond that allowed for the principal structure.

517.7. **Yard Regulations**

A. The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

1. Front: twenty (20) feet.
2. Side: 7.5 feet, each side.
3. Rear: fifteen (15) feet.

B. Front setbacks shall be subject to this Code, if applicable.

517.8. **Height Regulations**

Building height: thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

517.9. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

517.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

517.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 518. MF-1 MULTIPLE-FAMILY MEDIUM DENSITY DISTRICT

518.1. Purpose

The purpose of the MF-1 Multiple-Family Medium Density District is to provide for medium density family residential areas with adequate open areas where it is desirable to encourage such type of development.

Because of the higher than average concentrations of persons and vehicles, this district is situated where it can properly be served by public and commercial services and have convenient access to thoroughfares and collector streets. Site area requirements reflect the relative need for open space of the various types of residences based on expected density of use.

518.2. Permitted Uses

A. Principal Uses

1. Multiple-family dwellings.
2. Public schools.

B. Accessory Uses

1. Private garages and parking areas.
2. Private swimming pools and cabanas in accordance with this Code.
3. Signs in accordance with this Code.
4. Other accessory uses customarily incidental to an allowed principal use.

518.3. Conditional Uses

- A. Residential treatment and care facilities.
- B. Helicopter landing pads, provided that no such landing pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.

518.4. Special Exception Uses

- A. Public and private utility rights-of-way.
- B. Public or private utility substations.

- C. Private schools and day-care centers.
- D. Marinas, subject to siting criteria set forth in the County Comprehensive Plan.
- E. Public and private parks, playgrounds, and recreation centers.
- F. Churches.
- G. Golf courses.
- H. Cemeteries.
- I. Hospitals, clinics, governmental buildings, and private clubhouses.
- J. Professional services, such as medical, dental, legal, and engineering, excluding the storage and parking of heavy equipment.
- K. Hotels, motels, condos, bed and breakfasts, and tourist homes.
- L. Accessory uses customarily incidental to an allowed special exception use.

518.5. **Area, Density, and Lot Width Requirements**

A. **Two-Family or Duplex Dwellings**

- 1. Minimum lot area: 9,000 square feet per two unit structure.
- 2. Minimum lot width: eighty (80) feet.
- 3. Minimum lot depth: 100 feet.

B. **Other Multiple-Family**

- 1. Minimum lot area: 15,000 square feet.
- 2. Minimum lot width: 100 feet.
- 3. Minimum lot depth: 100 feet.

C. **All Other Uses Including Townhouses**

No minimum lot areas are required, subject to meeting minimum yard, coverage, and on-site parking regulations.

D. **Maximum Possible Gross Density**

Twelve (12) dwelling units per acre, subject to compliance with the Comprehensive Plan Future Land Use Map classification.

518.6. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than forty (40) percent of the total lot area.

518.7. **Yard Regulations**

A. Two-family, triplex, quadruplex, multiple-family, townhouses, and all nonresidential uses:

1. The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:
 - a. Front: twenty (20) feet.
 - b. Side: ten (10) feet.
 - c. Rear: fifteen (15) feet.

B. All structures shall be separated by not less than fifteen (15) feet.

518.8. **Height Regulations**

Building height: forty-five (45) feet maximum. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

518.9. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

518.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

518.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

518.12. **Neighborhood Park(s)**

Neighborhood park(s) shall be provided and maintained in the same manner as a subdivision, pursuant to this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 519. MF-2 MULTIPLE-FAMILY HIGH DENSITY DISTRICT

519.1. Purpose

The purpose of the MF-2 Multiple-Family High Density District is to provide for high density multiple-family residential areas with adequate open areas where it is desirable to encourage such type of development.

Because of the higher than average concentrations of persons and vehicles, this district is situated where it can properly be served by public and commercial services and have convenient access to thoroughfares and collector streets. Site area requirements reflect the relative need for open space of the various types of residences based on expected density of use.

519.2. Permitted Uses

A. Principal Uses

1. Multiple-family dwellings.
2. Retail and commercial services to serve primarily the needs of the occupants which are permitted uses under the C-1 Neighborhood Commercial District.
3. Public schools.

B. Accessory Uses

1. Private garages and parking areas.
2. Private swimming pools and cabanas in accordance with this Code.
3. Signs in accordance with this Code.
4. Other accessory uses customarily incidental to an allowed principal use.

519.3. Conditional Uses

- A. Residential treatment and care facilities.
- B. Helicopter landing pads, provided that no such landing pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.

519.4. Special Exception Uses

- A. Public and private utility rights-of-way.
- B. Public or private utility substations.
- C. Private schools and day-care centers.
- D. Public and private parks, playgrounds, and recreation centers.
- E. Churches.
- F. Golf courses.
- G. Cemeteries.
- H. Hospitals, clinics, governmental buildings, and private clubhouses.
- I. Professional services.
- J. Accessory uses customarily incidental to an allowed special exception use.
- K. Marinas, in conjunction with multiple-family use and subject to siting criteria set forth in the Comprehensive Plan.
- L. Hotels, motels, condos, bed and breakfasts, and tourist homes.

519.5. **Area, Density, and Lot Width Requirements**

- A. **Multiple-Family Structures**
 - 1. Minimum lot area: 20,000 square feet.
 - 2. Minimum lot width: 125 feet.
 - 3. Minimum lot depth: 125 feet.
- B. **All Other Uses**. No minimum lot areas are required, subject to meeting minimum yard, coverage, and on-site parking regulations.
- C. **Maximum Possible Gross Density**: Eighteen (18) dwelling units per acre, subject to compliance with the Comprehensive Plan Future Land Use Map classification.

519.6. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than fifty-five (55) percent of the total lot area.

519.7. **Yard Regulations**

The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

- A. Front: twenty (20) feet.
- B. Side: fifteen (15) feet, each side, plus five (5) feet for each additional story above three (3) stories.
- C. Rear: fifteen (15) feet, plus five (5) feet for each additional story above three (3) stories.

519.8. **Building Height Regulations**

The maximum building height shall not exceed forty-five (45) feet, except where a special exception has been granted. However, in no case shall the maximum height exceed 120 feet. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

519.9. **On-Site Parking Regulations**

On-site parking spaces shall be provided in accordance with this Code.

519.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

519.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

519.12. **Neighborhood Park(s)**

Neighborhood park(s) shall be provided and maintained in the same manner as a subdivision, pursuant to this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 520. MF-3 MULTIPLE-FAMILY HIGH DENSITY DISTRICT

520.1. Purpose

The purpose of the MF-3 Multiple-Family High Density District is to provide for high density multiple-family residential areas with adequate open areas where it is desirable to encourage such type of development.

Because of the higher than average concentrations of persons and vehicles, this district is situated where it can properly be served by public and commercial services and have convenient access to thoroughfares and collector streets. Site area requirements reflect the relative need for open space of the various types of residences based on expected density of use.

520.2. Permitted Uses

A. Principal Uses

1. Multiple-family dwellings.
2. Public schools.

B. Accessory Uses

1. Private garages and parking areas.
2. Private swimming pools and cabanas in accordance with this Code.
3. Retail and commercial services commercial to serve primarily the needs of the occupants which are permitted uses under the C-1 Neighborhood Commercial District.
4. Signs in accordance with this Code.
5. Other accessory uses customarily incidental to an allowed principal use.

520.3. Conditional Uses

- A. Residential treatment and care facilities.
- B. Helicopter landing pads, provided that no such landing pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.

520.4. **Special Exception Uses**

- A. Public and private utility rights-of-way.
- B. Public or private utility substations.
- C. Private schools and day-care centers.
- D. Public and private parks, playgrounds, and recreation centers.
- E. Churches.
- F. Golf courses.
- G. Cemeteries.
- H. Hospitals, clinics, restoriums, governmental buildings, and private clubhouses.
- I. Professional services.
- J. Accessory uses customarily incidental to a permitted special exception use.
- K. Marinas, in conjunction with multiple-family use and subject to marina siting criteria set forth in the Comprehensive Plan.
- L. Hotels, motels, condos, bed and breakfasts, and tourist homes.

520.5. **Area, Density, and Lot Width Requirements**

A. **Multiple-Family Structures**

- 1. Minimum lot area: 20,000 square feet.
- 2. Minimum lot width: 125 feet.
- 3. Minimum lot depth: 125 feet.

B. **All Other Uses**

No minimum lot areas are required, subject to meeting minimum yard, coverage, and on-site parking regulations.

C. **Maximum Possible Gross Density**

Twenty-four (24) dwelling units per acre, subject to compliance with the Comprehensive Plan Future Land Use Map classification.

520.6. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than fifty-five (55) percent of the total lot area.

520.7. **Yard Regulations**

The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

- A. Front: twenty (20) feet.
- B. Side: fifteen (15) feet, each side, plus five (5) feet for each additional story above three (3) stories.
- C. Rear: fifteen (15) feet, plus five (5) feet for each additional story above three (3) stories.

520.8. **Building Height Regulations**

The maximum building height shall not exceed sixty-five (65) feet, except where a special exception has been granted. However, in no case shall the maximum height exceed 120 feet. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

520.9. **On-Site Parking Regulations**

On-site parking spaces shall be provided in accordance with this Code.

520.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

520.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

520.12. **Neighborhood Park(s)**

Neighborhood park(s) shall be provided and maintained in the same manner as a subdivision, pursuant to this Code.

CHAPTER 500. ZONING STANDARDS

SECTION 521. PUD PLANNED UNIT DEVELOPMENT DISTRICT

- 521.1. The PUD was repealed on August 9, 2005 (Ordinance No. 05-32). All PUDs existing as of August 9, 2005, and any amendments to those PUDs shall be governed by this Code. A PUD plan that expires shall cause the property to revert to the zoning district that existed prior to the rezoning of the PUD.

CHAPTER 500. ZONING STANDARDS

SECTION 522. MPUD MASTER PLANNED UNIT DEVELOPMENT DISTRICT

522.1. Purpose

The purposes of the MPUD districts are:

- A. To encourage innovations in residential and nonresidential development and redevelopment so that the growing demand for housing in the County may be met by greater variety in type, design, and layout of dwellings to encourage the thoughtful consideration and inclusion of supporting nonresidential uses where appropriate, and to encourage the effective use of open space and recreational areas.
- B. To provide greater opportunities for better housing and recreation for all who are or will be residents of the County by encouraging a more efficient use of land and public services and to reflect changes in the technology of land development so that the economies so secured may inure to the benefit of those who need homes.
- C. To provide for residential cluster options and incentives that are designed to protect the rural character of the County's rural areas.
- D. To encourage more flexible land development which will respect and conserve natural resources such as streams, lakes, floodplains, groundwater, wooded areas, steeply sloped areas, and areas of unusual beauty or importance to the natural ecosystem.
- E. To encourage more efficient, flexible, and controlled employment centers, industrial, commercial, and other development under the MPUD concept.

522.2. General Requirements for MPUDs

- A. Calculation of Density or Intensity
 - 1. The general, allowable gross density or intensity for an MPUD, a CS-MPUD Conservation Subdivision Master Planned Unit Development, an EC-MPUD Employment Center Master Planned Unit Development, or a Commercial MPUD cannot exceed that determined by the land use classification of the Pasco County Comprehensive Plan.
 - a. For an MPUD or EC-MPUD, the computation of maximum gross density shall be the maximum density allowed by the land use classification applicable to the subject property, multiplied by the proposed developable residential acreage of the project, plus any density incentives as provided in the adopted Comprehensive Plan. Proposed developable residential acreage means that portion of the total site area

which will be developed for residential use, inclusive of street rights-of-way, utility rights-of-way, public and private parks, community facilities, etc. Proposed developable residential acreage does not include any lands within the project which are classified as wetlands, CON (Conservation Lands), or water bodies. The computation for the CS-MPUD is addressed in Section 522.7.

- b. The computation for nonresidential projects, or portions thereof, maximum gross building square footage shall be the sum of the developable nonresidential project acreage multiplied by the maximum floor-area ratio permitted in the applicable land use classification. Proposed nonresidential acreage means the upland portion of the site exclusive of nonmitigated wetlands and natural water bodies. No nonresidential intensity may be transferred from one (1) parcel of land to another when the parcels are physically separated from each other, except by roadways, streams, rivers, or lakes. Along coastal areas, only land above mean high tide may be used in determining acreage size.

2. Blending of Densities

- a. For proposals in which project boundaries encompass more than one residential land use classification (RES-1 [Residential - 1 du/ga], RES-3 [Residential - 3 du/ga], RES-6 [Residential - 6 du/ga], RES-9 [Residential - 9 du/ga], RES-12 [Residential - 12 du/ga], RES-24 [Residential - 24 du/ga]), the County shall consider the blending of densities where an applicant can demonstrate by site plan within residential land use classifications; an equivalency of development rights; improvement in the overall master plan; and consistency with the Goals, Objectives, and Policies in the Comprehensive Plan.
- b. For proposals in which project boundaries encompass more than one (1) rural land use classification (AG [Agricultural], AG/R [Agricultural/Rural], RES-1 [Residential - 1 du/ga] for lots one [1] acre or greater), the County may consider the blending of densities where an applicant can demonstrate by site plan; an equivalency of development rights; improvement in the overall master plan; and consistency with the Goals, Objectives, and Policies in the Comprehensive Plan. In addition, the location of residential development lots shall be arranged in a context-sensitive manner such that they preserve the integrity of the rural community by buffering, setbacks, or a combination thereof to protect and preserve the rural appearance of land when viewed from public roads and from abutting properties.

- c. **Size Requirements.** MPUDs that contain only residential uses must be a minimum of five (5) acres, except where located in the coastal high hazard area where there is no minimum size.

522.3. **Permitted Uses**

When identified and approved on the master plan, the following uses shall be permitted individually or in combination in an MPUD District:

- A. All Residential Uses
- B. Recreational Vehicles and/or Travel Trailers
- C. Parks; playgrounds; schools; day-care centers; churches; government uses; and other, related community facilities.
- D. Professional offices, local convenience, neighborhood, community, and regional shopping facilities in planned centers that are permitted in accordance with the master plan are subject to the following standards:
 1. The area, siting, intensity, and nature of such uses shall be governed by the following criteria:
 - a. The MPUD shall include at least ten (10) acres if both residential and nonresidential uses are to be located in the MPUD.
 - b. Size/Use Limitations Table:

| | Convenience | Local Neighborhood | Community | Regional |
|---|--|--|---|--|
| Floor Area (Sq. Ft.) | 2,500-30,000 | 30,001-100,000 | 100,001-3999,999 | 400,000 or Greater |
| Acres in Site (Min.) | 0.5 | 3 | 10 | 40 |
| Typical Uses (Not Limited to Examples) | Sale of Convenience Goods, Personal Services, and Day-Care Centers | Sale of Shoppers Goods, Banking Facilities, Business Services, Offices, All Uses in Convenience Commercial, and Professional Service | Junior and Discount Department Stores, Amusement Facilities, Automotive Sales and Service, Automobile Service Stations and Car Wash, Hotels/Motels, and All Uses In Neighborhood Commercial | Major Department Stores, Sale of General Merchandise, and All Uses in Community Commercial |

2. Setback, height, and buffering requirements for convenience and neighborhood commercial shall be set forth in the C-1 Neighborhood Commercial Zoning District, unless otherwise approved.

3. Setback, height, and buffering requirements for neighborhood community and regional commercial shall be equivalent to the requirements in the C-2 General Commercial Zoning District, unless otherwise approved.
4. Commercial Uses
 - a. Commercial uses allowed within local convenience and neighborhood centers shall be equivalent to specific C-1 Neighborhood Commercial Zoning District permitted uses, conditional uses, and special exception uses approved at the time of rezoning. Changes in local convenience and neighborhood center uses after rezoning approval shall be approved by the Board of County Commissioners (BCC) upon recommendation by the Development Review Committee (DRC).
 - b. Commercial uses allowed in community and regional centers shall be equivalent to C-1 Neighborhood Commercial and C-2 General Commercial Zoning Districts permitted uses, conditional uses, and special exception uses approved at the time of rezoning. Changes in community and regional-center conditional or special exception uses after rezoning approval shall be approved by the BCC upon recommendation by the DRC.

E. Bed and Breakfast

A bed and breakfast that is permitted in accordance with the master plan is subject to the following standards:

1. The building shall maintain a residential character, style, and appearance.
2. The property shall meet the parking requirements in accordance with this Code, Section 907.1.
3. Use of the property for a bed and breakfast shall meet all applicable building and fire codes.

F. Recreational facilities and structures, including clubhouses, tennis courts, country clubs, pools, and similar uses, when used and designed primarily to serve the residents of the development.

