ARTICLE FOUR: ZONING REGULATIONS

Part A **General**

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Part A: General

Sec. 4.1. Official Zoning Atlas.

The land areas subject to these Land Development Regulations are hereby divided into the zoning districts described in this Article, and as shown on the Official Zoning Atlas of the City. The Official Zoning Atlas, is as defined in Article 2, shall mean the current and up to date data found on the GIS based mapping computer software maintained by the Land Development Regulation Administrator, superseded only on a parcel by parcel basis, by any legally adopted ordinance of zoning district amendment, in which said change has not yet been updated and reflected on said GIS based map.

If, in accordance with the provisions of these Land Development Regulations, changes are made in district boundaries or other subject matter portrayed on the Official Zoning Atlas, such changes shall be made on the Official Zoning Atlas by the Land Development Regulation Administrator promptly after the amendment has been adopted by the City Council.

No changes of any nature shall be made on the Official Zoning Atlas or matter shown thereon except in conformity with the procedures set forth in these Land Development Regulations. The Official Zoning Atlas, which through the office of the Land Development Regulation Administrator shall be easily accessible to the public, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in areas subject to these Land Development Regulations.

Prior zoning atlases or remaining portions thereof, which have had the force and effect of official zoning maps or atlases for areas subject to these Land Development Regulations, shall be retained as a public record and as a guide to the historical zoning status of land and water areas.

4.1.2. Rules for interpretation of district boundaries.

4.1.2.1. District regulations extend to all portions of districts identified various color shading. A district symbol or name shown within the shading on the Official Zoning Atlas indicates that district regulations pertaining to the district extend throughout the whole area so shaded.

4.1.2.2. Rules where uncertainty exists.

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Atlas, the following rules shall apply:

1. Street Vacation.
   In a case of street vacation, the boundary shall be construed as moving to the centerline, except where ownership of the vacated street is divided other than at its center, in which case the boundary shall be construed as moving with the ownership.
2. Lot lines.
   Boundaries indicated as approximately following lot lines, public property lines, and the like shall be construed as following such lines. If it is verified through a survey or legal description, that a lot line is to be corrected, the zoning of the parcel shall be extended or adjusted to apply to the boundaries newly corrected lot lines.
3. Municipal limits.
   Boundaries indicated as approximately following municipal limits shall be construed as following such municipal limits, except when those boundaries are changed due to annexation, which case shall require Land Use and Zoning Amendments for said lands, as required in Article 3.

4.1.2.3. Cases not covered by Section 4.1.2.2.

In cases not covered by Section 4.1.2.2 above, the Land Development Regulation Administrator shall interpret the Official Zoning Atlas in accord with the intent and purpose of these Land Development Regulations. Appeal from the interpretation of the Land Development Regulation Administrator shall be only to the Board of Adjustment in conformity with Article 3 of these Land Development Regulations.

4.1.3 Schedule of district regulations.

The restrictions and controls intended to regulate development in each zoning district are set forth within this article and are supplemented by Part F, supplementary district regulations, and Section 4.1.6., nonconformities.

4.1.4 Application of district regulations.

The regulations set by these Land Development Regulations within each district shall be minimum or maximum limitations, as appropriate to the use, and shall apply uniformly to each class or kind of structure, use, land, or water, except as hereinafter provided:

4.1.4.1. Zoning affects use or occupancy.

No structure, land, or water shall hereafter be used or occupied, and no structure or part thereof shall hereafter be erected, constructed, reconstructed, located, moved, or structurally altered except in conformity with the regulations specified in these Land Development Regulations for the district in which it is located.

4.1.4.2. Zoning affects height of structures, population density, lot coverage, yards, and open spaces.

No structure shall hereafter be erected or altered:

1. To exceed height, bulk, or floor area;
2. To provide a greater number of dwelling units or less lot area per dwelling unit;

3. To occupy a smaller lot or a greater percentage of lot area;
4. To provide narrower or smaller yards, courts, or open spaces, or lesser separation between buildings or structures or portions of buildings or structures, than herein required; or
5. In any other manner contrary to the provisions of these Land Development Regulations.

4.1.4.3. Multiple use of required space prohibited.

No part of a required yard area, other required open space, off-street parking or off-street loading space provided in connection with one structure or use shall be included as meeting the requirements for any other structure or use except where specific provision is made in these Land Development Regulations.

4.1.4.4. Reduction of lot area or parcel size prohibited.

No parcel, lot or yard existing at the effective date of these Land Development Regulations shall thereafter be reduced in dimension or area below the minimum requirements set forth herein, except by reason of a portion being acquired for public use in any manner including dedication, condemnation, purchase, and the like. Lots or yards created after the effective date of these Land Development Regulations shall meet at least the minimum requirements established by these Land Development Regulations.

4.1.5. Lots divided by district lines.

Where a single lot is located within two or more different zoning districts, each portion of that lot shall be subject to all the regulations applicable to the district in which it is located.

4.1.6. Nonconforming Lots, Nonconforming Uses of Land, Nonconforming Structures, Nonconforming Characteristics of Use, Nonconforming Use of Structures and Premises.

Within the districts established by these LDR or amendments that may later be adopted, there may exist:

1. Lots;
2. Uses of land;
3. Structures
4. Characteristics of use; and,
5. Use of structures and premises;

which were lawful before these LDR were adopted or amended, but which would be prohibited, regulated, or restricted under the terms of these LDR or future amendments. It is the intent of these LDR to permit these nonconformities to continue as they currently exist, until they are discontinued, voluntarily removed or removed as required by these LDR, but to eliminate them over time, and thus not to encourage their survival. It is further the intent of these LDR that nonconformities shall not be enlarged upon, expanded, intensified, structurally altered, or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district; see also Part F, supplementary district regulations, for additional criteria.

Nonconforming uses are declared by these LDR to be incompatible with permitted uses in the districts involved. Said nonconforming lots, uses of land, structures, characteristics of use, and uses of a structure

and premises, shall not be permitted to be extended or enlarged, and shall be further restricted as provided herein.

Any instance where there is a listed percentage of destruction or other criteria, which is required to be compared to an assessed value, the costs for construction or reconstruction of said destruction shall be provided by the property owner to the City, in the form of three written estimates for the same scope of work, by contractors which hold proper licensing. The Building Official shall be responsible to certify that the estimates and licensing are acceptable to the City. The final authority for a determination as to the status of any destruction and in what manner it affects the instance, shall be that of the Land Development Regulation Administrator.

4.1.6.1. Nonconforming lots of record.

For the purposes of this section, a lot shall be construed to be that portion of land, which at the effective date of Ordinance No. 817 adopting these Land Development Regulations, was assigned a Parcel Identification Number, along with a legal description of the property tied to that parcel number.