- G. Golf courses, which may be calculated as open space as is hereinafter required, provided the clubhouse and other structures are located over 150 feet from any dwelling structure, and
1. All golf courses must be managed using Pasco County's Best Management Practices for golf courses when adopted and shall provide industry-standard practices for review during the interim.
 2. A golf course is subject to the specialized location and buffer requirements of the MPUD.
- H. Marinas, subject to marina siting criteria set forth in the Pasco County Comprehensive Plan.
- I. Industrial
- J. Colleges, Universities, and Schools
- K. Residential-Treatment and Care Facilities
- L. Hospitals, including helipads when located no closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- M. Public or private utilities and utility substation, lift station, and other accessory uses, provided there is no open storage of trucks or materials on the site.
- N. Major Utilities

Major utilities that are permitted in accordance with the master plan shall be subject to the following standards:

1. All new water or sewer plant structures shall be set back a minimum of 150 feet from any residential structure and be in compliance with State and local regulations and the Master Utility Plan. For purposes of this section, mobile and manufactured homes shall be considered residential structures.
2. The reuse of reclaimed water and land application of effluent shall meet the requirements of the Rule 62-610, Florida Administrative Code (FAC), which in addition to other criteria, defines setback distances and minimum system-size requirements.
3. All major utility plant sites (where the actual site is located) and polishing ponds shall be enclosed with a minimum six (6) foot-high fence, wall, or other screening approved by the BCC.
4. The landscaped buffer, in accordance with a minimum opacity of 0.75, shall be provided on all nonstreet property lines.

5. Vertical storage structures are expressly prohibited within the open space, with the exception of water tanks that have a rural design in keeping with the rural character of the area and that are necessary to serve a public purpose.
- O. Aircraft landing fields and helicopter pads, subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no aircraft landing field or helicopter pad shall be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools. This use must be requested in the original approval; otherwise, a conditional use will be required.
- P. Accessory Uses
- Q. Conditional Use

Resort condominiums may be allowed subject to the criteria and standards for review for rezoning and conditional uses in this Code, Section 401, and subject to compliance with the notification and requirements for operation criteria in the short-term rental provisions of Section 401.5.B.

522.4. **Development Standards**

A. **Site Design**

Design shall accomplish the following primary objectives through site design:

1. **Compatibility of Use.** Land uses near the periphery of the MPUD, the EC-MPUD, or the Commercial MPUD shall be planned so as to be compatible with neighboring areas. Compatibility may be achieved through design that respects the context of the adjacent uses. Applicants must demonstrate through lot sizes, buffers between uses, or other information as identified by the County Administrator or designee, that the project, as designed, transitions appropriately to adjacent uses or effectively shields adjacent uses in the absence of lot/use compatibility. The County Administrator or designee reserves the right to require additional information for projects where compatibility is not clearly demonstrated.
2. **Residential Setbacks.** The land use standards as enumerated in this Code, Chapter 500, shall be used as the baseline setback for each single-family detached residential housing type. Variations in setbacks from those standards enumerated in this Code, Chapter 500, may be allowed for housing types other than single-family detached where permitted on the master plan. The County may impose standards that are greater than ordinance requirements where deemed necessary to mitigate a compatibility issue. Proposed

urban-design standards of Section 601, Traditional Neighborhood Design, for single-family detached uses, where allowed, shall only be permitted when the project is developed consistent with Section 601.

3. Streets
 - a. Streets should be designed to maximize connectivity within an MPUD or EC-MPUD and surrounding areas.
 - b. Roadways shall comply with the standard roadway typical sections for collectors and arterial roadway facilities as adopted by this Code, unless otherwise approved by the DRC.
 - c. Streets shall be designed in accordance with this Code.
4. Parking. All parking shall be landscaped and designed in accordance with this Code.
5. Signage. A master signage plan may be filed and approved with the master plan in accordance with this Code, Section 406.1.
6. Utilities. Utilities shall be located underground to the maximum extent possible.
7. Design for Refuse Disposal Stations. Refuse stations shall be designed to maximize screening and shall be located away from residential areas, including residential areas that are adjacent to the subject site. Refuse disposal stations shall not front streets within the proposed MPUD or EC-MPUD to the maximum extent possible, and in the event that it is unavoidable, must provide a shielding plan that identifies the landscape proposed or wall treatment chosen.
8. Open Space Requirement. There shall be provisions which insure that the open space shall continue as such and be properly maintained. The owner/developer shall indicate ownership and provide for the responsibility for maintenance of such open space land or provide for and establish one (1) or more organizations for the ownership and maintenance of all common open space. In the case of multiple organizations for ownership and maintenance, each organization shall be a nonprofit homeowners' corporation or Community Development District formed pursuant to Chapter 190, Florida Statutes. Where practical, it shall be designed as a contiguous area easily accessible to the residents and preserving natural features.

522.5. **EC-MPUD Standards**

A. **Purpose and Intent**

Within its Comprehensive Plan, Pasco County provides for a variety of mechanisms to encourage economic development, including the creation of employment-generating uses within the following Future Land Use (FLU) Classifications:

1. EC (Employment Center)
2. IH (Industrial - Heavy)
3. IL (Industrial - Light)
4. OF (Office)
5. PD (Planned Development)

The purpose of the EC-MPUD Zoning District is to implement the EC (Employment Center) Land Use Classification of the Pasco County Comprehensive Plan.

The EC (Employment Center) FLU Classification within the Pasco County Comprehensive Plan serves a special purpose within the menu of employment-generating land use classifications inasmuch as the Comprehensive Plan identifies eight (8) distinct areas that include an EC (Employment Center) Land Use Classification. These distinct areas may include a variety of different parcels and landowners, may also include other land use classifications other than the EC (Employment Center) Land Use Classification, and are referred to hereinafter as "employment center areas" (see Exhibit 1: Employment Center Areas). These areas have been specifically identified to support and reinforce the County's growth management vision and economic development goals by focusing on development that provides an economic benefit in terms of employment opportunities and increased tax base within compact and specified employment centers. These employment centers have been designated in an effort to ensure that the lands within the County that have the greatest access to publicly funded infrastructure investments are developed consistent with the growth management vision of the County. Development within these areas is required to contain a certain percentage of one (1) or a combination of the following preferred uses:

1. Target Primary Business
2. Corporate Business Park
3. Industrial Use

A target primary business is defined as a business that is identified by Enterprise Florida as a qualified target industry for the tax refund program or a business that is identified by the Pasco Economic Development Council (PEDC) in the economic development target industry list. A corporate business park may include target primary businesses and/or some industrial uses, but is identified as a separate preferred use in recognition of the desire for the County to permit general (nontarget) "office" uses within employment centers if they are in the form of a corporate business park.

The uses that are described and permitted within the EC-MPUD are regulated to conform to the requirements for the Emergency Communications Division FLU Classification of the Comprehensive Plan. These uses are also permitted within a variety of other zoning districts as provided in these regulations and are not strictly limited to the EC-MPUD.

B. Mix of Uses

1. **Mix of Use Requirement.** Properties developed under the EC-MPUD that are within the EC (Employment Center) FLU Classification of the Pasco County Comprehensive Plan are required to comply with the mix of use requirements of the EC (Employment Center) FLU Classification. The method for determining the mix of use requirements/limitations for an individual application/project site provides some flexibility and is described in this Code, Section 522.5.B.2. The Comprehensive Plan requires that employment center areas shall be designed to accommodate an areawide composite land use mix as described below:

| General Use | Minimum | Maximum |
|---|----------------|----------------|
| Corporate Business Park or Target Primary Businesses or Industrial Uses | 55 Percent | 75 Percent |
| Multiple-Family Uses | 20 Percent | 40 Percent |
| Support Commercial/Office Uses ¹ | 5 Percent | 20 Percent |

¹Support uses within an employment center are limited to only those uses that support the primary businesses and residences located within the employment center and may generally include services, such as restaurants, banks, professional services, dry cleaners, grocery stores (including neighborhood scale markets), service stations, hotels, etc. The size of the support uses are limited by the percentage mix described herein and the scope of the local neighborhood size thresholds and use as described in this Code, Chapter 500, Section 522.2.D.1, or as otherwise determined by this Code during the development review process. Commercial and/or retail uses that are designed to serve a regional purpose, such as theaters, malls, car sales, home improvement centers, and department stores are expressly prohibited within an EC-MPUD. The uses permitted within the land use mix table designation above may be developed in any sequence.

2. De Minimis Size Parcels. For de minimis sized projects or parcels, the County Administrator or designee may allow an exemption from the mix of use requirements as follows:
 - a. Any parcel of record as of January 26, 2007, with an EC (Employment Center) FLU Classification that is ten (10) acres or less in size may be developed with any of the allowable uses in the EC-MPUD.
 - b. Any parcel of record as of January 26, 2007, with an EC (Employment Center) FLU Classification that is twenty (20) acres or less in size may be developed with up to ninety-five (95) percent industrial, target industry, and/or corporate business park uses. The applicant will not be required to comply with the minimum multiple-family component in the composite mix of uses provided hereinabove.

To the extent that either de minimis option causes a deviation from the composite land use mix when the land use mix distributions are considered for the entire employment center area, then a revision within the Comprehensive Plan to the composite land use mix will be required.

3. Determination of the Mix. If an areawide master plan has not been prepared for the employment center located at the I-75/U.S. 41 intersection, the specific method for determining the land use mix distributions shall not be implemented as a composite land use mix, but shall be implemented as a specific land use mix on a parcel-by-parcel basis using the mix standards as described hereinabove. Except for the employment center located at the I-75/U.S. 41 intersection, the Pasco County Comprehensive Plan requires an areawide composite land use mix for the EC (Employment Center) FLU Classification, which represents the range of uses that are required to be achieved within each employment center area as designated on the FLU map. An applicant within an EC-MPUD has four (4) options to demonstrate that an individual parcel, site, or project meets the mix of use requirement and must demonstrate one of the following:
 - a. That the specific parcel, site, or project provides the mix of uses, as specified in Section 522.5.B.1, based upon the uses proposed in the MPUD Master Plan.
 - b. That the specific parcel, site, or project is consistent with an areawide employment center plan that has been accepted by the BCC and adopted by a special area policy into the Comprehensive Plan consistent with the mix of uses in Section 522.5.B.1.

- c. The applicant may prepare an areawide employment center plan consistent with the community planning process of Section 522.6 and the mix of uses in Section 522.5.B.1, and submit a project master plan consistent with the results of this process.
 - d. The applicant may request that the mix be determined on a first-come, first-served basis by submitting a plan for a single site within a designated employment center area. The site master plan shall be mailed to all affected property owners within forty-five (45) days of the date that the rezoning application is deemed complete. If there are objections by landowners within the employment center area to the site master plan and the applicant has not resolved those objections prior to the DRC hearing date, the applicant will need to pursue an alternative option as listed in this section. If there are no objections, then at the time the matter is set for public hearing, the site master plan shall be sent to all affected property owners in addition to the requirements specified in Chapter 300. If there are any objections in writing or at a public hearing that cannot be resolved by the adoption date, the applicant will be required to pursue an alternative option as outlined in Section 522.5.B.2.
4. Mixed Use Buildings. Mixed uses and mixed use buildings are also permitted within the EC-MPUD. Where mixed use buildings are proposed, the land use mix for that land area shall be determined based upon the percentage of square footage of each use as a percentage of the total land area for that mixed use structure. The corporate business park "use" by definition is a collection of buildings that meet certain requirements as provided in Section 522.5.D.1.a. All buildings within a corporate business park as defined herein shall be recognized as a corporate business park use and shall not be separated into various uses for the purpose of this section.

C. Compatibility

The EC-MPUD Master Plan may provide a mix of land uses as provided in Section 522.5.B.1. The specific location of different uses within the EC-MPUD District shall be established on the approved master plan.

- 1. Internal Compatibility. If applicable (when not under the de minimis size exemption set forth hereinabove, in which case no range of uses is required), the master plan shall demonstrate compliance with the following characteristics:
 - a. That the land uses within the master plan are arranged and designed in a complementary and compatible manner;

- b. That different uses within the proposed parcel, site, or project are effectively buffered to encourage full use and enjoyment of all property within the district;
 - c. That the vehicular circulation system throughout the master plan directs traffic in an efficient and safe manner; and
 - d. That the individual land use components of the master plan are interconnected by safe and convenient pedestrian linkages.
2. **External Compatibility.** The master plan shall include appropriate development order conditions that accomplish "stepping down" building heights and transitioning land uses; e.g., gradual reduction of intensities and uses to minimize visual and noise impacts on either adjacent residential developments or the Northeast Pasco rural area, where applicable. Such standards that address external compatibility may include adjacent buffers and screening such that the arrangement of uses on site do not unreasonably impair the long-term use of properties adjoining the EC-MPUD District as established by the master plan. The County may require additional buffering, landscape, and screening following the evaluation of compatibility, including special standards to minimize visual and noise impacts when an EC-MPUD is adjacent to the Northeast Pasco rural area.
- a. **Setback.** When a nonresidential or multiple-family use is abutting any property with a residential FLU classification, there shall be an additional building setback required for that use when contiguous to the residential property as follows:
 - (1) When any side of a structure equal to or less than thirty-five (35) feet in height abuts the residential property, that portion of the structure(s) shall be set back a minimum of twenty (20) feet from the property line adjacent to such residential land.
 - (2) The specific minimum setbacks and other compatibility requirements for structures greater than thirty-five (35) feet in height shall be determined during the rezoning process and shall become a condition of the rezoning action. At a minimum, structures that are greater than thirty-five (35) feet in height shall comply with the following building height, transition zone requirements:

| Building Height | Minimum Setback when Adjacent to a Property with a Residential FLU Classification |
|------------------------|--|
| ≤35 Feet | 20 Feet |
| 36-45 Feet | 50 Feet |

| | |
|------------|--|
| 46-55 Feet | 80 Feet |
| 55-65 Feet | 110 Feet |
| >65 Feet | 110 Feet, plus an additional 10 feet for each additional story over 65 feet, plus additional buffering and screening as deemed appropriate to transition from the edge of the EC-MPUD development. |

- b. **Building Design.** The side of the building that is facing or backing up to any residential development or residentially zoned property must be treated with the same architectural design standards as the front of the building. Metal buildings shall be located so that they are not visible from residential development, residentially zoned property, and collector/arterial roadways.

D. Description of Uses

1. **Preferred Uses.** The preferred uses permitted within the EC-MPUD include any one (1) or a combination of the following: corporate business park, industrial, or target primary business.

- a. **Corporate Business Park.** An office park that provides a collection of office buildings in a campus like setting that permits uses and activities conducted in an office setting generally focusing on business, government, professional, medical, or financial services, but excludes personal-services uses. To qualify as a "corporate business park" for the purposes of meeting the mix of use requirement for an employment center, the park must be consistent with the requirements of this section and consist of one of the following:

- (1) A minimum of at least three (3) multistory office buildings, where the minimum height shall be two (2) stories and the minimum total stories shall be nine (9) stories;
- (2) Two (2) or more buildings with a minimum of four (4) floors each, excluding garage parking; or
- (3) Building(s) of such a size and character as otherwise approved by the BCC which would create a desired corporate business park setting.

A corporate business park may include target primary businesses, but is identified as a separate primary use in recognition of the desire of the County to promote general (nontarget business) "office" uses within

employment centers if they are in the form of a corporate business park.

- (4) Accessory uses may occur within the multistory office building and generally have limited-external access or signs. Ancillary uses may generally be permitted as a part of a corporate business park and may count as a part of a corporate business park for the purposes of determining various economic development incentives; however, when these uses are permitted within an EC (Employment Center) FLU Classification, the land area identified for such ancillary uses shall be recognized as "support commercial/office use" for the purposes of determining the required mix of uses under the Comprehensive Plan. Principle uses: administrative and professional offices, including medical clinics, but excluding hospitals; corporate headquarters, including related supporting services and storage; sales and marketing offices; sales and service offices related to electronic equipment, computers, and similar office equipment, including repair incidental to sales and service; data and communication centers, including information processing facilities; research and development facilities, including target business medical research, testing, and pharmaceuticals; business services, such as office supplies, copy/print centers, medical supplies, pharmacies; and travel agencies.
- (5) Accessory Uses (for a Multistory Corporate Business Park): Ancillary storage; cafeteria; restaurant; bank; health facility; meeting room; off-street parking; on-site day care or facility where children are cared for while parents or guardians are occupied on the premises; other neighborhood, convenience-type amenities for the use of on-site employees; and technical library.
- (6) Ancillary Uses: college, university, vocational, trade, or business schools; transient accommodations (hotel with on-site conference and catering facilities only); and other support commercial/office uses.
- (7) Uses not Included. Building, heating, plumbing, landscaping, or electrical contractor and others who perform services off site, but store equipment and materials for perform fabrication or similar work on site; bulk mailing services; mail order house; and urgent care or emergency medical office.