It may have been described as part of a previously recorded subdivision, with said parcel containing a portion or portions of platted lots, a single platted lot, or a parcel which contains more than one platted lot. It also may have been described by meets and bounds, and thus not part of a named subdivision, or a combination of both.

Any actions taken after the effective date of Ordinance No. 817, which transferred ownership or altered the legal description in whole or part, of any lot or parcel of record, which had or has the result of changing the previous legal description tied to the parcel number, shall be bound by the standards as enumerated in Article 4 under the current zoning of the property, and also Section 4.19.7. Any such instance determined by the City to have been done contrary to said standards, shall cause said parcel or lot to be ineligible for the provisions below, pertaining to legally nonconforming lots of record.

Various zoning districts are assigned minimum lot area and minimum lot width. Lots must also abut an improved public ROW, or have a dedicated easement to an improved public ROW, for access. If a lot or parcel does not meet one or more of these standards and requirements, it is nonconforming. A nonconforming lot, otherwise determined to be eligible for this provision, shall be termed legally nonconforming.

In a district in which one-family dwellings are permitted, a one-family dwelling and customary accessory buildings may be erected, expanded, or altered on any legally nonconforming lot of record at the effective date of Ordinance No. 817, whether located within a subdivision or without, but only to the extent of one single-family residence per lot, subject to:

1. Current lot coverage
   In no case shall any structures exceed maximum lot coverage percentage allowances;

2. Required yards
   In no case shall any structures encroach on any required yards or setback lines;

3. Access

In no case shall any development or structures be permitted on a parcel or lot, unless said subject property is directly abutting to an improved public ROW, or has a dedicated easement to an improved public ROW, for access.

Said public ROW, to be eligible for access, shall be a city-owned and city-maintained, improved and named street ROW. A utility or power-line easement shall not be utilized to provide legal access to a lot or parcel with no access.

a. A legally nonconforming lot with no current access, may obtain through property acquisition direct abutting access to an improved public ROW, subject to the following:

   The owner of the subject property may purchase additional property from an adjacent land owner(s) whose property has direct abutting frontage on an improved public ROW, so long as the adjacent lot has sufficient land area whereby the conveyance of property will not cause or increase a nonconformity related to minimum lot area or lot width, or subsequent required yards for existing structures.

   Proof and a copy of a certified survey shall be required to be submitted to the City, describing the land area, and demonstrating that the newly acquired land area has been combined with the existing legal description of the subject property, and that they have been assigned collectively one parcel identification number.

b. A legally nonconforming lot with no current access, may obtain a dedicated easement to an improved public ROW, subject to the following:

   The owner of the subject property shall submit to the City, proof that a recorded permanent, perpetual, non-exclusive right of way easement access agreement has been secured which provides access over and through an adjacent lot(s) of record, which has direct abutting access to an improved public ROW.

c. Any access, whether by property acquisition, or by recorded easement, shall be a minimum of twenty (20) feet wide along its length from the improved public ROW to where it meets the subject property. Said access shall be cleared, improved and maintained so that sufficient ingress and egress is provided for vehicles of any branch of emergency services, and shall also remain clear of trees, water, environmentally sensitive or flood-prone lands, and existing structures.

d. Any such action to a lot or parcel of record, which causes or increases a nonconformity to the subject, adjacent or servient easement area, shall not be considered appropriate access.

e. A parcel or lot which contains frontage on a standard platted street ROW, which is not named and/or improved, which is seeking to develop, said owner shall submit construction plans to the city, as described under Article 5 Subdivisions, in order to construct a road to

city specifications to serve said lot(s). Development may commence once proper access has been obtained to connect to an existing improved public ROW, through construction, acceptance and dedication of the new street.

f. An owner of a subject or adjacent property, prior to any actions being taken, may apply to the LDR Administrator for a Certificate of Land Development Regulation Compliance pertaining to proposed access related actions, in order to obtain written confirmation that such actions will result in a developable lot or parcel.

4. And other applicable criteria contained within these LDR.

5. Nonconforming lot(s) which are deemed to be ineligible for development, when proposed in a manner consistent with zoning and LDR standards, may, collectively along with other adjacent lots, be proposed to be re-platted to include new public rights-of-ways, and lot configurations which could then be considered conforming and thus eligible for development.

4.1.6.2**.** Nonconforming uses of land.

Where, at the effective date of Ordinance No. 817, lawful use of land existed which would not be permitted by these LDR, such use may be continued, so long as it remains otherwise lawful, subject to:

1. Enlargement, increase, intensification, alteration.
   No nonconforming use of land shall be enlarged, increased, intensified, or extended to occupy a greater area of land than was occupied at the effective date of Ordinance No. 817;
2. Movement.
   No nonconforming use of land shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of Ordinance No. 817;
3. Discontinuance.
   If a nonconforming use of land ceases, as documented by the City, for any reason for a period six or more consecutive months (for manufactured home parks this refers to all existing stands being unoccupied), any subsequent use of such land shall conform with the regulations specified by these LDR for the district in which such land is located;
4. Structure additions.
   No structures shall be added on such land, except for the purposes and in a manner conforming with the regulations for the district in which such land is located; and,
5. Destruction.
   Should such nonconforming use of land be destroyed by any means to an extent of more than 70 percent of its property tax assessed value at time of destruction, it shall not be replaced except in conformity with the regulations specified by these LDR for the district in which such land is located.

4.1.6.3. Nonconforming structures.

Where a building or special use structure lawfully existed at the effective date of Ordinance No. 817, that could not be built under these LDR by reason of restrictions on area, lot coverage, height, yards, location on the lot, or requirements other than use concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to:

1. Enlargement or alteration.
   No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity;
2. Destruction.
   Should such nonconforming structure or nonconforming portion of structure be destroyed by any means to an extent of more than 70 percent of the building's property tax assessed value at time of destruction, it shall not be reconstructed except in conformity with these LDR;
3. Movement.
   Should such structure be moved or removed for any reason for any distance whatsoever, it and/or any replacement shall thereafter conform to the regulations which apply for the applicable district.

4.1.6.4. Nonconforming characteristics of use.

If characteristics of use are made nonconforming by these LDR as adopted or amended, no change shall thereafter be made in such characteristics of use which increases nonconformity with these LDR, see also 4.1.6.5.