- b. Industrial. In addition to the target primary businesses identified in Section 522.8.D.1.c., an EC-MPUD may also include the specific industrial uses listed below that are also permitted within the County's I-1 Light Industrial Park Zoning District:
- (1) Businesses with related offices and showroom, which manufacture, assemble, process, package, and/or distribute small unit products, such as optical devices, tool and die manufactures, electronic equipment, precision instruments, and toys.
 - (2) Wholesale distribution centers, including related offices and showrooms, rail or highway freight transportation, distribution, and associated warehousing, but not to include highway freight transportation and warehousing or the retail sale of gasoline or propane.
 - (3) Printing, publishing, engraving, and related reproductive process.
 - (4) Ornamental iron manufacturing.
 - (5) Building material manufacturing and associated storage.
 - (6) Boat manufacturing.
 - (7) Distribution plants, beverage bottling, and/or distribution.
 - (8) Dairy products manufacturing.
 - (9) Furniture, decorating materials, and upholstery manufacturing.
 - (10) Garment assembly.
 - (11) Laboratories devoted to research, design, experimentation, testing of products or materials, processing, and fabrication incidental thereto.
 - (12) Manufacture or assembly of equipment and appliances, electronic instruments, and devices.
 - (13) Manufacture of ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas and the manufacturing of glass products.

- (14) Manufacture, compounding, assembling, or treatment of merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feather, felt, fiber, fur, glass, horn, leather, paper, plastics, metals, stone, shell, textiles, tobacco, wax, wood, yarn, and paints.
- (15) Manufacture, compounding, processing, packaging, treatment, and distribution of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food, and kindred products.
- (16) Manufacture of musical instruments, novelties, rubberstamps or metal stamps, and other small molded rubber products.
- (17) Photographic manufacturing and processing.
- (18) Sign manufacturing, including poles.
- (19) Testing of materials and equipment.
- (20) Light Industrial Flex Space. Flex type or user space that lends itself to a variety of industrial uses as specifically set forth above, including target industries. The single-story building is designed for multiple users, divided in spaces running from front to rear. The proportion of office versus light industrial space in each user space is not determined until the user occupies the space. The space may subsequently be proportioned to accommodate the current occupant or a new occupant's changing needs, provided that an accessory use is not converted to a principle use. The space may include uses, such as manufacturing, light industrial, and scientific research functions. Accessory uses could include offices, warehousing, and wholesale stores. The square footage identified for such uses shall not be considered as "support commercial/offices use" for the purposes of determining the required mix of uses under the Comprehensive Plan.

- c. Target Primary Business. A "target primary business" is defined as a business that is identified by Enterprise Florida as a qualified target industry for the tax refund program or a business that is identified by the PEDC in their economic development target industry list, as may be amended from time-to-time. The qualified target industry list may be obtained from the PEDC. The PEDC target industry list includes, but is not limited to, the following:

(1) Manufacturing

- (a) Biological Products. Establishments primarily engaged in the production of bacterial and virus vaccines; toxoids; and analogous products, such as allergenic extracts, serums, plasmas, and other blood derivatives for human or veterinary use, other than in vitro and in vivo diagnostic substances.
- (b) Diagnostic Substances. Establishments primarily engaged in manufacturing in vitro and in vivo diagnostic substances, whether or not packaged for retail sale.
- (c) Electromedical Equipment. Establishments primarily engaged in manufacturing electro-medical and electrotherapeutic apparatus.
- (d) Electronic Connectors. Establishments primarily engaged in manufacturing electronic connectors.
- (e) General Industrial Machinery. Establishments primarily engaged in manufacturing machinery, equipment, and components for general industrial use, and for which no special classification is provided, may also include the manufacturing of amusement park equipment and flexible metal hose and tubing. This industry also includes establishments primarily engaged in producing or repairing machinery and equipment parts, not elsewhere classified, on a job or order basis for others.
- (f) Laboratory Analytical Instruments. Establishments primarily engaged in manufacturing laboratory instruments and instrumentation systems for chemical or physical analysis of the composition or concentration of samples of solid, fluid, gaseous, or composite material.
- (g) Laboratory Apparatus and Furniture. Establishments primarily engaged in manufacturing laboratory apparatus and furniture.
- (h) Optical Instruments and Lenses. Establishments primarily engaged in manufacturing instruments and apparatus that measure an

optical property and optically project, measure, or magnify an image, such as binoculars, microscopes, prisms, and lenses.

- (i) Packaging Machinery. Establishments primarily engaged in manufacturing packaging machinery, including wrapping and bottling machinery.
- (j) Process Control devices. Establishments primarily engaged in manufacturing industrial instruments and related products for measuring, displaying (indicating and/or recording), transmitting, and controlling process variables in manufacturing, energy conversion, and public-service utilities.
- (k) Power Transmission Equipment. Establishments primarily engaged in manufacturing mechanical-power transmission equipment and parts for industrial machinery.
- (l) Publishing - Books. Establishments primarily engaged in publishing or in publishing and printing books and pamphlets. Establishments primarily engaged in printing or in printing and binding, but not publishing, books and pamphlets that are classified in Industry 2732.
- (m) Publishing - Periodicals. Establishments primarily engaged in publishing periodicals or in publishing and printing periodicals. These establishments carry on the various operations necessary for issuing periodicals, but may or may not perform their own printing.
- (n) Publishing - Miscellaneous. Establishments primarily engaged in miscellaneous publishing activities, not elsewhere classified, whether or not engaged in printing.
- (o) Pumps and Pumping Equipment. Establishments primarily engaged in manufacturing pumps and pumping equipment for general industrial, commercial, or household use, except fluid-power pumps and motors.

- (p) Semiconductors and Related Devices. Establishments primarily engaged in manufacturing semiconductors and related solid-state devices.
 - (q) Speed Changers, Drives, and Gears. Establishments primarily engaged in manufacturing speed changers; industrial high-speed drives, except hydrostatic drives; and gears.
 - (r) Surgical and Medical Instruments. Establishments primarily engaged in manufacturing medical, surgical, ophthalmic, and veterinary instruments and apparatus.
 - (s) X-Ray Apparatus and Tubes. Establishments primarily engaged in manufacturing radiographic X-ray, fluoroscopic X-ray, and therapeutic X-ray apparatus and tubes for medical, industrial, research, and control applications or in manufacturing other irradiation equipment, including gamma and beta-ray equipment.
- (2) Medical Research, Testing, and Pharmaceuticals
- (a) Commercial Nonphysical Research. Establishments primarily engaged in performing commercial business; marketing; opinion; and other economic, sociological, and educational research on a contract or fee basis.
 - (b) Commercial Physical Research. Establishments primarily engaged in commercial physical and biological research and development on a contract or fee basis.
 - (c) Medical Laboratories. Establishments primarily engaged in providing professional analytic or diagnostic services to the medical profession or to the patient on prescription of a physician.
 - (d) Medicinals and Botanicals. Establishments primarily engaged in:
 - (i) Manufacturing bulk organic and inorganic medicinal chemicals and their derivatives; and

- (ii) Processing (grading, grinding, and milling) bulk botanical drugs and herbs.
 - (e) Pharmaceutical Preparations. Establishments primarily engaged in manufacturing, fabricating, or processing drugs in pharmaceutical preparations for human or veterinary use.
 - (f) Testing Laboratories. Establishments primarily engaged in providing testing services, including facilities housing laboratory animals for clinical testing.
- (3) Office (General)
- (a) Computer Integrated Systems Design. Establishments primarily engaged in developing or modifying computer software and packaging or bundling the software with purchased computer hardware (computers and computer peripheral equipment) to create and market an integrated system for specific application.
 - (b) Computer Programming Services. Establishments primarily engaged in providing computer-programming services on a contract or fee basis.
 - (c) Data Processing and Preparation. Establishments primarily engaged in providing computer processing and data preparation services.
 - (d) Information Retrieval Services. Establishments primarily engaged in providing on-line, information retrieval services on a contract or fee basis.
 - (e) Insurance - Accident and Health Insurance (Nonretail). Establishments primarily engaged in underwriting accident and health insurance.
 - (f) Insurance - Fire, Marine, and Casualty Insurance (Nonretail). Establishments primarily engaged in underwriting fire, marine, and casualty insurance.
 - (g) Insurance - Hospital and Medical Service Plans (Nonretail). Establishments primarily engaged in providing hospital, medical, and other health services to subscribers or members in

accordance with prearranged agreements or service plans.

- (h) Insurance - Life Insurance (Nonretail). Establishments primarily engaged in underwriting life insurance.
 - (i) Pension, Health and Welfare Funds. Establishments primarily engaged in managing pension, retirement, health, and welfare funds.
 - (j) Prepackaged Software. Establishments primarily engaged in the design, development, and production of prepackaged computer software. Important products of this industry include operating, utility, and applications programs.
2. Multiple-Family Residential Uses. Multiple-family residential uses are allowed in an EC-MPUD consistent with the percentage requirements of this section. The purpose of this requirement is to allow for the creation of multiple-family residential use (excluding duplexes) consistent with this Code, Chapter 500, Section 520.
3. Support Commercial/Office Uses. The intent of the support uses within an EC-MPUD is to provide local and neighborhood scale retail and office uses in support of the principal target industry uses and not to provide for regional scale uses, such as malls, theaters, car sales, home improvement centers, and department stores that would potentially serve an even larger area, detracting from the purpose of target industry employment. The support uses proposed as part of the EC-MPUD should be designed to support the needs of the employment generating uses and residents either living or working in the employment center. Support uses shall be permitted consistent with the provisions of this Code, Section 525, C-1 Neighborhood Commercial District. Uses proposed as support uses within an EC-MPUD that are consistent with this Code, Section 526, C-2 General Commercial District, shall be specifically listed and subject to approval by the BCC.

E. Light Industrial Flex Space Supplemental Design Standards

1. Landscaping and Setback Requirements
- a. Setbacks adjacent to interior or rear property lines shall be not less than thirty-five (35) feet in depth. The first ten (10) feet from the property lines shall be landscaped.
 - b. All required setbacks shall be kept clear of loading areas for supplies, services, and buildings.

- c. Landscaping required by this subsection shall include, but not necessarily be limited to, the planting of grass, ground cover, flower beds, shrubs, hedges, or trees as provided for in this Code, Section 603. All landscaping shall be maintained in a healthy, growing condition; neat and orderly in appearance; and free of refuse and debris. All planting shall be arranged and maintained so as not to obscure the vision of traffic. Unless otherwise approved by County staff, there shall be no parking of vehicles in the landscaped area.
 - d. All trucks in excess of one (1) ton carrying capacity shall be parked in rear or side yards and screened from view from adjacent properties or any public rights-of-way. No trucks in excess of one (1) ton carrying capacity may be parked in any street yard regardless of screening.
- 2. Storage. Outside storage of any materials, supplies, or products shall not be permitted in the front of any structure and shall be properly screened to a height of at least ten (10) feet on all sides. Outside storage shall be limited to the maximum extent possible.
 - 3. Loading. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash dumpsters, trash compaction, and other service functions should be reasonably incorporated into the overall design of the primary building using screening walls of compatible material, style, color, texture, pattern, trim, or other details and landscaping determined acceptable to the County. The wall shall be one (1) foot higher than the largest object being screened. An opaque gate with the same height as the wall shall be included where access is needed.

522.6. **Areawide Employment Center Planning Process**

A. **Intent**

The areawide employment center planning process is one method for determining the required mix for an individual application/project site as provided in Section 522.5.B.2. The intent of the areawide employment center planning process is to provide an opportunity for public participation of affected property owners, stakeholders, and adjacent property owners to plan for the mix of uses within an employment center area. The areawide employment center planning process is limited to only those areas designated in the Pasco County Comprehensive Plan as employment centers. Only landowners within the specific employment center area under consideration or the County may be an "applicant" pursuing an areawide employment center plan under this section.

B. Applicability

The areawide employment center planning process shall serve as one (1) option for reviewing and approving the required mix-of-uses within an EC-MPUD. The purpose of this process is to help facilitate an expedited process to create and/or amend a conceptual plan for an employment center area and to provide an opportunity for the concurrent approval of a proposed development within an EC-MPUD. The County shall process an amendment to the Comprehensive Plan during the next available plan amendment cycle to include the conceptual plan, which will guide the location and mix of uses within an employment center area.

C. General Elements

1. Provide an executive summary which outlines the vision and design of the entire employment center at that location.
2. Describe the objectives of the study.
3. Provide a recommended land use plan, and if appropriate, any conditions for development approval, which shall be met by, or imposed upon, development within the study area.

D. Specific Elements

1. The applicant shall provide a map, or series of maps, which illustrate the location of the proposed study area within the County, including political boundaries; e.g., County and municipal boundaries, current ownership patterns, parcel sizes, existing boundaries of the study area and impact area(s), and a legible, recent, full-section aerial photograph (the most recent County Property Appraiser or Planning and Growth Management Department aerial photograph or equivalent) with the boundaries of the study area marked.
2. When a new land use plan is developed for a geographic area for which an areawide employment center plan has previously been adopted, the County shall ensure that the following requirements are met:
 - a. The previously adopted plan shall be fully considered in developing the new plan;
 - b. All persons involved in preparing the adopted plan will be invited to participate in the citizen participation program for preparing the new plan;
 - c. Any conflicts between a proposed new plan and the previously adopted plan will be identified and fully explained during the public participation process and during deliberations of the BCC;

- d. When a new plan is adopted, the BCC shall take required actions, if any, to amend or replace the previously adopted plan; and
 - e. The BCC shall hold a public hearing to take final action on the application upon review of the application and supporting documentation.
3. An applicant shall include the following information in their submittal:
- a. Information concerning the surrounding area to demonstrate the relationship of the EC-MPUD District to adjoining, existing and planned uses. The plan must demonstrate compliance with the provisions in Section 522.5.C relating to compatibility; and
 - b. Any plan which requires more than five (5) years to complete shall include a phasing plan as a part of the submittal.

4. Review Process

The applicant shall conduct a minimum of two (2) neighborhood meetings to solicit comment, feedback, and input on the proposed areawide employment center plan. The applicant shall be required to notify all property owners within the employment center area under review in writing pursuant to the applicable notice provisions provided in this Code, Chapter 300, as well as place one (1) advertisement in a newspaper with local circulation. The following is a list of items from the neighborhood workshop that must be submitted to the County prior to the DRC:

- a. Identification of where and when the neighborhood workshop was held.
 - b. A copy of the advertisement with the Notice of Publication.
 - c. A copy of the Letter of Notification sent to affected property owners.
 - d. A copy of the sign-in sheet from the neighborhood workshop.
 - e. The questions or concerns asked by the audience and the applicant's response to those issues.
5. During its review, County staff shall distribute copies of the proposal to the DRC for study and comment. In considering the plan, County staff shall seek to determine that:
- a. Resulting development will be consistent with the Comprehensive Plan and zoning objectives for the area;

- b. The parcel is suitable for the proposed uses considering its size, shape, location, topography, existence of improvements, and natural features; and
- c. The proposed uses will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying district.

522.7. **CS-MPUD Standards**

The purpose of the CS-MPUD is to implement the provisions of the Pasco County Comprehensive Plan and create a method of reviewing and approving requests for density bonuses that are permitted under three (3) FLU Classifications, including AG (Agricultural) AG/R (Agricultural/Rural), and RES-1 (Residential - 1 du/ga) for applicants who develop their rural subdivisions as a CS-MPUD.

A. **CS-MPUD Permitted Uses**

The intent of the CS-MPUD is to provide an alternative residential development pattern to large, agricultural lot uses by providing landowners with density incentives in order to encourage the preservation of large amounts of open space and the clustering of residential lots. Unless otherwise approved as part of the MPUD process, permitted uses shall be consistent with those set forth in this Code, Section 505, with the exception that grazing animals shall be limited to one (1) per acre minimum, exclusive of the area required for other uses. Transient accommodations in the form of attached housing may be considered outside of the CS-MPUD open space, provided that the size and design proposed is demonstrated to support recreational uses only and not to serve as large-scale, permanent housing.

B. **CS-MPUD Open Space Uses**

1. **Permitted Uses**

Except as limited by Subsection 2 below, permitted uses within CS-MPUD open space may include, but are not limited to, the following when identified and approved on the master plan, none of which shall be considered active recreation, except as set forth in Subsection a, hereof:

- a. Active recreation areas, including neighborhood parks, which do not exceed ten (10) percent of the required minimum CS-MPUD open space or five (5) acres, whichever is less.
- b. Bike paths and trails.
- c. Equestrian uses and trails.

- d. Public and private natural areas and wildlife-management areas if proposed by the applicant.
- e. Restoration and maintenance activities to sustain or enhance the functions of native habitats, where applicable.
- f. Agricultural uses and accessory uses and structures, such as stables, barns, corrals, storage sheds, fences, gates, waterlines, and cattle troughs.
- g. Private hunting or fishing.
- h. Structures shall be limited in CS-MPUD open space to include only uses and structures that support the other permitted uses in the CS-MPUD open space including, but not limited to, accessory agricultural structures and uses set forth above and one (1) caretaker dwelling unit (with permitted accessory structures) for the residence of the owner, operator, or resident caretaker of agricultural or conservation activity on agricultural open space of forty (40) acres or more.
- i. Minor utilities (nonregional in nature, except those facilities permitted by Subsection I.(4), below).
- j. Golf courses, provided that:
 - (1) They are in compliance with the *Best Management Practices for the Golf Course Maintenance Departments*, published by the Florida Department of Environmental Protection; and *Environmental Principles for Golf Courses in the United States*, published by the Golf Course Superintendents Association of America, with respect to the golf course's design, operation, and maintenance.
 - (2) Only that portion of the golf course that has pervious surfaces in a natural, vegetative state (this does not include fairways, greens, tee boxes, clubhouse, equipment shed or areas, golf-cart barns, and parking areas) may qualify as up to one-third of the CS-MPUD open space uplands required below. Any ponds, lakes, or wetlands shall be counted against the nonupland, open-space requirement below.
- k. Landscape and other buffers and setbacks (excluding any setbacks associated with residential lots) as required in this Code, Section 522.7.D.2, or otherwise required by this Code or the County as part of the approval of the CS-MPUD.