4.1.6.5. Nonconforming use of structures and premises.

Where a lawful use of a structure, or of a structure and premises in combination, existed at the effective date of Ordinance No. 817, which would not be allowed in the district under the terms of these LDR, the lawful use may be continued so long as it remains otherwise lawful, subject to:

1. Enlargement, extension, alteration, etc.
   No existing structure devoted to a use not permitted by these LDR in the district in which such use is located shall be moved, enlarged, extended, constructed, reconstructed, or structurally altered except in changing the use of the structure to a permitted use;
2. Extension of use.
   No nonconforming use shall be extended to occupy any part of a building and/or land outside the building or any other building or structure on the same lot or parcel not documented by the City as used for such nonconforming use at the effective date of adoption of the City's Comprehensive Plan;
3. Change in tenancy or ownership.
   A change in tenancy, ownership, or management of a nonconforming use does not affect the status of the nonconformity, provided there is no change in the nature or character of such nonconforming use, and provided the use is not discontinued, as defined herein;
4. Change in use shall require future conformity with district regulations.
   A structure, or structure and premises in combination, in or on which a nonconforming use is superseded or replaced by another use, such use shall thereafter conform with the regulations of the district in which such structure is located, and the nonconforming use shall not thereafter be resumed nor shall another nonconforming use be permitted;
5. Discontinuance.
   If a nonconforming use of a structure, or structure and premises in combination, ceases, as documented by the City, for any reason for a period of six or more consecutive months, any subsequent use shall conform to the regulations for the district in which the structure/premises is located;
6. Structure additions.

No structures shall be added on such premises except for an allowed use and in a manner conforming to the regulations for the district in which such premises are located; and,

7. Destruction.
   Should a structure containing a nonconforming use be destroyed by any means to the extent of more than 70 percent of the building's property tax assessed value at the time of destruction, its status as a nonconforming use is terminated, and it shall not be reconstructed except in conformity with these LDR.

4.1.6.6. Casual, temporary, or illegal use.

The casual, temporary, or illegal use of land or structures, or land and structures in combination, shall not be sufficient to establish the existence of a nonconforming use or to create rights in the continuance of such use.

4.1.6.7. Uses under special exception provisions not nonconforming uses.

A use documented to be in existence at the effective date of Ordinance No. 817, which is listed as a use currently permitted by method of application for and approval of a special exception in the zoning district in which it is located, under the terms of the applicable LDR, shall not be deemed a nonconforming use in such district, but shall without further action, be deemed a conforming special exception use in such district. However, an enlargement, expansion, discontinuance, or alteration of such use or premises shall be subject to procedures for securing special exceptions, see also Sec. 3.9., for additional criteria.

4.1.7. Vested rights.

Certain land development rights of property owners may be vested with respect to the City's Comprehensive Plan and these LDR adopted to implement the Comprehensive Plan. For instance, development specifically approved in a development of regional impact development order is vested in accordance with F.S. § 163.3167(8), as amended, and is exempt from the provisions of this section. This section sets forth the procedure for determining those vested rights. A person claiming vested rights to develop property may make application for a vested rights certificate pursuant to this section, notwithstanding the preceding sections.

4.1.7.1. Determination of vested rights.

4.1.7.1.1. An application for a vested rights certificate may be approved and a vested rights certificate issued if an applicant demonstrates rights that are vested under the standards of this section, subject to the limitation set forth in this section and subject to compliance with such laws and regulations against which the development is not vested. Possession of a vested rights certificate enables a permittee to complete the development approved under such certificate up to and through issuance of appropriate certificates of occupancy.

4.1.7.1.2. An application for a vested rights certificate may be filed within one year of the adoption of Ordinance No. 817 for the subject property. Except as provided in the section below, failure to file an application within the required period constitutes an abandonment of any claim to vested rights. Judicial relief is not available until administrative remedies set forth in the section are exhausted.

4.1.7.1.3. If a property owner is absent from the State of Florida during the entire filing period and does not have an agent present in the state during such period, such property owner may, with documentation

sufficient to indicate a probable lack of notice, be granted leave by the City council to file an application within one year after the individual's return to the State of Florida.

4.1.7.1.4. Notwithstanding the provisions of this section, the City council may, in extraordinary circumstances, allow a property owner to submit an application after the one year deadline where such extension avoids undue hardship to the property owner.

4.1.7.2. Standards for vested rights.

4.1.7.2.1. An application for vested rights determination shall be approved if the applicant demonstrated:

1. The applicant:
    a. Owned the property proposed for development on September 10, 1991, the effective date of the City's Comprehensive Plan; or
    b. Entered into a contract or option to purchase the property on or before such date; or
    c. Presents facts such that it would be inequitable, unjust or fundamentally unfair to deny an application for vested rights where the applicant acquired ownership after such date;
2. There was a valid, unexpired act of an agency or authority of government upon which the applicant reasonably relied in good faith;
3. The applicant, in reliance upon the valid unexpired act of government, made a change in position or incurred extensive obligations or expenses; and
4. It would be inequitable, unjust or fundamentally unfair to destroy the rights acquired by the applicant. In making this determination, the City may consider a number of factors including, but not limited to:
    a. Whether construction or other development activity has commenced and is continuing in good faith; and
    b. Whether or not the expense or obligation incurred can be substantially used for a development permitted by the City's Comprehensive Plan and these LDR.

The following are not considered development expenditures or obligations in and of themselves without more evidence of actions in reliance unless the applicant was unable to obtain further approvals because of extraordinary delays, beyond the applicant's control:

1. Costs for legal and other professional services that are not related to the design or construction of improvements;
2. Taxes; and,
3. Costs for acquisition of the land.

4.1.7.3. Presumptive vesting.

Notwithstanding the criteria set forth in this section, presumptive vesting for consistency and concurrency is applied to any structure on which construction has been completed pursuant to a valid building permit such presumptive vesting for the purposes of consistency and concurrency means there is no requirement to file an application to preserve vested rights status.

1. Presumptive vesting for density only: The following categories of properties are presumptively vested for purpose of density only and shall not be required to file an application to preserve vested rights in this regard:

a. Lots of record as of the adoption of the City's Comprehensive Plan, whether located within a subdivision or without, but only to the extent of one single family residence per lot; however, such lots shall not be contiguous on the same frontage as of the adoption of the City's Comprehensive Plan to any other lot(s) owned by or under contract for deed to the person(s) applying for the single-family residence building permit; and,
b. Contiguous lots of record as of the adoption of the City's Comprehensive Plan, whether located within a subdivision or without, where such lots are treated as one lot for one single-family residence.

4.1.7.4. F.S. § 380.06 vested rights.

Developments of regional impact authorized under F.S. § 380.06, as amended, pursuant to a valid, unexpired binding letter of vested rights issued by the state land planning agency, including approved modifications to such binding letter of vested rights (the "binding letter"), shall automatically qualify for a vested rights certificate to be issued upon completion of the procedure set forth in this paragraph.

This certificate shall recognize the vesting of the development as set forth in the binding letter. In lieu of sub-section 4.1.7.7., below, such vesting shall continue until development approved in the binding letter is complete or until the expiration or invalidation of the binding letter, whichever occurs first. Notwithstanding sub-section 4.1.7.7., a proposed change to a development vested hereunder shall be reviewed pursuant to the substantial deviation or change criteria provided for in F.S. § 380.06, as amended.

A substantial deviation after September 10, 1991, shall cause those development rights that are the subject of such deviation to become subject to the Comprehensive Plan, these LDR and concurrency requirements. The request for issuance of the vested rights certificate shall consist of the binding letter along with a master plan of development or similar document previously approved by the City council and submitted to the Land Development Regulation Administrator for verification of authenticity.

The Land Development Regulation Administrator may require additional documents or materials necessary for the City to determine the extent of development vested and to estimate the capital improvements required by the development.

Submission of the binding letter along with the appropriate master plan or similar document and additional materials required by the Land Development Regulation Administrator shall entitle the applicant to a vested rights certificate which shall be issued by the City council upon receipt of verification of authenticity by the Land Development Regulation Administrator.

Development of Regional Impact development is vested under F.S. § 380.06 and for which a binding letter has not been issued shall qualify for a vested rights certificate in accordance with the procedures set forth in these LDR, upon establishment that prior to September 10, 1991, the City issued a building permit or other authorization to commence development and that in reliance on such permit there has been a change of position as required under the provisions of F.S. § 380.06(20) vested rights; provided however, in lieu of the limitation set forth in sub-section 4.1.7.7., such vesting shall continue until such development is complete or until the state land planning agency determines that such development is not entitled to be vested under F.S. § 380.06, whichever occurs first.

4.1.7.5. Statutory vesting.

The right to develop or continue the development of property shall exist if:

1. A valid and unexpired final development order was issued by the City prior to adoption of this Comprehensive Plan;
2. Substantial development has occurred on a significant portion of the development authorized in the final development order or is completed; or
3. Development is continuing in good faith as of the adoption of this Comprehensive Plan. A "final development order" is a development order which approved the development of land for a particular use of uses at a specified density of use and which allowed development activity to commence on the land for which the development order was issued. "Substantial development" means all required permits necessary to commence and continue the development have been obtained; permitted clearing and grading has commenced on a significant portion of the development; and the actual construction of roads and the stormwater management system on that portion of the development is complete or is progressing in a manner that significantly moves the entire development toward completion.

4.1.7.6. Common law vesting.

A right to develop or continue the development of property notwithstanding the City's Comprehensive Plan may be found to exist if the applicant proves by a preponderance of evidence that the owner or developer, acting in good faith and reasonable reliance upon some act or omission of the City, has made a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the property.

4.1.7.7. Limitation on determination of vested rights.

4.1.7.7.1. Development subject to a vested rights certificate shall be consistent with the terms of the development approval(s) upon which the certificate was based. Substantial deviation from a prior approval, except as required by governmental action, shall cause the development to be subject to policies and implementing decisions and regulations of the City's Comprehensive Plan. The City council shall determine if a proposed or actual deviation change is a substantial deviation based upon:

1. A change in use or intensity of use that would increase the development's impacts on those public facilities subject to concurrency by more than five percent;
2. A change in access to the project that would increase the development's transportation impacts by more than five percent on any road subject to concurrency unless the access change would result in an overall improvement to the transportation network.

4.1.7.7.2. A vested rights certificate applies to the land and is therefore transferrable from owner to owner of the land subject to the permit.

4.1.7.7.3. Notwithstanding anything in this section to the contrary, a vested rights determination may be revoked upon a showing by the City of a peril to public health, safety or general welfare of the residents of the City unknown at the time of approval.

4.1.7.8. Vested rights applications.

Applications for a determination of vested rights shall be submitted to the Land Development Regulation Administrator on forms provided by the City. The City shall review the application for sufficiency and an insufficient application shall be returned to the applicant for additional information. Upon acceptance by the City, the application shall be assigned a hearing date. The City establishes the schedule of hearing dates and an application deadline for each hearing.

Sec. 4.2. CSV – Conservation.

4.2.1. Districts and intent.

The CSV conservation category includes one zoning district: CSV lands in this district are lands devoted to the conservation of the unique natural functions within these lands. To ensure their intended purpose, no use other than non-intensive resource based recreation activities shall be permitted.

4.2.2. Permitted principal uses and structures:

1. Non-intensive resource-based recreation activities.
2. Native vegetative community restoration.

4.2.3. Permitted accessory uses and structures:

1. Uses and structures which are customarily accessory and clearly incidental and subordinate to non-intensive resource based recreation activities.
2. Examples of permitted accessory uses and structures include:
   a. Forestry stations and scientific stations for the study of the natural resources within the conservation district.
   b. Residential facilities for caretakers.

4.2.4. Prohibited uses and structures:

1. Residential uses (excepting forestry stations, scientific stations for the study of the natural resources within the conservation district, and caretaker quarters).
2. Reserved.
3. Any use or structure not specifically, provisionally or by reasonable implication permitted herein or permissible as a special exception.

4.2.5. Special exceptions:

Reserved.

4.2.6. Minimum lot requirements:

None, except to meet other requirements as set forth herein.

4.2.7. Minimum yard requirements (see section 4.19 for right-of-way setback requirements):

Wetland protection shall be provided by a minimum 35-foot natural buffer from wetlands to improved areas, subject to the following conditions:

1. The location of a structure other than docks, piers, or walkways elevated on pilings are prohibited;
2. The clearing of natural vegetation are prohibited, except for a minimum amount associated with permitted docks, piers, and walkways;
3. Residential, commercial and industrial improvements are prohibited; and
4. Resource-based recreational activities are permitted.

4.2.8. **Maximum height of structures:** Unrestricted.

4.2.9. **Minimum lot coverage:** None.

4.2.10. **Minimum landscaped buffering requirements:** None.

4.2.11. **Minimum off-street parking requirements:** None.

Sec. 4.3. A – Agricultural.

4.3.1. Districts and intent.

The A – Agricultural category includes one zoning district: A-1. Lands in this district are intended to provide for areas primarily consisting of agricultural and residential uses consistent with the areas as designated agriculture within the City's comprehensive plan.

4.3.2. Permitted principal uses and structures:

1. Crop cultivation and silviculture/forestry.
2. The raising of livestock animals, limited to a density of one animal per acre, of the more common North American equine or bovine species.
3. Conventional single-family dwelling.
4. Type I and Type II manufactured home single-family dwelling.
5. Homes of six or fewer residents which otherwise meet the criteria of a community residential home (see section 4.19).
6. Plant nurseries and greenhouses.
7. Non-residential modular building.
8. Park model single-family dwelling.

No structure used for the housing or feeding of animals shall be located within 300 feet of any lot line.

4.3.3. Permitted accessory uses and structures:

1. Uses and structures which:
   a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
   b. Are located on the same lot as the permitted or permissible principal use or structure or on a contiguous lot in the same ownership; and
   c. Do not involve operations or structures not in keeping with the character of an agricultural area.
2. Examples of permitted accessory uses and structures include:
   a. Barns and stables;
   b. Private garages;
   c. Private swimming pools and cabanas;
   d. On-site signs (see section 4.19); and
   e. Residential facilities for caretakers whose work requires residence on the premises or for employees who will be quartered on the premises.