- I. A minimum of fifty (50) percent of the total area of the CS-MPUD open space must be uplands. No more than fifty (50) percent of the CS-MPUD open space may include the following, either singularly or in any combination:
 - (1) Category I, II, or III wetlands.
 - (2) Natural water bodies.
 - (3) Manmade lakes that are designed to function year-round as recreational amenities for the development.
 - (4) Stormwater management systems serving the CS-MPUD or designed to accommodate needs beyond those of the proposed subdivision (regional stormwater facilities) may be located within the CS-MPUD open space, provided that the stormwater systems are unfenced and are surrounded by or adjoin areas that are improved for use as a recreation area for use by the subdivision residents.

2. Prohibited Uses

The following uses are prohibited within the CS-MPUD open space:

- a. Internal subdivision streets, except this prohibition does not limit the ability for an internal subdivision street to traverse through the CS-MPUD open space where necessary.
- b. Individual residential lots, except for caretaker residence as permitted herein.

3. Lands Ineligible to be Counted as CS-MPUD Open Space

Lands that are encumbered by a previously approved conservation easement or any other previous development condition that preserves the site as open space in perpetuity where those encumbrances were not created through the CS-MPUD rezoning process, are not eligible to be counted as CS-MPUD open space unless the BCC, at its sole discretion, determines that the land will be provided a greater level of protection through the CS-MPUD regulations including, but not limited to, the required CS-MPUD open-space land management plan, and that such protection justifies the inclusion of some or all of the land as CS-MPUD open space.

C. Density Incentives - CS-MPUD

The density incentives to which an applicant is entitled as a matter of right and not subject to County approval or condition for clustering as a CS-MPUD are set forth in the Future Land Use Element Appendix to the Comprehensive Plan and are as follows:

| Density | | | |
|------------------|---------------------------------|---|--|
| Open Space Ratio | AG (Agricultural) DU/Gross Acre | AG/R (Agricultural/Rural) DU/Gross Acre | RES-1 (Residential - 1 du/ga) Developable Residential Acre |
| 50 or More | N/A | 1 du/2.5 Acres | 1 du/1 Acres |
| 50%-60% | 1 du/4.5 Acres | | |
| 61%-70% | 1 du/3.9 Acres | | |
| 71%-80% | 1 du/3.6 Acres | | |
| More than 80% | 1 du/3.3 Acres | | |

The density incentives contained herein are subject to demonstrated compliance prior to the issuance of each site plan with Section 381.0065, Florida Statutes, and Rule 64E-6.005, FAC, both as amended from time-to-time, concerning the location and design of well and septic systems as well as public water and sewerage systems, and applicable sections of this Code. Rule 64E-6.005(7), FAC, and Section 381.0065, Florida Statutes, presently permit on-site sewage treatment and disposal systems; e.g., septic tanks, where (a) a sewerage system is not available and (b) certain statutory conditions under Sections 381.0065(4)(a)-(g), Florida Statutes, are met. The minimum area of each lot under Rule 64E-6.005(7), FAC, is "of at least one (1) half acre (21,780 square feet), exclusive of all paved areas and prepared road beds within public rights-of-way or easements and exclusive surface water bodies." Subject to the limitations above concerning density incentive entitlements, nothing contained herein shall limit the authority of the BCC to otherwise lawfully approve, deny, or condition a CS-MPUD.

D. CS-MPUD - Design Standards

1. General

The purpose of the Pasco County CS-MPUD design guidelines is to preserve the rural character and the viability of agricultural land by creating greater flexibility in the design of residential developments and to provide opportunities for the planning and design of CS-MPUDs to achieve the following objectives:

- a. Create and preserve connected and contiguous open space.
- b. Use site-specific natural features to create a viable residential development design that minimizes the disturbance to the rural landscape, preserves scenic views and existing vistas, and preserves the character of the surrounding area.
- c. Encourage the viability of agricultural land.

- d. Create a network of protected open spaces within an individual subdivision and minimize the total amount of disturbance on a site.
- e. Supplement existing off-site, protected, open space where possible to create a contiguous network of protected open space.
- f. Minimize disturbance to environmentally sensitive areas, protect biological diversity, and maintain environmental corridors.
- g. Facilitate the construction and maintenance of housing, streets, and other infrastructure in a more efficient manner.

2. Master Plan

A master plan shall be submitted in accordance with this Code, Section 401.2. Greater flexibility and creativity in the design of residential developments to preserve on-site environmental resources and preservation areas is permitted through the conservation-subdivision development approval process and as established through the design criteria and guidelines provided herein. CS-MPUDs and the development plan for CS-MPUDs shall be organized into two components: (1) residential development and (2) CS-MPUD open space.

a. Residential Development

The location of residential development lots shall be configured to meet the following standards in all material respects:

- (1) Residential lots shall be arranged in a contiguous pattern(s), except as necessary to incorporate roads, drainage, and retention to preserve the function, purpose, and integrity of the on-site natural resources and environmental systems to the maximum extent practicable. The purpose of this standard is to insure that residential lots are clustered on the site consistent with the goals of creating a CS-MPUD by providing contiguous open-space areas and clustered development in a manner that is not indicative of suburban development.
- (2) Minimize disturbance to native habitats and other natural features.

- (3) Protect and preserve the rural character and appearance of land when viewed from public roads and from abutting properties.

b. Residential Development Setback and Buffer Requirements

- (1) The residential development shall be set back a minimum of 100 feet from all CS-MPUD property boundary lines (unless contiguous to existing and/or approved urban development) and external road rights-of-way (outside of the subject development). The BCC may approve a setback of less than 100 feet under special circumstances where the applicant demonstrates that the adjacent land-use condition of the property does not warrant that setback to protect the rural landscape.
- (2) A CS-MPUD shall insure and/or provide a landscape buffer and/or setback buffer that is designed to protect and maintain the rural and agricultural character of the surrounding area. It is the intent of CS-MPUD design to utilize the existing landscape and vegetation to the maximum extent practical to protect the natural aesthetic and existing rural views of the area as viewed from adjacent roadways and properties. In cases where existing vegetation and landscaping do not exist or are not sufficient to protect the views of adjacent properties and roadways, staff reserves the right to require a detailed buffering plan to protect and preserve the view shed. Such requirements are in lieu of the landscape ordinance.

c. CS-MPUD Open Space

- (1) Required Minimum Open Space

A minimum of fifty (50) percent of the gross acreage of the parcel shall be designated as CS-MPUD open space, exclusive of individual lots (excluding any permitted caretaker residence).

- (2) Perpetual Easement

CS-MPUD open space shall be preserved in perpetuity through the use of an irrevocable open space or conservation easement or other mechanism that transfers all development rights to the residential development portion of the CS-MPUD and extinguishes all development rights on the CS-MPUD open space. The easement or other mechanism shall

be in such form as is deemed acceptable by the County Attorney and shall be recorded at the time of platting for each phase which is subject to development, including both the residential lots and the remaining open space. Each phase shall be in compliance with density and open space provisions as provided herein. Such perpetually restricted open space may be in agricultural uses subject to the limitations within this section.

(3) External Connectedness

Except as otherwise prioritized by Subsection (5) below and when contiguous off-site open space exists, CS-MPUD open space shall be reasonably configured to create or add to a larger, contiguous, off-site network of interconnected open space, particularly ones with existing native wildlife habitats, and opportunities that arise for providing open space that may assist in restoring native wildlife habitats. Whenever opportunities exist to create connections with existing or potential off-site open space, greenways, riverine systems, flow ways, or conservation systems on adjoining parcels, such connections shall be provided. Opportunities for connections will be determined based upon the natural features of the subject property and adjacent properties, the existence of connected natural systems, or the existence of critical linkages as defined in the Comprehensive Plan.

(4) Internal Connectedness

CS-MPUD open space shall be configured to create connected and integrated open space within the subdivision parcel to the maximum extent practicable and shall be based upon the context-sensitive site design standards and priorities that are provided in Subsection (5) below. CS-MPUD open space shall still be considered connected if it is separated by a roadway or accessory amenity. The configuration of the CS-MPUD open space shall be determined on a case-by-case basis. Nothing herein shall be construed to require a property owner to designate more than the minimum required CS-MPUD open space/open space in the fulfillment of this provision.

(5) Context Sensitive Site Design

Each CS-MPUD shall be designed to address the natural features of the site. In addition to the protection of natural features, each site shall be designed and shall encourage the use of CS-MPUD open space to provide:

- (a) View shed protection of existing and public, rural roadways.
- (b) Continuation of agriculture uses.
- (c) Recreation.

(6) Permitted Uses

Permitted uses within the CS-MPUD open space are described in Section 522.7.B.

(7) CS-MPUD Open Space Land Management Plan

- (8) Unless the CS-MPUD open space is maintained as part of an existing, bona fide agricultural use, an open space land management plan for the use and maintenance of the open space shall be submitted and approved as a part of the master development plan approval process. Compliance with said plan shall become a condition of the development order for the rezoning, where applicable, a condition of the subdivision approval, and a condition of the perpetual open space or perpetual conservation easement. Any amendments to the open space land management plan must be reviewed by County staff and approved by the County biologist. When the CS-MPUD open space includes a portion of an existing, bona fide agricultural use, that portion of the CS-MPUD open space that is agricultural shall not be required to comply with the CS-MPUD open space land management plan. The open space land management plan shall address the following:

- (a) Ownership.
- (b) Baseline environmental assessment of the CS-MPUD open space as required in the CS-MPUD application requirements.

- (c) Detailed action plan addressing the following:
 - (i) Compatibility with the County's study entitled *Assessment of Measures to Protect Wildlife Habitat in Pasco County* and the Pasco County Comprehensive Plan Conservation Element, as amended from time-to-time, provided that the study remains in effect.
 - (ii) Specific responsibilities for the regular and periodic operation and maintenance of open spaces by private entities.
 - (iii) If applicable, plans for restoration of native habitats.
 - (iv) The necessity, purpose, and location of an on-site caretaker, if a caretaker residence is proposed as a permitted use.
 - (v) Performance measures that would include conditions and methods of enforcement of obligations.
- (d) Annual monitoring report shall be submitted to the County to ensure compliance with the open space land management plan.
- (e) Such other requirements as required by the BCC at the time of approval.

d. CS-MPUD - Street Standards

(1) Minimum Street Design Specifications

Street design shall support the rural character of the CS-MPUD. The number of necessary travel lanes is limited to two (2). All streets and multiuse trails shall be designed in accordance with the minimum design specifications for minor rural subdivisions in this Code, Section 901.6, or in accordance with the following minimum specifications, as depicted in Table 1 and Figures 1-4, unless otherwise approved by the BCC.

| Table 1: Characteristics of Conservation Subdivision Street Types | | | | |
|--|---|--------------------------------------|--|--|
| | Road-Open Drainage (Figure 1) | Lane-Open Drainage (Figure 2) | Lane-Closed Drainage (Figure 3) | Multiuse Trail Pavement Not Required (Figure 4) |
| Function | Collector | Local | Local | N/A |
| Traffic Lanes | One Travel Lane in Each Direction, 11' | One Dual-Direction Lane, 20' | One Travel Lane in each Direction, 11' | |
| Parking Lanes | None | None | None | N/A |
| Multiuse Path | 10', One Side | 10', One Side | 10', One Side | N/A |
| ROW Width | 73' | 69' | 50' | 22' |
| Pavement Width | 22' Plus 6' Stabilized Shoulders | 18' Plus 6' Stabilized Shoulders | 20' Plus Curb and Gutter | 12'-15' (1) |
| Vehicular Design Speed | 30 MPH | 20 MPH | 20 MPH | N/A |
| Landscaping Width | Varies (Optional) | Varies (Optional) | 7' | N/A |
| Road Edge Treatment | Open Drainage | Open Drainage | Type F 2' Curb and Gutter | N/A |
| Planting | Multiple Trees and Shrubs Species Composed in Naturalistic Clusters | | | N/A |

(2) Additional Standards

Design and construction of the street network is limited by the following:

- (a) Only road-open drainage and multiuse trails shall be permitted within the open space.
 - (b) Only lane-open drainage and multiuse trails shall be permitted within the residential development.
- (3) Regarding street design elements not specified in the CS-MPUD street standards, final street design and location for all streets shall encourage open-space conservation, pedestrian/bicycle safety, and comfort through the application of minimum standards for vehicles; e.g., roadway widths will be kept to the minimum necessary for vehicular movement in order to achieve this goal).
- (4) Continuation of Street Pattern Between Phases and Developments. The street layout of subsequent phases shall be coordinated with the street system of previous phases and developments.

- (5) Public Safety. The network shall be designed to accommodate all applicable codes pertaining to emergency response, coordinating the design with the intent to maintain the rural character.
- (6) Traffic Calming. Unless otherwise approved by the County, all streets within CS-MPUDs shall be constructed and designed to the vehicular design speed standards provided in Table 1 and shall promote the safety of pedestrians and bicyclists. Traffic calming measures, such as meandering streets, that modify vehicle speeds and support the rural character may be used to promote the pedestrian orientation within CS MPUDs and are encouraged as an alternative to traditional traffic calming methods.

CHAPTER 500. ZONING STANDARDS

SECTION 523. PO-1 PROFESSIONAL OFFICE DISTRICT

523.1. Purpose

The provisions of this district are to minimize the effects generally associated with strip commercial development along roadways, reduce pedestrian and vehicular traffic, and minimize frequent ingress and egress to the highway or major road from abutting uses. The PO-1 Professional Office District is designed to be compatible with residentially developed districts and enhance land use development along the County's major highways and roads.

523.2. Permitted Uses

A. Permitted Uses

1. Professional offices or services.
2. Business services, such as advertising agencies, travel agencies, secretarial and telephone answering services, publishing (business office only), data processing, and court reporter services.
3. Financial services, such as insurance, accountants, economic consultants, and stock brokerage and investments firms, but excluding banks and savings and loans.

B. Accessory Uses

Accessory uses and structures customarily incidental to an allowed principal use.

523.3. Areas, Density, and Lot Width Requirements

- A. Minimum Lot Area: 10,000 Square Feet
- B. Minimum Lot Width: Eighty (80) Feet

523.4. Coverage Regulations

All buildings, including accessory buildings, shall not cover more than thirty-five (35) percent of the total lot area.

523.5. Yard Regulations

The following, minimum building line setbacks measured from the property lines are required in yard areas listed below, unless otherwise specified:

- A. Front: Thirty-Five (35) Feet

B. Side: 7.5 Feet

C. Rear: Fifteen (15) Feet

523.6. **Height Regulations**

Building height: thirty-five (35) foot maximum. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

523.7. **On-Site Parking**

On-site parking shall be supplied in accordance with this Code, Section 907.1.

523.8. **Development Plan**

Development plans shall be submitted in accordance with this Code, Chapter 400.

CHAPTER 500. ZONING STANDARDS

SECTION 524. PO-2 PROFESSIONAL OFFICE

524.1. Purpose

The provisions of this district are to minimize the effects generally associated with strip commercial development along roadways, reduce pedestrian and vehicular traffic, and minimize frequent ingress and egress to the highway or major road from abutting uses. The PO-2 Professional Office District is designed to be compatible with residentially developed districts and enhance land-use development along the County's major highways and roads.

524.2. Permitted Uses

A. Principal Uses

1. Professional offices or services.
2. Business services, such as advertising agencies, travel agencies, secretarial and telephone answering services, publishing (business office only), data processing, and court reporter services.
3. Financial services, such as insurance, accountants, economic consultants, and stock brokerage and investments firms, but excluding banks and savings and loans.
4. Public and semipublic buildings and facilities to include the following: County, State, or Federal structures and uses; churches; civic organizations; and public schools.
5. Post office, police and fire stations, hospitals, libraries, and museums.
6. Personal services, such as beauty and barber shops, tailor shops, laundries, shoe repair, dry cleaners, and florists.
7. Photographic studios.

B. Accessory Uses

Accessory uses and structures customarily incidental to an allowed principal use.

524.3. Areas, Density, and Lot Width Requirements

- A. Minimum Lot Area: 15,000 Square Feet
- B. Minimum Lot Width: 100 Feet

524.4. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than thirty-five (35) percent of the total lot area.

524.5. **Yard Regulations**

The following, minimum building line setbacks measured from the property lines are required in yard areas listed below, unless otherwise specified:

A. Front: Thirty-Five (35) Feet

B. Side: 7.5 Feet

C. Rear: Fifteen (15) Feet

524.6. **Height Regulations**

Building height: thirty-five (35) foot maximum. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

524.7. **On-Site Parking**

On-site parking shall be in accordance with this Code, Section 907.1.