4.3.4. Prohibited uses and structures (except as provided for under Section 14.10):

1. Slaughterhouses, milking barns, open feedlots, chicken houses and holding pens, and the raising of goats, hogs, and poultry.
2. Junkyard or automobile wrecking yard and any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible as a special exception.
3. Mobile Home Dwelling.

4. Any type of existing mobile or manufactured home dwelling unit which is abandoned, uninhabitable, or which is determined by the Building or Zoning Official to not meet the minimum standards for residential occupancy. Such a structure shall not be permitted to be maintained or retained on the property for any purposes, including as a storage or accessory building.

4.3.5. Special exceptions (see also Article 3):

Special Exceptions shall only be considered on parcels which meet the minimum lot area as specified under 4.3.6.

1. The processing, storage, and sale of agricultural products and commodities raised or not raised on the premises (excluding livestock or poultry slaughterhouses), provided no building used for these activities is located within 100 feet of any side or rear lot line.
2. Recreational activities such as racetracks and speedways; golf courses; country clubs; tennis and racquet clubs; golf and archery ranges; rifle, shotgun, and pistol ranges; travel trailer parks or campgrounds, hunting or fishing camps, including day camps; and similar uses.
3. Veterinary clinics, including: indoor animal recovery related boarding up to seven (7) days, and associated outside exercise areas.
4. Airplane landing fields.
5. Child care centers, provided:
   a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.
   b. Provision is made for areas for off-street pick-up and drop-off of children.
6. Churches and other houses of worship.
7. Cemeteries and mausoleums.
8. Commercial kennels and animal shelters, provided: animals are housed at a minimum from dusk to dawn in soundproof buildings, no open runs are located within 100 feet of any lot line, and no buildings used for housing of animals are located within 300 feet of any lot line.
9. Crematories.
10. Home occupations (see also article 4.19).
11. Long-Term Care Facilities, Group Living Facilities, Adult Day Care Centers and Retirement or Senior Housing Facilities.
12. Livestock auction arenas.
13. Off-site signs (see also section 4.19).
14. Private clubs and lodges.
15. Public buildings and facilities (see section 4.19).
16. Public or private schools offering curricula comparable to that of public schools.
17. Riding or boarding stables, provided no buildings used for housing of animals are located within 300 feet of any lot line.
18. Bed and breakfast inns.
19. Foster Group Homes
20. Radio and television stations and/or associated towers/antenna up to 130 feet in height, provided tower/antenna minimum setback from all property lines shall be a distance equal to the height of the proposed tower, unless the tower will be constructed using engineered “breakpoint” design technology, in which case the minimum setback distance shall be equal to 110% of the distance from the top of the tower to the “breakpoint” level of the tower. Certification by a professional engineer licensed by the State of Florida of the “breakpoint” design and the design’s fall radius must be provided together with the other information required. All towers shall be engineered so that in the case of collapse, all parts of the structure will fall within the site.

4.3.6. **Minimum lot requirements** (area, width):

1. Conventional single-family dwellings, manufactured homes:

A-1	Minimum lot area: five acres
	Minimum lot width: 200 feet

2. Other permitted principal uses and structures (unless otherwise specified): none, except as necessary to meet other requirements as set out herein.

3. Uses permitted by Special Exception:

A-1	Number: 3, 5, 6, 10, 13, 14, 15, 18, 19
	Minimum lot area and width: none, except as necessary to meet other requirements as set out herein.
A-1	Number: 7, 9, 11, 16, 20
	Minimum lot area: one acre
	Minimum lot width: 100 feet
A-1	Number: 1, 2, 4, 8, 12, 17
	Minimum lot area: five acres
	Minimum lot width: 200 feet

4.3.7. **Minimum yard requirements** (depth of front and rear yard, width of side yard): (See section 4.19 for right-of-way setback requirements.)

1. Permitted Residential Dwelling Units, including any residential accessory structures:

   Front: 20 feet.
   Side: 20 feet (for each side yard).
   Rear: 20 feet.

2. Permitted or permissible non-residential uses and structures (unless otherwise specified):

   Front: 30 feet.
   Side: 25 feet (for each side yard).
   Rear: 25 feet.

3. Wetland protection shall be provided by a minimum 35-foot natural buffer from wetlands to improved areas, subject to the following conditions:
   a. The location of a structure other than docks, piers, or walkways elevated on pilings are prohibited;
   b. The clearing of natural vegetation is prohibited, except for a minimum amount associated with permitted docks, piers, and walkways;
   c. Residential, commercial and industrial improvements are prohibited; and

d. Resource-based recreational activities are permitted.

4.3.8. Maximum height of structures:

No portion shall exceed: unrestricted (see also section 4.19 for exceptions).

4.3.9. Floor Area Ratio, Impervious Lot Coverage, Building Coverage:

	FAR	ILC	BC
Residential	0.30	0.40	0.30
Non-residential	0.20	0.30	0.20

4.3.10. Minimum landscaped buffering requirements (see also section 4.19):

1. Permitted principal uses: None, except as necessary to meet other requirements as set out herein.
2. Uses permitted by Special Exception: To be determined and imposed by the Board of Adjustment.

4.3.11. Minimum off-street parking requirements (see also section 4.19):

1. Each residential dwelling unit: two spaces.
2. Elementary and junior high schools: two spaces for each classroom or office room, plus one space for each three seats in any auditorium or gymnasium.
3. Senior high school: four spaces for each classroom or office room, plus two spaces for each three seats in any auditorium or gymnasium.
4. Churches or other houses of worship: one space for each six permanent seats in the main auditorium.
5. Public buildings and facilities (unless otherwise specified): one space for each 200 square feet of floor area.
6. Private clubs and lodges: one space for each 300 square feet of floor area.
7. Child care centers: one space for each 300 square feet of floor area devoted to child care activities.
8. Hospitals: one space for each bed.
9. Sanitariums and nursing homes: one space for each two beds.
10. Residential home for the aged: one space for each dwelling unit.
11. Commercial and service establishments (unless otherwise specified): one space for each 150 square feet of non-storage floor area.
12. Crematories; agricultural feed and grain packaging, blending, storage and sales; agricultural fertilizer storage and sales: one space for each 500 square feet of floor area.
13. Livestock auction arenas; racetracks; speedways; golf and archery ranges; rifle, shotgun, and pistol ranges; commercial kennels; veterinary clinics; and animal shelters: one space for each 350 square feet of floor area, plus, where applicable, one space for each 1,000 square feet of lot or ground area outside buildings used for any type of sales, display, or activity.
14. For other special exceptions as specified herein: to be determined by findings in the particular case.

4.3.12. Additional requirements for Housing/Dwellings:

All dwellings are further governed, by (including but not limited to):

1. Section 4.19.7. – Development of land and structures thereto, on a platted or un-platted parcel(s) of record.
2. Article 9 – Housing Regulations and Code.

Sec. 4.4. Residential-(conventional, unconventional and infill) Single-Family.

4.4.1. Districts and intent:

4.4.1.1. The R residential, (conventional) single-family category includes three zoning districts: RSF-1, RSF-2 and RSF-3. It is the intent of these districts to provide for conventional single-family areas of low, moderate and medium densities, together with public and semi-public buildings and facilities, and accessory structures as may be desirable and compatible with such uses, as well as surrounding uses.

Nonresidential uses in these districts may be subject to restrictions and requirements necessary to preserve and protect the single-family residential character of these districts. Variation among the RSF-1, RSF-2 and RSF-3 districts is in requirements for lot area, width, and certain yards, as well as other criteria as applicable.

4.4.1.2. The R residential, (unconventional) single-family category includes two zoning districts: RSFU-1 and RSFU-2. No provision in this zoning district shall serve to supersede any applicable building code regarding subsequent construction. It is the intent of these districts to:

1. Provide for unconventional single-family areas of medium and high density, and accessory structures as allowed for and compatible with such uses, as well as surrounding uses;
2. Permanently preserve open space which is of use and value to the residents, and which would not normally be preserved under development undertaken according to other zoning districts;
3. Encourage creative site planning which is sensitive to the natural characteristics of the land;
4. Provide for economical development, efficient provision of public services and minimizing road and driveway construction and paving;
5. Promote aesthetics and other amenities; and
6. Use less land per dwelling unit than permitted under normal zoning requirements.

These districts do allow for a mixture of conventional single-family dwellings together with unconventional single-family dwellings. Such districts and subsequent subdividing and development shall be required to comply with the following criteria:

1. Any such amendment proposed for this district shall be proposed for a surveyed area, on contiguous parcels, not less than 1.5 acres and not more than 10 acres. Parcels which total more than 10 acres shall be proposed under the PRD Planned Residential Development District;
2. Subsequent contiguous parcels, or parcels under the same ownership within 500 linear feet, which are proposed to be amended to such a RSFU district, shall only be proposed once the initial RSFU district is 75% built-out and occupied;
3. When roads are needed to be extended to serve such a district, such roads shall be extended within the interior of the property, all subsequent lots shall only front the interior roads, and no dwelling shall be located less than 25 feet from a boundary of the zoning district;
4. Entrances into such a development shall number one for the first 60 dwellings. Developments with 61-125 dwellings shall be required to have a second entrance no closer than 300 feet to the first entrance. Developments over 125 dwellings shall be required to have additional entrances as deemed necessary, through the site and development approval process, to assure safety and wellbeing of the residents;
5. Combinations of various residential densities and housing types are permitted, as long as the overall gross density does not exceed the allowed number of dwelling units allowed by the Comprehensive Plan for the proposed district, as well as other criteria as provided for herein;

6. All exposed exterior wall materials on primary or accessory structures shall be either: stone, brick, stucco, cement composition board, or of similar fire-retardant material. Vinyl siding, wood or similar type exterior materials are prohibited. If shingled, roofs must utilize architectural type composition shingles;
7. Exterior home designs shall not repeat more than one design type for every 5 dwelling units;
8. Overall density shall be limited by the Future Land Use Plan Map which allows a density of 8 units per acre on Residential Medium Density and 20 units per acre on Residential High Density. Wetlands, water bodies, and land prohibited from development by reason of legally enforceable restrictions, easements, covenants, soils or topography shall be excluded from the calculation of permissible building lots;
9. To ensure common open space is preserved for use of the residents, when a subdivision plat is proposed, at least 25 percent of the buildable area covered by the zoning district shall be established by conservation restriction or easement as open space for conservation and/or recreation purposes. Not more than 20 percent of this conservation area may be improved by construction of amenities. Access to this open space shall be made available to all residents, either by lots fronting such area or by common easement to a public street or road. The open space land area required shall be contained in no more than two (2) non-contiguous parcels. Open space shall be protected in perpetuity by restrictive covenants and deed restrictions by way conveyance to a corporation or trust comprising a home owner's association whose membership includes the owners of all lots or units contained in the tract. The subdivider shall include in the deeds to owners of individual lots beneficial rights in said open land with a conservation restriction, to insure that such land be kept in an open or natural state and not be built upon for residential use or developed for accessory uses such as parking or roadways, nor more than 20 percent utilized for common amenities such as a club house, pool, playground or similar uses. In addition, the subdivider shall be responsible for the maintenance of the common land and any other facilities to be held in common until such time as the home owner's association is capable of assuming said responsibility. In order to ensure that the association will properly maintain the land deeded to it under this section, the subdivider shall cause to be recorded at the Suwannee County Clerk of the Circuit Court, a Declaration of Covenants and Restrictions which shall, at a minimum, provide the following:
   a. Mandatory membership in an established home owner's association, as a requirement of ownership of any lot in the tract;
   b. Provisions for maintenance assessments of all lots in order to ensure that the open land is maintained in a condition suitable for the uses approved by the home owner's association. Failure to pay such assessments shall create a lien on the property assessed, enforceable by either the home owner's association or the owner of any lot;
   c. Provisions which, so far as possible under existing law, will ensure that the restrictions placed on the use of the open land will not terminate by operation of law; and
   d. The covenant must be submitted to the City for review and approval as part of the subdivision review and approval process.
10. The location of High Density Land Use Classifications and associated RSFU-2 Districts shall be limited to areas adjacent to arterial or collector roads, as designated on the Comprehensive Plan;
11. Each dwelling unit shall have a separate front entry and off street parking or garages;
12. A maximum of 5 dwelling units may be attached together in a single dwelling unit cluster;
13. The minimum building width shall be 20 feet per dwelling unit;
14. The minimum dwelling unit building footprint shall be 800 square feet for duplexes or single story dwellings**;** and 500 square feet for townhomes or multi-story dwellings;
15. Each dwelling with a shared wall shall be reviewed, approved and permitted collectively as a cluster, and each cluster shall be constructed concurrently by the licensed building contractor;

16. Units in clusters shall be offset in front-yard setbacks as follows: no more than 2 abutting units in a cluster may be setback an equal distance from the right-of-way and the variation for units which must be offset shall be a minimum of 5 feet;
17. To promote a walkable development, common areas adjacent to public rights-of-way, or leading to designated open space areas, shall have standard sidewalks and lighting installed prior to acceptance by the City Council as a subdivision; and all subsequent construction on lots adjacent to public rights-of-way, or leading to common areas, shall have standard sidewalks and lighting installed prior to a certificate of occupancy being issued. Proposed subdivision plats must show the location of all sidewalks and lighting for the entire subdivision;
18. Paved driveways may be contiguous for up to 5 contiguous dwelling units only if utilization of minimum lot width requires the entire front to be paved to meet parking size requirements, otherwise, between each driveway shall be sodded or landscaped green space, except required sidewalks; and all areas between clusters shall be sodded or landscaped green space, except required sidewalks.