524.8. **Development Plan**

Development plans shall be submitted in accordance with this Code, Chapter 400.

CHAPTER 500. ZONING STANDARDS

SECTION 525. C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

525.1. Purpose

The purpose of the C-1 Neighborhood Commercial District is to provide and require a unified and organized arrangement of buildings, service, and parking areas together with adequate circulation and open space in a manner so as to provide and constitute an efficient, safe, convenient, and attractive shopping area to serve neighborhood shopping needs.

525.2. Permitted Uses

A. Principal Uses

1. Retail sales for local or neighborhood needs, to the following limited extent, and when such business is conducted entirely within a building:
 - a. The sale of baked goods and pastries, candy and confectioneries, dairy and ice cream, groceries and meats, fruit and vegetables.
 - b. The sale of books, magazines, newspapers, tobacco, drugs, gifts, and stationery.
 - c. Eating places, lunchrooms, restaurants, cafeterias, and places for the sale and consumption of soft drinks, juices, and ice cream, but excluding places providing dancing or entertainment.
 - d. Service establishments, including barber and beauty shops, custom tailor shops, laundry agencies, self-service laundries, shoe repair, dry cleaning, pressing or tailoring shops, and florist retail outlets in which only nonexplosive and noninflammable solvents and materials are used and where no work is done on the premises for retail outlets elsewhere.
2. Day-care centers.
3. Financial institutions and professional offices.
4. Public service facilities, such as police and fire stations.
5. Essential service installations that are essential to the adequate distribution of service, provided it shall not include a business facility, repair facility, storage of materials outside a structure, storage of a vehicle, or housing or quarters for an installation or repair crew. The

installation shall be subject to approval with respect to use, design, yard area, setback, and height.

6. Parking lots and parking garages.
7. Medical, dental, photographic, or similar laboratories and clinics or hospitals.
8. Radio and television broadcasting studios.
9. Other uses which are similar or compatible to the permitted uses.
10. Residential treatment and care facilities.
11. One (1) single-family unit which is accessory to a permitted commercial use and located on the same lot.
12. Public buildings and public utility facilities to include the following: government structures and uses, churches, civic organizations, day nurseries, and public schools. However, any public school located within 1,000 feet of a pre-existing, alcoholic beverage business establishment shall not object to the proximity of such business to the school.

B. Accessory Uses

1. Accessory uses customarily incidental to an allowed principal use.
2. Signs in accordance with this Code.

525.3. Conditional Uses

- A. The sale or consumption of alcoholic beverages within alcoholic beverage business establishments as defined in this Code and as permitted under County, State, and Federal regulations provided:
1. No such sale or consumption of alcoholic beverages may occur or be conducted within 1,000 feet of any school, church, place of worship, or park as measured from the structure used as a proprietor's place of business to the nearest property line of the school, church, place of worship, or park.
 2. The sale or consumption of alcoholic beverages complies with conditional use standards set forth in this Code and has been approved by the Board of County Commissioners in accordance with this section.
 3. The premises or building in which the alcoholic beverage sales or consumption are to be conducted or occur shall not be used as an adult entertainment establishment.

- B. Medical waste disposal facilities subject to the following performance standards: all activities shall be in conformance with standards established by the County, State, and Federal government. Activities shall emit no obnoxious, toxic, or corrosive dust, dirt, fly ash, fumes, vapors, or gases which can cause any damage to human health, to animals or vegetation, or to other forms of property, or which can cause any soiling or staining of persons or property at any point beyond the lot line of the use creating the emission; discharge no smoke of a consistency which will restrict the passage of sunlight beyond the property line; emit any obnoxious odor perceptible beyond the lot boundaries; produce no heat or glare perceptible beyond the lot boundary; produce no electromagnetic radiation or radioactive emission injurious to human beings, animals, or vegetation (electromagnetic radiation or radioactive emissions shall not be of any intensity that interferes with the use of any other property); discharge of any untreated potentially dangerous effluent from operations into local surface or subsurface drainage courses.
- C. Helicopter landing pads, provided that no such landing pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.

525.4. **Special Exception Uses**

- A. Vehicle service station, repair garages, and washing uses provided:
 - 1. No principal structure or accessory structure is located closer than thirty (30) feet to a residential district.
 - 2. No street entrance or exit for vehicles and no portion or equipment of such service station or other drive-in uses shall be located:
 - a. Within 200 feet of a street entrance or exit of any school, park, or playground conducted for and attended by children.
 - b. Within 100 feet of any hospital, church, or library.
 - c. Within seventy-five (75) feet of a lot in a residential district as established in this chapter.
 - 3. No canopy shall be closer than fifteen (15) feet of the right-of-way of any road or street subject to this Code.
 - 4. No pump island shall be closer than twenty-five (25) feet of the right-of-way of any road or street subject to this Code.
- B. Establishments providing dancing or entertainment.
- C. Animal hospital or veterinary clinic provided that any such use shall be conducted wholly within a completely enclosed building, except for fenced

kennel areas, and further provided that no such fenced kennel area shall be located closer than 1,500 feet to a residential district.

- D. Public and private utility facilities, to include the following: County, State, or Federal structures and uses; water pumping plants; transmission lines for gas, electric, and telephones, or broadcasting or communication towers and facilities; and other conforming uses which do not cause an undue nuisance or adversely affect existing structures, uses, and residents.
- E. Miniwarehousing and storage units:
 - 1. The development shall be limited to dead storage only and excludes sales and offices.
 - 2. A landscaped strip, twenty (20) feet in width, shall be provided along all street frontages and along borders where subject property abuts any residential zoning district.
 - 3. Fencing shall be required around the perimeter of the project, a minimum six (6) feet in height, either decorative concrete block or chain-link fence with slats or similar material.
 - 4. All outdoor storage yards shall be screened from view of surrounding properties.
 - 5. One (1) office space and living quarters for a manager shall be permitted.

525.5. **Area and Lot Width Regulations**

Neighborhood commercial stores:

- A. Minimum Lot Area: 10,000 square feet.
- B. Minimum Lot Width: Eighty (80) feet.

525.6. **Coverage Regulations**

Lot Coverage: All buildings, including accessory buildings, shall not cover more than fifty (50) percent of the lot.

525.7. **Yard Regulations**

The following minimum building line setbacks measured from the property lines are required in yard areas listed below unless otherwise specified:

- A. Front: Twenty-five (25) feet.
- B. Side: a side depth of thirty (30) feet per side from residential districts; no side yard shall be required where two or more commercial districts or an industrial

and commercial district adjoin side by side; however, in no case shall common walls be permitted between properties of separate ownership. In the case of such a series of adjoining structures on lots of single and separate ownership abutting and paralleling a public right-of-way, a passage of at least twenty (20) feet in width shall be provided at grade levels at intervals not more than 400 feet apart where required for public access from adjacent residential areas or for the safety of the public.

- C. Rear: thirty (30) feet, when adjacent to residential districts; adjacent to commercial or industrial districts, no rear yard shall be required.

525.8. **Height Regulations**

The maximum building height for commercial uses shall be thirty-five (35) feet. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

525.9. **On-Site Parking**

On-site parking shall be supplied in accordance with this Code, Section 907.1.

525.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

525.11. **Development Plan**

Development plans shall be submitted in accordance with this Code, Chapter 400.

CHAPTER 500. ZONING STANDARDS

SECTION 526. C-2 GENERAL COMMERCIAL

526.1. Purpose

The purpose of the C-2 General Commercial District is to provide for the orderly development of those uses necessary to meet the community and regional needs for general goods and services, as well as those of a social, cultural, and civic nature, and to exclude uses not compatible with such activities.

526.2. Permitted Uses

A. Principal Uses

1. Unless otherwise provided in this Code, all permitted and special exception uses in the C-1 Neighborhood Commercial District.
2. Automobile parts. New or secondhand, from enclosed buildings only, and provided there is no outside display of parts or tires.
3. New or preowned passenger and commercial vehicle, truck, trailer, motorcycle, boat, and recreational vehicle sales and leasing, and incidental displays and/or storage and/or service departments where such service work is carried on altogether within the building, shall be Permitted Uses within the C-2 General Commercial District only if the property is designated as mixed use or retail/office/residential on the County Comprehensive Plan Future Land Use Map and the standards of this Code, Section 613.2, are met.
4. Automobile washing, body, and painting, including steam cleaning in enclosed buildings only.
5. Bakery stores, retail only. Baking allowed on the premises.
6. Barbecue stands and pits.
7. Bicycle stores and repair shops. All repairs, storage, and displays shall be inside the building.
8. Amusement facilities.
9. Bowling alleys within a building shall not be located closer than 1,500 feet to any residential district unless such building is so constructed as to prevent the emission of odors, sounds, and/or vibrations.
10. Cabinet and carpentry shops. All storage and work shall be inside the building.

11. Dancing halls or dancing academies, provided no alcoholic beverages of any type are served. Shall not be located within 500 feet of any residential district unless such building is so constructed as to prevent the emission of odors, sound, and/or vibrations.
12. Dressed poultry and seafood stores. Retail sales shall be done inside the building.
13. Dry cleaning.
14. Electrical appliances and fixture stores and repair shops. All repairs, storage, and displays to be done inside the building.
15. Exterminating products. Where the materials or ingredients are stored, mixed, or packaged, but not manufactured.
16. Food distribution, wholesale, provided no outside storage.
17. Garage or mechanical service. All work shall be performed inside the building.
18. Hat cleaning and blocking.
19. Hotels, motels, and condotels.
20. Kennels.
21. Laundries, hand and self-service.
22. Lawn mowers, rental, sales, and service. All repairs, storage, and displays to be done inside the building.
23. Lumber yards.
24. Model home centers.
25. Mortuaries or funeral homes, including crematoriums.
26. Music, radio, and television stores and repair shops. All repairs, storage, and displays shall be inside the building.
27. Nurseries, plant.
28. Pawn shops.
29. Pet shops.
30. Plumber shops. Materials to be stored in properly sight-screened areas.

31. Pottery and statues. Designed for yard ornaments, retail sales only.
32. Propane sales. Retail only, not exceeding 20,000-gallon storage.
33. Secondhand stores. All sales and displays shall be inside the building.
34. Septic tank sales and installation business.
35. Shooting and archery ranges, indoors only.
36. Single-family unit which is accessory to a permitted commercial use and located on the same lot.
37. Sign painting shops. All work shall be inside the building.
38. Sod sales.
39. Warehousing and general storage, including sales and office.
40. Printing shops and publishing plants. Newspapers, periodicals, books, and related uses.
41. Residential treatment and care facilities.
42. Other uses which are similar or compatible to the principal uses.

B. Accessory Uses

1. Accessory uses customarily incidental to an allowed principal use.
2. Signs in accordance with this Code.

526.3. Conditional Uses

- A. The sale or consumption of alcoholic beverages within alcoholic beverage business establishments are defined in this Code and as permitted under County, State, and Federal regulations provided:
1. No such sale or consumption of alcoholic beverages may occur or be conducted within 1,000 feet of any school, church, place of worship, or park as measured from the structure uses as a proprietor's place of business to the nearest property line of the school, church, place of worship, or park.
 2. The sale or consumption of alcoholic beverages complies with conditional use standards set forth in this Code and has been approved by the Board of County Commissioners (BCC) in accordance with the said section.

3. The premises or building in which the alcoholic beverage sales or consumption are to be conducted or occur shall not be used as an adult entertainment establishment.
- B. Automobile towing services and connected storage of vehicles. All storage shall be located to the rear of the building and must be adequately buffered or fenced from adjoining properties and the street or right-of-way, pursuant to this Code. There shall be no outside display or sale of parts or tires.
- C. Transfer stations and recycling operations as defined in this Code, Chapter 200, provided:
1. Transfer of petroleum products or similar materials is specifically prohibited.
 2. Cardboard may be compressed, cans and glass may be crushed, and aluminum and copper may be cut. Batteries; however, shall be kept intact.
 3. All machines, except hydraulic balers, shall be enclosed within a building.
 4. All operations shall comply with requirements of this Code regarding buffering of commercial and industrial districts. Any materials stored on the property must be baled, or in a container, and shall not exceed the required buffer height.
- D. Pain management clinics as defined in Chapter 50, County Code of Ordinances, provided that:
1. The hours of operation are limited to 8:00 a.m. to 5:00 p.m., Monday through Saturday.
 2. No pain management clinic shall be located within 1,000 feet from a day care, church, place of worship, park, university, alcohol or drug abuse treatment facility, or school. This distance requirement shall be measured from the structure where a pain management clinic would be located to the nearest property line of the uses referenced above.
 3. There shall be a one-quarter mile separation between each pain management clinic, and a pain management clinic may not be located within one-quarter mile where a conditional use for the same has been previously denied.
 4. A security plan must be submitted with the application illustrating what security devices are to be utilized, including at a minimum unobstructed windows and lighting, and information reflecting the management of patients or clients to ensure the public safety of individuals patronizing or working at any adjacent businesses or individuals residing in the area.

5. No pain management clinic shall be located closer than 500 feet from the boundary of any residentially zoned property and in no event shall said use abut residential property or be across the street or alley from a lot which is zoned for residential use.
 6. Clinics shall provide sufficient waiting and seating areas for all patients and business invitees expected to be in the clinic at the same time. Outdoor seating, queues, or waiting areas are prohibited. The use shall be entirely within a completely enclosed building. The clinic shall post conspicuous signs that no loitering is allowed on the property.
 7. No pain management clinic shall be collocated in the same office or building with a pharmacy or be located within 500 feet of a pharmacy.
 8. Parking shall be at a ratio of one (1) space per 300 square feet of the clinic. The County Administrator or designee may require the applicant to submit a parking analysis if the County has concerns as to safety, sufficiency, or configuration of available vehicle parking based on the unique circumstances of the site.
 9. The pain management clinic complies with Chapter 50 of the Code of Ordinances, as amended.
 10. The BCC may apply more stringent standards than those hereinabove based upon the location and unique characteristics of the subject site.
 11. A minimum distance of three (3) miles shall be required from any off or on ramp to I-75.
- E. Amusement parks.
 - F. Automobile racetracks.
 - G. Medical waste disposal facilities.
 - H. Auction houses.
 - I. Flea markets.
 - J. Drive-in theaters.
 - K. Construction and demolition debris disposal facilities subject to all local, State, and Federal regulations.
 - L. Yard trash disposal facilities.
 - M. Wastewater treatment plants, except when accessory to a development.

- N. Helipad, provided that no such helipad is located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- O. Commercial marinas subject to the marina-siting criteria set forth in the County Comprehensive Plan.
- P. Multiple-family dwellings.
- Q. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils subject to all local, State, and Federal regulations.

526.4. **Special Exception Uses**

- A. Travel-trailer parks subject to the requirements set forth in the Supplemental Regulations in this Code, Chapter 500.
- B. Public and Private Utility Facilities to Include the Following:

County, State, or Federal structures and uses; water pumping plants; transmission lines for gas, electric, and telephones, or broadcasting or communication towers and facilities; and other conforming uses, which do not cause an undue nuisance or adversely affect existing structures, uses, and residents.

526.5. **Performance Standards**

All activities shall be in conformance with standards established by the County, State, and Federal government.

526.6. **Area and Lot Width Regulations**

General Commercial Stores

- A. Minimum Lot Area: 15,000 square feet.
- B. Minimum Lot Width: Ninety (90) feet.

526.7. **Coverage Regulations**

Lot Coverage: All buildings, including accessory buildings, shall not cover more than fifty (50) percent of the lot.

526.8. **Yard Regulations**

The following minimum building line setbacks measured from property lines are required in yard areas listed below unless otherwise specified:

- A. Front: Twenty-five (25) feet.
- B. Side: A side yard depth of thirty (30) feet per side from residential districts, no side yard shall be required where two (2) or more commercial districts or an industrial and commercial district adjoin side to side; however, in no case shall common walls be permitted between properties of separate ownership. In the case of such a series of adjoining structures on lots of single and separate ownership abutting and paralleling a public right-of-way, a passage of at least twenty (20) feet in width shall be provided at grade level at intervals not more than 400 feet apart where required for public access from adjacent residential areas or for the safety of the public.
- C. Rear: Thirty (30) feet, when adjacent to residential districts. Adjacent to commercial or industrial districts, no rear yard shall be required.

526.9. **Height Regulations**

The maximum building height for commercial uses shall be sixty (60) feet. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

526.10. **On-site Parking Regulations**

On-site parking shall be provided in accordance with this Code, Section 907.1.

526.11. **Development Plan**

Development plans shall be submitted in accordance with this Code, Chapter 400.