4.4.1.3. The R residential, (infill) single-family category includes three zoning districts: RSFI-1, RSFI-2, and RSFI-3. It is the intent of these districts to provide for conventional single-family areas of low, moderate and medium densities, within or abutting existing and numerically matching, RSF-1, RSF-2 and RSF-3 zoning districts; to facilitate development or redevelopment on previously platted lots which, according to their size, may be difficult to develop under current zoning standards. It is in the public interest to maximize efficiency of the utilization of public services, infrastructure, and facilities as a means to achieve balanced growth, and to provide a cost-effective method for municipal service delivery. Within the residential areas designated as the Urban Core Area of Live Oak, there exists an opportunity to achieve maximum utilization of land resources that have been by-passed or under-utilized in the development of the urban area. An allowance for non-standard criteria is deemed an appropriate incentive to promote infill development and redevelopment within this Core Area for single-family residential detached dwellings. For the purposes of this district, the Urban Core Area is defined as all legally platted subdivision lots recorded prior to January 1, 2009 within the Territorial Boundaries described under Sec. 7, Part I - Charter, of the Code of Ordinances of the City of Live Oak, Florida. Existing lots which do not meet the minimum lot width or size are still considered buildable under the provisions of nonconforming lots of record, Section 2.3.1, so long as required setbacks can be met, as well as other criteria as may be required according to the building or land development codes. To facilitate this as an affordable option for a zoning district, a single owner or corporation of record, which owns multiple such lots within the City, which are currently zoned RSF-1,2 or 3, may file a petition for consideration to amend the zoning on up to 5 lots under a single petition and with remittance of the associated fee, so long as the zoning district sought is consistent with existing adjacent conventional single-family zoning and permissible with the current future land use plan map classification. The Ordinance for rezoning for said lots may be approved, denied, or modified in whole or part as the current amendment process allows for. LDR rezoning ordinances proposed which do not meet these criteria or which also require a CPA land use amendment to the future land use shall not be submitted under this provision and each non-contiguous lot shall be considered a separate application petition. No provision in this zoning district shall serve to supersede any applicable building code regarding subsequent construction.

4.4.2. Permitted principal uses and structures:

4.4.2.1. Permitted principal uses and structures (<u>conventional</u>):

1. Conventional single-family dwellings.
2. Public parks and recreational areas.

3. Homes of six or fewer residents which otherwise meet the criteria of a community residential home.

4.4.2.2. Permitted principal uses and structures (unconventional):

1. Conventional single-family dwellings of a minimum of 1,200 or more square feet each of heated and cooled gross floor area.
2. Attached single-family dwellings, including: one story duplexes, triplexes and quad-plexes, of a minimum of 800 or more square feet each of heated and cooled gross floor area**;** and two or more story attached townhouses, with a ground floor footprint of a minimum of 500 or more square feet each of heated and cooled floor area.
3. Public parks and public recreational areas.
4. Private parks, common open space, and recreation facilities, owned and maintained in common by the residents of the subdivision or a homeowners association, and deed recorded as such.
5. Homes of six or fewer residents which otherwise meet the criteria of a community residential home.

4.4.2.1. Permitted principal uses and structures (infill):

1. Conventional single-family dwellings.
2. Public parks and recreational areas.
3. Homes of six or fewer residents which otherwise meet the criteria of a community residential home.

4.4.3. Permitted accessory uses and structures:

All permitted accessory uses and structures - are uses and structures which:

1. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
2. Shall be located on the same lot or parcel as the permitted or permissible principal use or structure, and only when a principal use or structure is in existence on said lot or parcel;
3. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood;
4. Do not involve operations or structures, including business or trade operations or storage, not in keeping with the character of single-family residential development;
5. Which shall be located, unless otherwise provided, in: the rear yard of interior lots, the side yard of corner lots, or the yard which faces the secondary (non-addressed) street frontage of a through lot;
6. Which are limited in height, unless otherwise restricted, to that which the primary structure is;
7. Which are permitted, constructed and fully comply as required to meet other requirements herein set forth, including Section 4.19, 4.19.4, and other building codes as applicable;
8. To qualify as a bonafide addition to a principal structure and not an accessory structure, said addition shall be of like-kind materials, construction and design as the principal structure;
9. The City Development Manager and City Building Official shall be contacted prior to any accessory structure being erected and a site plan provided to obtain written zoning approval and to determine what other Zoning and/or Building Codes/Permitting are required.

4.4.3.1. Permitted accessory uses and structures (conventional):

1. Not more than two accessory buildings, including: private garages, portable or permanent sheds, carports, cabanas, pole barns, and noncommercial greenhouses/plant nurseries, for household use only; and limited, unless otherwise restricted, in total and combined lot coverage (gross floor area): 40% of the size of the existing principal structure or 3% of the total lot size, whichever is greater, subject to total lot coverage provided for herein, height limited to be equal to or less than the height of the primary structure on the property;
2. A metal carport may be located in the required front yard or side yard of an interior or through lot, or the front yard of a corner lot, so long as the following criteria are met [in addition to that listed above]:
   a. Not more than one per parcel within these yards.
   b. Shall meet a 10 foot setback from all property lines.
   c. Shall meet a 5 foot setback from the principal structure, per 4.19.4. (4).
   d. Shall be of a standard type and design, commercially manufactured and mass produced, by a company whose principal product line is metal structures, subject to review and approval by the Building Official.
   e. Shall be permanently installed to current applicable building codes in effect.
   f. Shall be entirely all metal construction.
   g. Shall be maintained to be free of rust, chipping or peeling paint or other deteriorated conditions.
   h. If damaged or deteriorated by any natural or unnatural force or condition, must be repaired, restored or removed within 30 days of written notice from the City Code Enforcement Officer.
   i. Shall not exceed 400 square feet in overall footprint size.
   j. Shall not exceed 8 feet in overall sidewall height.
   k. Any rolled-corner roofing panels or boxed eve panels shall not extend downward more than 22 inches below where said roof panel becomes vertical, or below a line forming the horizontal edge of the drip line of the roof structure and the remainder of the structure from the ground up shall always remain open, unencumbered space with no panels or other material or screening installed so as to close in the structure.
   l. Shall not be utilized as a space for storage of anything other than a registered, tagged and fully operational street legal non-commercial motorized vehicle.
3. Private decks, cement slabs, sidewalks or otherwise paved areas which may or may not be utilized as or in conjunction with a vehicular driveway, subject to total lot coverage provided herein;
4. Private swimming pools with or without screened in enclosures, and non-commercial man-made ponds under 200 square feet, subject to total lot coverage provided for herein; and
5. Permanent playground equipment and play-houses not exceeding 12 feet in overall height, subject to total lot coverage provided for herein.