CHAPTER 500. ZONING STANDARDS

SECTION 527. C-3 COMMERCIAL/LIGHT MANUFACTURING DISTRICT

527.1. Purpose

The purpose of the C-3 Commercial/Light Manufacturing District is to provide for the development of business uses on suitable lands, recognize that certain commercial and manufacturing uses are compatible and can be intermingled with each other and surrounding dissimilar uses, and to provide standards and guidelines for the selection of qualified businesses. The district is primarily intended for business characterized by low land coverage, absence of objectionable external effects with adequate setbacks, attractive building design, and properly landscaped sites and parking areas.

527.2. Applicability

The zoning of C-3 Commercial/Light Manufacturing districts may be permitted, subject to the requirements of the Comprehensive Plan, only on land designated as IL (Industrial - Light) or IH (Industrial - Heavy) on the Comprehensive Future Land Use Plan Map, ROR (Retail/Office/Residential) where C-3 Commercial/Light Manufacturing Specific Uses only are proposed, or MU (Mixed Use) where C-3 Commercial/Light Manufacturing Specific Uses only are proposed.

527.3. Permitted Uses

A. Principal Uses

1. Businesses with related offices and showrooms, which manufacture, assemble, process, package, store, and/or distribute small unit products, such as optical devices, tool and die manufactures, electronic equipment, precision instruments, and toys.
2. Warehouses and wholesale distribution centers, including related offices and showrooms, but not to include highway freight transportation and warehousing and wholesale or retail of gasoline or liquefied petroleum gases (propane).
3. Professional and administrative offices.
4. Printing, publishing, engraving, and related reproductive processes.
5. Cabinet and carpentry shops.
6. Research laboratories.
7. Schools for business or industrial training.
8. Shooting and archery ranges, indoors only.

9. Restaurants, except drive-in restaurants.
10. Radio or television station, including studios, offices, and broadcasting towers.
11. Businesses for retail sales conducted entirely within an enclosed structure, such as:
 - a. The sale of baked goods and pastries, candy and confectioneries, dairy and ice cream, groceries and meats, fruit and vegetables.
 - b. The sale of books, magazines, newspapers, tobacco, drugs, gifts, and stationery.
 - c. Eating places, lunchrooms, restaurants and cafeterias, and places for the sale and consumption of soft drinks, juices, and ice cream, but excluding places providing dancing or entertainment.
 - d. Service establishments, including barber and beauty shops, custom tailor shops, laundry agencies, self-service laundries, shoe repair, dry cleaning, pressing or tailoring shops, and florist retail outlets in which only nonexplosive and nonflammable solvents and materials are used and where no work is done on the premises for retail outlets elsewhere.
12. Financial institutions, banks, etc.
13. Public service facilities, such as police, fire stations, and post office.
14. Garment assembly and sewing.
15. Medical, dental, photographic, or similar laboratories, clinics or hospitals, and fitness centers.
16. Ornamental iron manufacturing.
17. Parking lots and parking garages.
18. Welding shops.
19. Machine shops.
20. Sheet metal shops.
21. Data processing services.
22. Other uses which are similar or compatible to the permitted uses.

23. Contractor's office and storage.
24. Pest control office and storage.
25. Residential treatment and care facilities.
26. Hotels, motels, and condotels.
27. Single-family unit which is accessory to a principal use and located on the same lot.
28. Telephone exchange and transformer stations. Television facilities and operations, including studios, offices, and broadcasting towers.

B. Accessory Uses

1. Accessory uses customarily incidental to an allowed principal use.
2. Signs in accordance with this Code.

527.4. Conditional Uses

- A. The sale or consumption of alcoholic beverages within alcoholic beverage business establishments as defined in this Code and as permitted under County, State, and Federal regulations, provided:
 1. No such sale or consumption of alcoholic beverages may occur or be conducted within 1,000 feet of any school, church, place of worship, or public park as measured from the structure used as a proprietor's place of business to the nearest property line of the school, church, place of worship, or public park.
 2. The sale or consumption of alcoholic beverages complies with conditional use standards set forth in this Code and has been approved by the Board of County Commissioners in accordance with the said section.
 3. The premises or building in which the alcoholic beverage sales or consumption are to be conducted or occur shall not be used as an adult entertainment establishment.
- B. Public utility substations and relay facilities and other conforming uses within the confines of an enclosed building which do not cause an undue nuisance or adversely affect existing structures, uses, or residents.
- C. Aircraft landing fields and helicopter pads subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no such aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a

curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.

- D. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils subject to all local, State, and Federal regulations.
- E. Medical waste disposal facilities.
- F. Auction houses.
- G. Construction and demolition debris disposal facilities subject to all local, State, and Federal regulations.
- H. Yard trash disposal facilities.
- I. Wastewater treatment plants, except when accessory to a development.

527.5. **Area and Lot-Width Regulations**

- A. Minimum Lot Size: 20,000 Square Feet
- B. Minimum Lot Width: 100 Feet

527.6. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than fifty (50) percent of the lot.

527.7. **Yard Regulations**

The following minimum building line setback shall be:

- A. Front: twenty (20) feet.
- B. Seventy-five (75) feet from any adjoining property not zoned commercial or industrial, side or rear.
- C. Side: Where two (2) or more commercial and/or industrial districts adjoin side-to-side, no side setback shall be required.
- D. Rear setback requirements shall be fifteen (15) feet from the rear lot line, except as prescribed in B above.

527.8. **Height Regulations**

The maximum building height in this classification shall be sixty (60) feet. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

527.9. **Performance Standards**

All activities shall be in conformance with standards established by the County, State, and Federal government. Activities shall emit no obnoxious, toxic, or corrosive dust, dirt, fly ash, fumes, vapors, or gases which can cause any damage to human health, animals, vegetation, or to other forms of property, or which can cause any soiling or staining of persons or property at any point beyond the lot line of the use creating the emission; discharge no smoke of a consistency which will restrict the passage of sun light beyond the property line; emit any obnoxious odor perceptible beyond the lot boundaries; produce no heat or glare perceptible beyond the lot boundary; produce no electromagnetic radiation or radioactive emission injuries to human beings, animals, or vegetation (electromagnetic radiation or radioactive emissions shall not be of any intensity that interferes with the use of any property); or discharge of any untreated, potentially dangerous effluent from operations and to local surface or subsurface drainage courses. Any development activities occurring adjacent to existing agricultural uses shall provide adequate buffering against discharges and emissions listed above and generated by the ongoing agricultural use.

527.10. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code, Section 907.1.

527.11. **Development Plan**

Development plans shall be submitted in accordance with this Code, Chapter 400.

CHAPTER 500. ZONING STANDARDS

SECTION 528. I-1 LIGHT INDUSTRIAL PARK DISTRICT

528.1. Purpose

The purpose of the I-1 Light Industrial Park District is to provide areas for the establishment of uses necessary for the development of a sound and diversified economic base and to encourage the development of these uses in a manner which will be compatible with the overall area in which located while prohibiting such uses which would interfere with the development of industrial uses or which would adversely affect the surrounding area.

528.2. Permitted Uses

A. Principal Uses

Only those industrial, manufacturing, compounding, processing, packaging, or treatment uses and processes from the following listing are permitted when and if they do not represent a health or safety hazard to the community through air, water, and noise pollution, including the production or emission of dust, smoke, refuse matter, toxic or noxious odors, explosives, gas and fumes, excessive noise or vibration, or similar substances and conditions based on determination by the zoning official.

1. Unless otherwise provided in this chapter, all Permitted Uses in the C-3 Commercial/Light Manufacturing District.
2. Building material supplies, storage, and manufacturing.
3. Banks.
4. Boat manufacturing.
5. Carpenter, electrical, plumbing, welding, heating or sheet metal shop, furniture upholstering shop, laundry and clothes cleaning or dyeing establishments, printing shop, or publishing plant.
6. Cold storage and frozen food lockers.
7. Crematory.
8. Dairy products manufacturing.
9. Data processing services.
10. Distributing plants, beverage bottling, and/or distribution.
11. Furniture, decorating materials, and upholstery manufacturing.

12. Rail and highway freight transportation, distribution, and warehousing.
13. Hospitals.
14. Laboratories devoted to research, design, experimentation, processing, and fabrication incidental thereto.
15. Lumber yards.
16. Machine shops.
17. Manufacture or assembly of electrical equipment and appliances, electronic instruments, and devices.
18. Manufacturing of ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas, and the manufacturing of glass products.
19. Manufacturing, compounding, assembling, or treatment of merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, metals, stone, shell, textiles, tobacco, wax, wood, yarn, and paints.
20. Manufacturing, compounding, processing, packaging, treatment, and distribution of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food, and kindred products.
21. Manufacture of musical instruments, toys, novelties, rubber or metal stamps, and other small molded rubber products.
22. Parking lots and parking garages.
23. Photographic equipment and supplied manufacturing and processing.
24. Police and fire stations, including helicopter landing facilities.
25. Post office.
26. Professional offices.
27. Radio and television facilities and operations, telephone exchange and transformer stations, and broadcasting or communication towers and facilities.
28. Recycling operations.
29. Restaurants.
30. Shooting ranges - indoors only.

31. Sign manufacturing, including poles.
32. Technical and trade schools.
33. Testing of materials, equipment, and products.
34. Transfer stations.
35. Public transportation terminals.
36. Utility operations (electric and gas company operators; sewer and water authorities).
37. Wholesale, warehousing, and storage.
38. Other uses which are similar or compatible to the permitted uses.
39. Hotels, motels, and condotels.

B. Accessory Uses

1. Accessory uses customarily incidental to an allowed principal use.
2. Living quarters for guards, custodians, and caretakers when such facilities are accessory uses to the primary occupancy of the premises.
3. Parking lots and parking garages.
4. Restaurant, cafeteria, or recreational facilities for employees and other customary accessory uses for industrial uses.
5. Signs in accordance with this Code.

528.3. Conditional Uses

- A. Aircraft and helicopter landing fields subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no such aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- B. Automobile race tracks.
- C. Medical waste disposal facilities.
- D. Auction houses.

- E. Construction and demolition debris disposal facilities subject to all local, State, and Federal regulations.
- F. Yard trash disposal facilities.
- G. Wholesale storage of chemicals, gasoline, or liquefied petroleum gas.
- H. Wastewater treatment plants, except when accessory to a development.
- I. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone; clay; sand; natural gas; oil; and organic soils to all local, State, and Federal regulations.

528.4. **Performance Standards**

Industrial activities shall be in conformance with standards established by the County. Industrial activities shall emit no obnoxious, toxic, or corrosive dust, dirt, fly ash, fumes, vapors, or gases which can cause any damage to human health, to animals or vegetation, or to other forms of property, or which can cause any soiling or staining of persons or property at any point beyond the lot line of the use creating the emission; discharge no smoke of a consistency which will restrict the passage of sunlight beyond the property line; emit any obnoxious odor perceptible beyond the lot boundaries; produce no heat or glare perceptible beyond the lot boundaries; produce no electromagnetic radiation or radioactive emission injurious to human beings, animals, or vegetation (electromagnetic radiation or radioactive emissions shall not be of an intensity that interferes with the use of any other property); discharge of any untreated potentially dangerous effluent from plant operations into local surface or subsurface drainage courses. Any development activities occurring adjacent to existing agricultural uses shall provide adequate buffering against discharges and emissions listed above, generated by the ongoing agricultural use.

528.5. **Storage and Waste Disposal**

- A. All outdoor facilities for fuel, raw materials, and products and all fuel, raw material, and products stored outdoors shall be enclosed by an approved safety fence and visual screen and shall conform to all yard and fencing requirements imposed upon the main building in this district.
- B. No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by normal natural causes or forces, nor shall any substance which can contaminate a stream or watercourse or otherwise render such stream or watercourse undesirable as a source of water supply or recreation, or which will destroy aquatic life, be allowed to enter any stream or watercourse.
- C. All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise attractive to rodents or insects shall be stored outdoors only if enclosed in containers which are adequate to eliminate such hazards.

528.6. **Area and Lot Width Regulations**

A. **Lot Area:**

1. If within a platted industrial park: 15,000 square feet.
2. If not within a platted industrial park: 20,000 square feet.

B. Lot width: 100 feet.

528.7. **Coverage Regulations**

Lot coverage. All buildings, including accessory buildings, shall not cover more than fifty (50) percent of the lot.

528.8. **Yard Regulations**

The following minimum building line setbacks measured from the property lines are required in yard areas listed below unless otherwise specified:

- A. Front: Twenty-five (25) feet.
- B. Side: Fifteen (15) feet each side.
- C. Rear: Minimum of twenty-five (25) feet in depth. Rear yards may be reduced to zero when the rear property line coincides with a railroad siding; however, no trackage shall be located nearer than 400 feet from any residential district.
- D. An open yard of not less than 150 feet in width shall be provided along each I-1 Light Industrial Park District boundary which abuts any district other than agricultural, commercial, or industrial districts. Such open yards shall be in lieu of front, side, or rear yards on that portion of lots which abut district boundaries. The seventy-five (75) feet of such yard nearest the district boundary shall not be used for any processing activity, building, parking, or structure other than fences, walls, drainage facilities, or signs and shall be improved and maintained with a landscaped buffer strip in accordance with this Code. The remaining seventy-five (75) feet of the said open yard shall not be used for processing activities, buildings, or structures other than off-street parking lots for passenger vehicles, fences, or walls.
- E. For internal lots within a platted industrial park:
 1. Front: Twenty (20) feet.
 2. Side: Five (5) feet each side.
 3. Rear: Ten (10) feet.

528.9. **Height Regulations**

The maximum building height shall be four (4) stories or sixty (60) feet. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

528.10. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code, Section 907.1.

528.11. **Development Plan**

Development plans shall be submitted in accordance with this Code, Chapter 400.

CHAPTER 500. ZONING STANDARDS

SECTION 529. I-2 GENERAL INDUSTRIAL PARK DISTRICT

529.1. Purpose

The purpose of the I-2 General Industrial Park District is to provide areas for the establishment of general industrial uses necessary for the development of a sound and diversified economic base and to encourage the development of these uses in a manner which will be compatible with and protect the overall area in which it is located, while prohibiting such uses which would interfere with the development of industrial uses or which would adversely affect the surrounding area.

529.2. Permitted Uses

Only those industrial, manufacturing, compounding, processing, packaging, or treatment uses and processes from the following listing are allowed when and only if they do not represent a health or safety hazard to the community through air, water, and noise pollution, including the production or emission of dust, smoke, refuse matter, toxic or noxious odors, explosives, gas and fumes, excessive noise or vibration, similar substances, and conditions based on the determination by the County Administrator or designee.

- A. Unless otherwise provided in this chapter, all permitted and special exception uses in the I-1 Light Industrial Park District.
- B. Automobile wrecking, junkyards, iron, or rag storage.
- C. Cement, lime, or gypsum mixing or manufacturing of plaster of Paris or other similar products.
- D. Distillation of bones.
- E. Fat rendering: soap, tallow, grease, or lard manufacturing.
- F. Fertilizer manufacturing.
- G. Garbage, offal, or dead animal reduction or dumping.
- H. Glue, size, or gelatin manufacturing.
- I. Paper or pulp manufacturing.
- J. Recycling operations.
- K. Refining or mixing of petroleum or its products, such as asphalt.
- L. Rubber or gutta-percha manufacturing or treatment.
- M. Smelting of aluminum, tin, copper, zinc, or iron ores.

- N. Stockyards or slaughter of animals.
- O. Tanning, curing, or storage of raw hides.
- P. Transfer stations.
- Q. Any other use that is determined to be of the same general character as those uses allowed under permitted uses.

529.3. **Conditional Uses**

- A. Aircraft landing fields and helicopter pads subject to the approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no such aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- B. Automobile racetracks.
- C. Medical waste disposal facilities.
- D. Explosive and fireworks manufacturing or wholesale distribution and warehousing.
- E. Construction and demolition-debris dumps, subject to all local, State, and Federal regulations.
- F. Yard trash disposal facilities.
- G. Wastewater treatment plants; all districts unless accessory to a development.
- H. Hazardous waste storage and transfer sites.
- I. Gas manufacturing.
- J. Fertilizer manufacturing.
- K. Acid manufacturing.
- L. Wholesale storage of chemicals, gasoline, or liquefied petroleum gas.
- M. Chemical manufacturing plants.
- N. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils subject to all local, State, and Federal regulations.

529.4. **Performance Standards**

Industrial activities shall be in conformance with standards established by the County. Industrial activities shall emit no obnoxious, toxic, or corrosive dust, dirt, fly ash, fumes, vapors, or gases which can cause any damage to human health, animals or vegetation, or to other forms of property, or which can cause any soiling or staining of persons or property at any point beyond the lot line of the use creating the emission; discharge no smoke of a consistency which will restrict the passage of sunlight beyond the property line; emit any obnoxious odor perceptible beyond the lot boundaries; produce no heat or glare perceptible beyond the lot boundaries; produce no electromagnetic radiation or radioactive emission injurious to human beings, animals, or vegetation (electromagnetic radiation or radioactive emissions shall not be of any intensity that interferes with the use of any other property); discharge of any untreated, potentially dangerous effluent from plant operations into local surface or subsurface drainage courses. Any development activities occurring adjacent to existing agricultural uses shall provide adequate buffering against discharges and emissions listed above and generated by the ongoing agricultural use.

529.5. **Storage and Waste Disposal**

- A. All outdoor facilities for fuel, raw materials, and products; and all fuel, raw material, and products stored outdoors, shall be enclosed by an approved safety fence and visual screen and shall conform to all yard and fencing requirements imposed upon the main building in this district.
- B. No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by normal, natural causes or forces, nor shall any substance which can contaminate a stream or watercourse or otherwise render such stream or watercourse undesirable as a source of water supply or recreation or which will destroy aquatic life, be allowed to enter any stream or watercourse.
- C. All materials or wastes which might cause fumes or dust, which constitute a fire hazard, or which may be edible or otherwise attractive to rodents or insects shall be stored outdoors only if enclosed in containers which are adequate to eliminate such hazards.

529.6. **Area and Lot Width Regulations**

- A. Minimum Lot Area: 40,000 Square Feet
- B. Minimum Lot Width: 200 Feet
- C. Minimum Lot Depth: 200 Feet

529.7. **Coverage Regulations**

Lot Coverage: All buildings, including accessory buildings, shall not cover more than fifty (50) percent of the lot.

529.8. **Yard Regulations**

The following minimum building line setbacks measured from the property lines are required in yard areas listed below, unless otherwise specified:

- A. Front: Twenty (25) feet.
- B. Side: Fifteen (15) feet each side.
- C. Rear: Minimum of twenty-five (25) feet in depth. Rear yards may be reduced to zero (0) when the rear property coincides with a railroad siding; however, no trackage shall be located nearer than 400 feet from any residential district.
- D. An open yard of no less than 200 feet in width shall be provided along each I-2 General Industrial Park District boundary which abuts any district other than agricultural, commercial, or industrial.

Such open yards shall be in lieu of front, side, or rear yards on that portion of lots which abut district boundaries. The 150 feet of such yard nearest to the district boundary shall not be used for any processing activity, building, parking, or structure other than fences, walls, drainage facilities, or signs and shall be improved and maintained with a landscaped buffer strip in accordance with this Code. The remaining fifty (50) feet of the said open yard shall not be used for processing activities, buildings, or structures other than on-site parking lots for passenger vehicles, fences, or walls.

529.9. **Height Regulations**

The maximum building height shall be four (4) stories or sixty (60) feet. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

529.10. **On-Site Parking Regulations.**

On-site parking shall be provided in accordance with this Code, Section 907.1.

529.11. **Development Plan**

Development plans shall be submitted in accordance with this Code, Chapter 400.

CHAPTER 500. ZONING STANDARDS

SECTION 530. SUPPLEMENTAL REGULATIONS

The provisions of this chapter shall be subject to such exceptions, additions, or modifications as provided by the following supplemental regulations.

530.1. Height Regulations Exceptions

- A. Public, semipublic, or public services buildings; hospitals; public institutions; or schools may not exceed sixty (60) feet in height. Churches or temples may not exceed seventy-five (75) feet in height, and the building shall be set back from each yard line at least one (1) foot for each additional two (2) feet of building height above the height limit otherwise provided in the district in which the building is located. Spires, flagpoles, chimneys, residential antennas, towers, tanks, belfries, and similar projections are exempt from the height regulations.
- B. Special industrial and commercial structures, such as cooling towers, elevator bulkheads, fire towers, tanks, water towers, and broadcasting towers which require a greater height than provided in the district in which the structure is located may be erected to a greater height than permitted provided:
 - 1. The structure shall not occupy more than twenty-five (25) percent of the lot area; and
 - 2. The setbacks of the district in which the structure is erected shall be increased by one (1) foot for each three (3) feet of height over the maximum height permitted. However, in no case shall setbacks be less than one-third of the total height of the broadcasting tower, including antennas.

530.2. Yard Requirements

All yards required by this Code to be provided shall be open to the sky and unobstructed by any structure, except for accessory structures and fences. Accessory structures, however, shall not be constructed within five (5) feet of any rear or side lot line.

- A. The following may project into the required yards:
 - 1. Steps, porches, decks, balconies, and stoops may project to within three (3) feet of the side or rear property line, but may not project more than four (4) feet into the required front yard area.
 - 2. Open or lattice-enclosed fire escapes, fireproof outside stairways and balconies, and the ordinary projection of chimneys and flues not exceeding 3.5 feet in width and placed so as not to obstruct light or ventilation.

3. Sills; eaves; belt courses, cornices; bay windows and ornamental features, such as wing walls; or wall-mounted air conditioning or heating units not exceeding three (3) feet in width.
- B. The yard requirements shall be adjusted in the following cases:
1. Front Yard Adjustments:
 - a. Front-Yard Adjustments for Existing Building Alignment. When appropriate, the County Administrator or designee may increase or decrease the depth of the required front yard in any district so that such front yard will approximate the average depth of the existing front yards of the existing structures on adjoining lots on each side, or if there are no such adjoining structures, shall approximate the average depth of the front yards of the nearest structures on the same side of the street within 200 feet. However, no front-yard setback shall be less than fifteen (15) feet from the property line.
 - b. Front-Yard Adjustments Through Lots. In the case of through lots, front yards shall be provided on both frontages, except where one (1) of the front yards of a through lot abuts a collector or arterial roadway, then that yard shall be a rear yard with a minimum setback of twenty (20) feet for principal structures. Swimming pools and accessory structures may be erected to within five (5) feet of the property line adjoining such collector or arterial roadway.
 - c. Front Yard Adjustments for corner lots. In the case of corner lots with more than two (2) frontages, at least two (2) front yards shall each provide the full depth required in the district, and no other front yard on such lot shall have less than half of the full depth required in the district.
 2. Side and Rear Yard Adjustments
 - a. Side-yard and rear-yard width may be varied where the wall of a building is not parallel with the side or rear lot line, is broken or otherwise irregular. In such case, the average width of the yard will be no less than the generally required minimum width, provided that such yard will not be narrower at any point than one-half the normally required setback.
 - b. When the side lines of a lot converge so as to form a rear lot line of less than ten (10) feet or a point in the rear, the rear lot line is that line parallel to the front lot line and measuring ten (10) feet in length between the two (2) side lot lines. The depth of the rear yard is measured from such ten (10) foot line to the nearest part of the principal building.

- c. In the case of corner lots, there shall be two (2) front yards and two (2) side yards.
- d. Where an existing side, rear, or front yard setback line has been established by an existing primary building on a parcel, any additions or alterations to the primary building or other accessory uses shall be allowed to use the existing setback line, except that no new additions, alterations, or accessory buildings shall be closer to the side property line than three (3) feet, the rear property line by five (5) feet, and the front property line by fifteen (15) feet.

530.3. Construction of Accessory Buildings and Structures

No accessory building or structure, except fencing, shall be constructed upon a lot until the construction of the principal building has been actually commenced. No accessory building shall be used for residential purposes, except as provided elsewhere in this Chapter 500. Provided, however, that one (1) residential unit for a caretaker may be permitted in conjunction with any industrial establishment. Accessory buildings or structures shall not be constructed within five (5) feet of any rear or side lot line.

The principle use shall be established prior to or concurrently with any accessory use.

530.4. Private Swimming Pools

Private swimming pools shall comply with the following:

- A. The pool is intended and shall be used solely for the enjoyment of the occupants of the principal use of the property on which it is located.
- B. Shall be located in the rear yard or side yard of the property, except that pools may be located in the front yard of parcels if the parcel is more than five (5) acres in size.
- C. Shall not be located, including any walls or appurtenant accessory structures closer than five (5) feet to any property line.
- D. The swimming pool shall be walled, fenced, or enclosed so as to prevent uncontrolled access from the street or adjacent property. The barrier shall be at least four (4) feet in height, shall be maintained in good condition, and meet the following conditions:
 - 1. No openings shall be greater than four (4) inches in width, except for necessary gates.
 - 2. Metal or wire, if allowed to be used as fencing material in the zoning district, shall be at least 11.5 gauge.

3. Barbed-wire fences are permitted to serve as a barrier only in agricultural districts on properties over one (1) acre and provided that the minimum height is four (4) feet and that the said fence consists of a minimum of six (6) strands separated by a minimum of eight (8) inches.
4. Screen mesh enclosures around swimming pools shall be set back a minimum five (5) feet from side and rear property lines and cannot be torn or in disrepair at any location up to four (4) feet from grade.
5. Aboveground pools with side walls more than four (4) feet in height need not be fenced or enclosed, provided that access to the interior of the pool is constructed or installed to prevent access to the interior of the pool by persons other than the legal occupants of the property.
6. Split-rail or picket fences used as barriers shall be a minimum of four (4) feet in height with a maximum spacing of four (4) inches between rails or posts.

530.5. **Parking or Storing of Recreational Vehicles**

- A. Recreational vehicles (RVs) may be parked or stored anywhere on residentially zoned property that is one (1) acre or more in size, provided they are not parked or stored within a twenty-five (25) foot setback from the front property line, and provided they are parked or stored at least five (5) feet from a side or rear property line. Vehicles parked in an E-R Estate-Residential Zoning District are subject to the regulations in Subsection B., below, regardless of the size of the property.
- B. On residentially zoned property less than one (1) acre in size, or on E-R Estate-Residential zoned property of any size, RVs are subject to the following regulations:
 1. RVs may be parked or stored in the side yard or rear yard provided that:
 - a. No more than one (1) side yard on any property is used for such purpose.
 - b. No part of the RV may be parked or stored in front of the principal building line of the primary residential structure or between any structure, accessory structure, or part of such structure, and the front yard. This section is intended to restrict such parking in front yards and front driveways as commonly construed.
 - c. RVs may not be parked in any location less than five (5) feet from any rear or side property line.

- d. RVs shall be screened from view from all abutting property by an opaque six (6) foot fence or by vegetation which is at least seventy-five (75) percent opaque and at least six (6) feet high.
 - e. For double frontage or “corner” residential properties, no RVs shall be parked or stored on the side of a home bordered by a roadway.
 - f. For residential properties that have a garage or carport that protrudes past the principal building line of the residence where the front door is located (an “L-shaped” or “U-shaped” structure), the “principal building line of the primary residential structure” is that building line parallel to the front door and not to the front protruding edge of the garage or carport. Under no circumstances shall RVs be parked or stored in a location where the distance from the front door to the front property line is greater than the distance from the front protruding portion of the RV to the front property line. Any person may seek a written determination from the County Administrator or designee identifying the “front door” and/or “principal building line of the primary residential structure” for residential property owned or leased by that person.
- C. The following provisions apply to all RVs parked or stored on residentially zoned parcels:
- 1. RVs may not be parked or stored on any residentially zoned property where there is no primary residential structure. .
 - 2. RVs may be temporarily parked in the driveway on a residentially zoned lot for loading, unloading, and cleanup during the times a person is in fact physically engaged in the act of loading, unloading, or cleaning the vehicle. Campers and motor homes of all types may be temporarily parked in the driveway for trip preparation, loading, unloading, and cleanup for up to seventy-two (72) hours in any seven (7) day period, up to four (4) times per calendar year.
 - 3. RVs may not be repaired on residentially zoned property unless parked in accordance with this section and unless owned by the owner-occupant or occupant-lessee of the property. No more than one (1) RV on the property may be in need of repair or under repair. This is intended to limit large-scale or continuous repair or restoration of RVs on residentially zoned property, whether for commercial or noncommercial purposes.
 - 4. RVs shall not be connected to water, sewer, or electric lines, except that properly parked or stored RVs may be connected to battery chargers. It shall be unlawful, at any time, to use RVs parked or stored on residentially zoned property for residential purposes, except that (1) park trailers may be occupied temporarily for residential

purposes within properly zoned campgrounds, RV parks, and RV subdivisions; and (2) houseguests may temporarily occupy an RV in accordance with Section 530.1.C.8 below. Otherwise, the use of RVs for activities, such as sleeping, housekeeping, living quarters, bathing, dressing, watching television, working, reading, writing, working on hobbies, or other similar activities is considered use of the RV for "residential purposes," and is prohibited, even if such activities are confined to the daytime hours and the RV is not occupied overnight. Utility, water, electric, sewage, generator, or cable connections to an RV create a presumption that the RV is being used for residential purposes. This presumption may be rebutted only with clear and convincing evidence.

5. No RV parked or stored on a residentially zoned property shall be used for commercial purposes.
6. No RV shall be parked or stored on the right-of-way. No portion of an RV shall extend over, or interfere with, the use of any sidewalk or right-of-way intended for pedestrian or vehicular traffic.
7. An unlimited number of RVs may be parked or stored within a completely enclosed, permanent structure on any lot in a residentially zoned district, provided the enclosed permanent structure meets all applicable construction codes and a valid Building Permit exists for the structure.
8. Parking or storage of RVs on any residentially zoned lot shall be limited to RVs owned or leased by the occupant-owner or occupant-lessee of the lot.
 - a. A vehicle owned or leased by a person who is not a resident of Pasco County and who is a houseguest of the occupant-owner or occupant-lessee of the lot may be parked or stored on the lot for a period not to exceed ten (10) days, four (4) times per calendar year, provided that it is parked in accordance with the other regulations in this section.
 - (1) Guest RV parking shall be in accordance with all other provisions of this section, including set backs, except that it may be temporarily used for residential purposes.
 - (2) A Guest RV Parking Permit must be obtained prior to parking the vehicle on the property and must be prominently displayed.
 - (3) At least thirty (30) days must lapse before guest parking will be permitted on the same property.

- b. RVs may be parked in areas zoned for multiple-family residential use, provided that such areas are approved for such use by the owner of the property and included in the approved site plan for such property.
9. Applicability. This section does not apply to trailers that are used or designed for commercial purposes, which bear commercial markings or advertisements, or which contain “commercial equipment” as defined by this Code. Such trailers must be parked or stored in accordance with the regulations in Section 530.19 concerning the parking or storage of commercial vehicles on residential property.

530.6. **Clear-Sight Triangle Requirements**

To prevent traffic hazards from limited visibility at a street intersection or intersection of a street and railroad crossing, no structure, building, earthen bank, or vegetation shall be allowed within the clear-sight triangle on corner lots if it exceeds 3.5 feet in height, measured from grade at the finished, paved area at the center of the roadway.

530.7. **Essential Services**

Essential services, as defined in this Code, shall be permitted in all districts, subject to restrictions recommended by the County Administrator or designee with respect to use, design, yard area, setback, and height.

530.8. **Accumulation of Debris; Property Maintenance**

- A. It shall be unlawful for any owner, occupant, tenant, lessee, or other person responsible for the condition of the property to permit, maintain, or cause an accumulation of debris, decaying vegetative matter, exposed salvageable material, or other manmade materials upon any lot, tract, or parcel of land where the effect of such accumulation is to cause or create:
 1. A visual nuisance or other unsightly condition visible from adjoining public or private property;
 2. An actual or potential haven or breeding place for snakes, rats, rodents, or other vermin of like or similar character;
 3. An actual or potential breeding place for mosquitoes;
 4. A fire hazard to adjacent properties; or
 5. A hazard to traffic at road intersections or rights-of-way within the County.

Debris, decaying vegetative matter, exposed salvageable material, or other manmade materials means and includes without limitation garbage; rubbish; refuse from residential, commercial, or industrial activities; animal waste; scattered recyclable material; scattered personal items, including clothing and household

goods; kitchen and table food waste or other waste that is attendant with or results from the storage, preparation, cooking, or handling of food material; paper; wood scraps; yard waste; tree or landscape debris and rotting fruit; cardboard; cloth; glass; rubber; plastic; carpet; discarded vehicle tires or other vehicle or watercraft fixtures or parts; household goods and appliances; tools and equipment that are broken, derelict, or otherwise in disrepair; and similar materials. Proof of adverse effect, impact, or impairment to economic welfare shall not require expert opinion testimony or a showing of any specific decrease in property value and may be given by fact-based opinion of affected property owners, occupants, or any other person generally knowledgeable concerning property in the area.

B. Exemptions

This section shall not apply to generally accepted horticultural, agricultural, or environmental enhancement practices including, but not limited to, use of decaying vegetative matter for composting, mulching, or habitat creation.

530.9. Temporary Uses

A. The following uses may be permitted temporarily, for a period of up to four (4) weeks in any six (6) month period, after issuance of a Zoning Permit and necessary Building Permits by the County Administrator or designee:

1. Christmas tree and tent sales.
2. Facilities for the transshipment, processing, fabrication, or manufacture of materials for public works projects may be permitted as temporary uses during the construction periods of specific public works projects so long as such temporary uses do not cause adverse effects on adjacent lands or uses.
3. Carnival, circus, music festivals, and street fairs.
4. Mobile amusements, banners, and lighting equipment for promotion, advertisement, and grand openings.
5. Tent revival meetings.
6. Other uses that are deemed appropriate by the County Administrator or designee.

B. Before issuing a permit, the County Administrator or designee shall determine that the site is adequate for its intended temporary use according to the following:

1. The proposed activity is in compliance with all safety, health, and environmental standards, and is not detrimental to the surrounding area.

2. The site is of a sufficient size to accommodate the intended temporary use.
3. Safe and orderly flow of traffic can be ensured.

530.10. **Junkyards**

All junkyards existing at the effective date of this Code, within one (1) year thereafter, and all new junkyards, where permitted, shall comply with the following provisions:

- A. From and after January 1, 1964, no person, firm, or corporation shall operate or maintain in the County any junkyard, motor-vehicle wrecking yard, or used-car parts business, unless and until the same shall be enclosed by a fence, the construction of which will obscure the view thereof by the passing public. The said fence shall be of a height not less than eight (8) feet and all of the operations of such business shall be carried on and conducted within the enclosure of such fence.
- B. All junk shall be stored or arranged so as to permit access by fire-fighting equipment and to prevent the accumulation of water, and no junk pile shall reach a height of more than eight (8) feet, unless it is 200 feet from any property line.
- C. No oil, grease, tires, gasoline, or other similar material shall be burned at any time and all other burning shall be in accordance with applicable State and local regulations.
- D. Any junkyard shall be maintained in such a manner as to cause no public or private nuisance; nor to cause any offensive or noxious sounds or odors; and not to cause the breeding or harboring of rats, flies, or other vectors.

530.11. **Travel Trailer/Recreational Parks and Campgrounds**

All commercial travel trailer parks shall be subject to the following minimum regulations:

- A. A minimum of one (1) dump station for sewage or sanitary waste disposal for every fifty (50) trailer pads or spaces shall be provided, except for those spaces which have approved sanitary sewer connections.
- B. Sewage or sanitary-waste facilities shall be in accordance with the requirements of County and State codes and ordinances.
- C. A buffer area of a minimum of twenty-five (25) feet with appropriate screening in accordance with this Code shall be maintained around all property boundaries of travel trailer parks adjacent to residential districts. Parks adjacent to other districts and public rights-of-way shall require a minimum fifteen (15) foot buffer area and screening in accordance with this Code. Any development activities occurring adjacent to existing agricultural uses shall

provide adequate buffering against discharges and emissions listed above and generated by the ongoing agricultural use.

- D. The development of recreational areas shall be in accordance with the requirements established in this Code; however, in no case shall a recreation area be less than 10,000 square feet. The said recreation area shall be in addition to the buffer area requirements of the section.
- E. A minimum space of thirty (30) feet by fifty (50) feet shall be provided for each travel trailer. Park trailers over 400 square feet shall have a minimum space of forty (40) feet by sixty-five (65) feet.

F. Setback Requirements

- 1. RV units containing 320 square feet or less shall be located a minimum of ten (10) feet from any other RV or permanent building within or adjacent to the travel trailer park. The following accessory structures shall be located to within three (3) feet of a recreational unit (320 square feet or less) or permanent structure:

- a. Open aluminum carports.
- b. Aluminum storage sheds.
- c. Aluminum screened or glass porches.
- d. Open aluminum or metal decks or porches.

All other accessory structures shall be located a minimum of ten (10) feet from any recreational unit (320 square feet or less) or permanent building.

- 2. RV units over 320 square feet shall be located a minimum of ten (10) feet side-to-side, eight (8) feet end-to-side, and six (6) feet end-to-end horizontally from any other RV. The following accessory structures may be located to within three (3) feet of an RV unit (over 320 square feet) or permanent structure:

- a. Open aluminum carports.
- b. Aluminum storage sheds.
- c. Aluminum screened or glass porches.
- d. Open aluminum or metal decks or porches.

All other accessory structures shall be located a minimum of five (5) feet from any recreational unit (over 320 square feet) or permanent building.

- 3. Front setbacks shall be subject to this Code, Chapter 600, if applicable.
- G. Provision of commercial and service facilities intended to directly serve the needs of park users are permitted, encouraged, and should be centrally located within the park.
- H. No travel-trailer park shall be divided into three (3) parcels or more or individual lots for the purpose of sales or leasing without complying with all of the requirements of Section 530.14, Travel Trailer/RV Subdivisions.
- I. The total number of units shall be limited according to the density limitations established by the Comprehensive Plan Future Land Use (FLU) Map Classification.
- J. A development plan shall be submitted in accordance with this Code, Chapter 400.

530.12. **Travel Trailer/RV Subdivisions**

In addition to complying with the requirements of this Code, all travel trailer or RV subdivisions shall be subject to the following minimum regulations:

- A. Minimum site area: ten (10) acres.
- B. Minimum lot area: 2,600 square feet.
- C. Minimum lot width: forty (40) feet.
- D. Minimum lot depth: sixty-five (65) feet.
- E. Maximum possible gross density of 11.5 dwelling units per acre, subject to compliance with the density limitations established by the FLU Map Classification.
- F. Minimum front-yard setback of twenty (20) feet.
- G. Minimum side-yard setback of 7.5 feet.
- H. Minimum rear-yard setback of ten (10) feet.
- I. A buffer area of a minimum of twenty-five (25) feet in depth and consisting of open space with appropriate screening in accordance with this Code shall be maintained around all perimeter property boundaries of travel-trailer subdivisions adjacent to residential districts. Travel-trailer or RV subdivisions adjacent to other districts shall maintain a minimum fifteen (15) foot buffer area and screening in accordance with this Code. Any development activities occurring adjacent to existing agricultural uses shall provide adequate buffering against discharges and emissions listed above and generated by the ongoing agricultural use.

- J. Recreational areas shall be provided in accordance with the requirements established in this Code; however, in no case shall any part of such recreation area be less than 10,000 square feet. The said recreation areas shall be in addition to the buffer requirements set forth in J above.
- K. Adequate central water and sewer systems shall be provided.
- L. A development plan shall be submitted in accordance with this Code, Chapter 400.

530.13. **Waterfront Property**

All waterfront property which, for the purposes of this section shall be defined as those properties which abut navigable water bodies, shall be subject to the following minimum requirements:

- A. No structure shall be located within fifteen (15) feet of the mean high-water line. This applies to dwelling structures, accessory structures, enclosed swimming pools, walls, and any other type of construction that presents a visually solid-type wall.
- B. Fences may be constructed along the rear property line or within fifteen (15) feet of the mean high-water line or along side property lines, provided they do not exceed four (4) feet in height and shall be constructed so as to not obstruct vision within fifteen (15) feet of the rear property line or within fifteen (15) feet of the mean high-water line.

530.14. **Applicability of this Code to the Sale of Alcoholic Beverages**

- A. Off-premises sales of beer, as defined in Section 563, Florida Statutes, shall be exempt from the provisions of this Code. Additionally, the sale of beer, wine, and other liquor in supermarkets for off-premises consumption shall be exempt from the provisions of this Code. For the purposes of this section, the term "supermarket" shall mean a retail store employing at the location of sale a minimum of eight (8) full-time employees on the longest working shift and whose primary business is the retail sale of food products, apart from alcoholic beverages, where such business is located in a building, or portion thereof, of greater than 20,000 square feet in size. Nothing in this subsection shall be construed as exempting any operation, whether a supermarket or any other operation, which permits the sale of beer, wine, or other liquor for on-premises consumption. It is expressly declared that it is the intent of the Board of County Commissioners to include such on-premises operations within the scope of the provisions of this Code.
- B. Except as provided for in Section 530.17.A, Section 402.3 is applicable to all unincorporated areas in the County upon which alcoholic beverages are to be sold or consumed.

- C. Nothing herein contained shall be construed to permit the sale or consumption of alcoholic beverages at any site in the unincorporated area of the County where there was no building in existence on the original date of adoption of this Code without compliance with the provisions of Section 402.3.
- D. A conditional use application must be filed for properties in PUD Planned Unit Developments and MPUD Master Planned Unit Developments before a conditional use will be permitted in an area which is designated for uses comparable to those allowed in a zoning district in which conditional uses are identified as a possible use of property.

530.15. **Fraternal Lodges and Social and Recreational Clubs**

- A. Fraternal lodges and social and recreational clubs shall be conditional uses in all districts, except I-1 Light Industrial Park and I-2 General Industrial Park Districts, which must be reviewed and approved in accordance with this Code.
- B. In addition to the criteria set forth in this Code, the following site limitations shall be observed for such uses:
 - 1. Minimum lot area: 20,000 square feet.
 - 2. Minimum lot width: 150 feet.
 - 3. The height of any building constructed shall not exceed the maximum height restrictions of the applicable zoning district within which it is located.
 - 4. Fifty (50) feet minimum building setback from all property lines.
 - 5. A buffer consisting of either walls, landscaping, or fences shall be provided when adjacent to residential districts in accordance with this Code.
- C. On site consumption of alcoholic beverages by members and guests shall be permitted in any fraternal, social, or recreational club or lodge which is approved as a conditional use, provided such use is located more than 1,000 feet from a school, church, place of worship, or public park, as measured from the structure in which alcoholic beverages are being served to the nearest property line of the school, church, place of worship, or public park.
- D. **Development Plan**

A development plan shall be submitted in accordance with this Code, Chapter 400.

530.16. **Parking and Storage of Commercial Vehicles and Commercial Equipment in Certain Residential Areas Prohibited**

- A. No commercial vehicles and no commercially related equipment shall be permitted to park or be stored in any areas of the unincorporated County which are zoned R-1 Rural Density Residential, R-2 Low Density Residential, R-3 Medium Density Residential, R-4 High Density Residential, R-MH Mobile Home, R-1MH Single-Family/Mobile Home, R-2MH Rural Density Mobile Home, PUD Planned Unit Development, MF-1 Multiple Family Medium Density, MF-2 Multiple Family High Density, MF-3 Multiple Family High Density, E-R Estate-Residential, ER-2 Estate-Residential, A-R Agricultural-Residential, and AR-1 Agricultural-Residential Zoning Districts, except when such commercial vehicles and equipment are being utilized as part of a business lawfully operating in the said zoning districts. The following are specifically exempt from this section:
1. Properties zoned A-C Agricultural and AC-1 Agricultural.
 2. Properties larger than five (5) acres zoned A-R Agricultural-Residential and AR-1 Agricultural-Residential.
 3. Properties with a bona fide agricultural classification, as determined by the County Property Appraiser, when the vehicle or equipment are related to the agricultural use of the property.
- B. The provisions of this section shall not apply to:
1. A commercial vehicle parked in a residential neighborhood while the operator of the said commercial vehicle is making a delivery or conducting business within the said residential area or when the commercial vehicle or equipment is parked or stored within an enclosed structure.
 2. The use of a commons area in any residentially zoned neighborhood for the parking of a commercial vehicle, provided that the commons area is actually used as a commons area, is duly recorded and platted as a commons area, and provided further that the use of the said commercial vehicle is for the benefit of the community in which it is situated or the use is for the benefit of a charitable project sponsored by the community as a whole or sponsored by any civic or charitable group within the community. For purposes of this subsection only, community is defined as the residentially zoned neighborhood which is serviced by the commons area.
- C. Any use of E-R Estate-Residential, R-1 Rural Density Residential, R-2 Low Density Residential, R-3 Medium Density Residential, R-4 High Density Residential, R-MH Mobile Home, R-1MH Single-Family/Mobile Home, R-2MH Rural Density Mobile Home, PUD Planned Unit Development, MF-1 Multiple Family Medium Density, MF-2 Multiple Family High Density, or MF-3 Multiple Family High Density zoned property for the parking or storing

of commercial vehicles or equipment prior to the adoption of this section shall not be considered a nonconforming use.

- D. Nothing in this section is intended to authorize the use of residentially zoned property for commercial or industrial activities that are not permitted uses of the zoning district where the commercial vehicle or equipment is parked or stored.

530.17. **Reserved**

530.18. **Temporary Use of Portable Storage Units**

A. **Location and Placement**

Portable storage units may be temporarily located only on certain residentially zoned and commercially zoned parcels. Units shall not obstruct vehicular or pedestrian traffic. Units shall not be placed in the right-of-way or in such a manner that a person lawfully using the sidewalk must detour into the street in order to go around the unit.

B. **Duration**

1. A portable storage unit may be placed at a site used for residential purposes for up to thirty (30) calendar days. One (1) portable-storage unit may be placed on a site no more than two (2) times per calendar year.
2. One (1) portable storage unit may be placed at a site zoned for commercial use and actually used for commercial purposes for up to sixty (60) calendar days, no more than two (2) times per calendar year, provided: (a) that the unit is not visible from surrounding parcels or from the right-of-way; the unit must be buffered by tall, opaque fencing; located behind the building; or located on a portion of a parcel with no abutting development; or (b) the location of the unit must be approved as part of a site plan.
3. Redelivery of a portable storage unit for purposes of unloading will be allowed for a period of five (5) days in addition to the time periods provided in this subsection.

C. **Construction**

1. For sites where the portable storage units are being used in connection with new construction or extensive renovation or repair of property, portable storage units related to and used for the ongoing construction or storage of construction materials during such construction shall be allowed for the period of continuous construction, provided that there is an active and valid Building Permit for the property. Any portable storage unit at the site that is not specifically related to and used in connection with the construction

shall be subject to the limits otherwise imposed in this section of this Code. Within five (5) calendar days of the expiration of a Building Permit, passage of all final inspections, or the issuance of a Certificate of Occupancy (CO) (whichever is later), the portable storage units shall be removed.

2. In the event of a fire, hurricane, or natural disaster causing substantial damage to the principal structure on the property, a portable storage unit shall be allowed on site, subject to all applicable sections of this chapter, for sixty (60) calendar days regardless of the existence of a valid Building Permit.

D. High Winds

Within (twelve) 12 hours after issuance of a hurricane warning including Pasco County, all portable storage units shall be removed or secured to minimize the danger of damage to persons or property from the effect of high winds on the units.

530.19. Use of Dumpsters in Residentially Zoned Property

Residential properties in A-R Agricultural-Residential, AR-1 Agricultural-Residential, AR-5 Agricultural-Residential, AR-5MH Agricultural Mobile Home, E-R Estate-Residential, ER-2 Estate-Residential, A-C Agricultural, and AC-1 Agricultural Zoning Districts that are more than one (1) acre or which the Pasco County Property Appraiser has classified as a bona fide agricultural land under the Agricultural Assessment Provisions of Section 193.461, Florida Statutes, may use dumpsters of eight (8) cubic yards or smaller on a permanent basis to store large volumes of refuse as the primary method of garbage collection and disposal for the residence, as long as the dumpster is not located on a right-of-way, and is a portable, nonabsorbent, enclosed container with a close-fitting cover or doors which is capable of being serviced by mechanical equipment. Dumpsters larger than eight (8) cubic yards may be used only on a temporary basis and are subject to the regulations set out in subsections A-E below. Properties that are five (5) acres or larger in A-R Agricultural-Residential and A-C Agricultural Zoning Districts are exempt from the regulations in this section.

Dumpsters are permitted on all other residentially zoned properties only on a temporary basis and are subject to the following regulations:

A. Location and Placement

Dumpsters may be temporarily located only on certain residentially zoned parcels. Dumpsters shall not obstruct vehicular or pedestrian traffic. Dumpsters shall not be placed on the right-of-way or in such a manner that a person lawfully using the sidewalk must detour into the street in order to go around the unit.

B. Duration

A dumpster may remain at a site used for residential purposes for up to thirty (30) calendar days. One (1) dumpster may be placed on a site no more than two (2) times per calendar year allowed.

C. Construction

1. For sites where a dumpster is being used in connection with new construction or extensive renovation or repair of property, dumpsters related to and used for the ongoing construction or demolition during such construction shall be allowed for the period of continuous construction or demolition, provided there is an active and valid Building or Demolition Permit for the property. Any dumpster at the site that is not specifically related to and used in connection with the construction or demolition shall be subject to the limits otherwise imposed in this section of this Code. Within five (5) calendar days of the expiration of a Building Permit, passage of all final inspections, or the issuance of a CO (whichever is later), all dumpsters shall be removed.
2. In the event of a fire, hurricane, or natural disaster causing substantial damage to the principal structure on the property, a dumpster shall be allowed on site, subject to all applicable sections of this chapter, for sixty (60) calendar days regardless of the existence of a valid Building Permit.

D. High Winds

Within twelve (12) hours after the issuance of a hurricane warning including Pasco County, all dumpsters shall be removed or secured to minimize the danger of damage to persons or property from the effect of high winds of the dumpsters.

530.20. **Temporary/Portable Toilet Facilities**

A. Location and Placement

Temporary toilet facilities provided in connection with construction or renovation may be temporarily located on all properties. Units shall not obstruct vehicular or pedestrian traffic. Units shall not be placed on the right-of-way or in such a manner that a person lawfully using the sidewalk must detour into the street in order to go around the unit.

B. Removal

Temporary toilet facilities provided in connection with construction or renovation shall be removed by the person responsible for the unit within fourteen (14) calendar days of cancellation of the rental contract for the unit

or within fourteen (14) calendar days of the issuance of a CO for the structure that is under construction or renovation, whichever is sooner.

C. Storage

Properties upon which such units are stored when not in use shall be fenced with opaque fencing in such a manner so that the units are not visible to abutting, residentially zoned properties.