4.4.3.2. Permitted accessory uses and structures (<u>unconventional</u>):

Not more than one accessory building, including: private garages, portable or permanent sheds, carports, cabanas, and noncommercial greenhouses/plant nurseries, (no pole barns), for household use only, and limited to a maximum of 144 square feet in gross floor area, subject to total lot coverage provided for herein, and not to exceed 12 feet in overall height.

1. Private decks, cement slabs, sidewalks or otherwise paved areas which may or may not be utilized as or in conjunction with a vehicular driveway, subject to total lot coverage provided for herein;
2. Private swimming pools with or without screened in enclosures, subject to total lot coverage provided for herein; and

3. Permanent playground equipment and play-houses not exceeding 12 feet in overall height, subject to total lot coverage provided for herein.

4.4.3.3. Permitted accessory uses and structures (infill):

1. Not more than two accessory buildings, including: private garages, portable or permanent sheds, carports, cabanas, pole barns, and noncommercial greenhouses/plant nurseries, for household use only; and limited, unless otherwise restricted, in total and combined lot coverage (gross floor area) to: 40% of the size of the existing principal structure or 3% of the total lot size, whichever is greater, subject to total lot coverage provided for herein;
2. Private decks, cement slabs, sidewalks or otherwise paved areas which may or may not be utilized as or in conjunction with a vehicular driveway, subject to total lot coverage provided herein;
3. Private swimming pools with or without screened in enclosures and non-commercial man-made ponds under 200 square feet, subject to total lot coverage provided for herein; and
4. Permanent playground equipment and play-houses not exceeding 12 feet in overall height, subject to total lot coverage provided for herein.

4.4.4. Prohibited uses and structures (except as provided for under Section 14.10)**:**

1. Type I and Type II manufactured home single-family dwelling.
2. Mobile Home Dwelling.
3. Any type of existing mobile or manufactured home dwelling unit which is abandoned, uninhabitable, or which is determined by the Building or Zoning Official to not meet the minimum standards for residential occupancy. Such a structure shall not be permitted to be maintained or retained on the property for any purposes, including as a storage or accessory building.

4.4.4.1. Prohibited uses and structures (conventional):

Trade or service establishments or storage in connection with such establishments, business or home occupations not previously approved as required, storage or overnight parking of commercial or industrial vehicles weighing in excess of 7,000 pounds empty weight, storage of building materials (except in connection with active construction activities on the premises), storage or accumulations of debris or materials or articles in such a way which would permit animal or vermin harborage, signs except as specifically permitted in section 4.19, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible as a special exception.

4.4.4.2. Prohibited uses and structures (unconventional):

Trade or service establishments or storage in connection with such establishments, business or home occupations not previously approved as required, storage or overnight parking of commercial or industrial vehicles weighing in excess of 7,000 pounds empty weight, storage of building materials (except in connection with active construction activities on the premises), storage or accumulations of debris or materials or articles in such a way which would permit animal or vermin harborage, signs except as specifically permitted in section 4.19, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible as a special exception.

4.4.4.3. Prohibited uses and structures (infill):

Trade or service establishments or storage in connection with such establishments, business or home occupations not previously approved as required, storage or overnight parking of commercial or industrial vehicles weighing in excess of 7,000 pounds empty weight, storage of building materials (except in connection with active construction activities on the premises), storage or accumulations of debris or materials or articles in such a way which would permit animal or vermin harborage, signs except as specifically permitted in section 4.19, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible as a special exception.

4.4.5. Special exceptions (see also Article 3)**:**

4.4.5.1. Special Exceptions (conventional):

1. Public or private schools offering curricula comparable to that of public schools.
2. Churches and other houses of worship.
3. Golf courses, country clubs, and racquet and tennis clubs.
4. Cemeteries and mausoleums.
5. Private non-profit clubs and lodges.
6. Parks maintained by a private association of persons residing in the district.
7. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified (see section 4.19).
8. Home occupations (see section 2.1 and 4.19).
9. Child care centers and overnight child care centers provided:
   a. No outdoor play activities are conducted before 8:00 a.m. or after 8:00 p.m.
   b. Outdoor play areas shall be fenced and, where possible, located in the rear yard of the property.
   c. A circular drive is provided for ingress and egress safety for drop-off and pick-up.
   d. Drop-off and pick-up shall be conducted on the property and not in the public right-of-way.
10. Commercial greenhouses and plant nurseries.
11. Guest house or guest cottage (see Section 2.1, Definitions).
12. Bed and breakfast inns.
13. Non-commercial, man-made ponds, 200 or more square feet in size.
14. An accessory building or structure on a contiguous lot or parcel to the principal structure, both of which are under the same ownership or, on a vacant or undeveloped lot or parcel; limited in total and combined lot coverage (gross floor area) to: 3% of the total lot size.
15. Neighborhood Community Center, provided:

    a. Shall be located on a parcel one or more acres in size;
    b. Activities which may take place outside of enclosed buildings shall be limited, except as provided herein, to dawn to dusk hours;
    c. Lighted exterior recreational facilities which are located a minimum of 100 feet from any adjacent residence, may be utilized after dusk;
    d. May be leased or reserved on a temporary basis by individuals or families for the hosting of events such as receptions, reunions, anniversaries and similar gatherings;
    e. May provide facilities and activities to serve children from the surrounding neighborhoods, however shall not be operated as an after-school care, day care, or similar facility without applying and being approved for such under that classification;

f. Such facilities are intended to provide a residential community resource, as such, any use which is commercial in nature, including but not limited to, alcoholic or non-alcoholic clubs, raves, commercial recreation facilities, and service industries is prohibited;
g. Said buildings and site shall be developed or altered and subsequently maintained in a manner which is consistent with the adjacent residential community;
h. When deemed appropriate and necessary by the Board of Adjustment, and in addition to any generally required buffer standards, a combination of opaque fencing and a planted landscaped buffer may be required in certain areas to provide for mitigation of visual, noise and similar conditions beyond the property line of the site;
i. Any exterior lighting shall not cast glare onto adjacent residential properties;
j. Vehicular ingress and egress to the property shall be provided by connection to a road network which will not cause additional traffic impacts to existing local platted neighborhood streets, unless said center is privately owned and operated as part of a residential development where there is unified control by a deed restricted home-owner's association;
k. Consumption of any alcoholic beverages by individuals leasing said facility, and guests thereof, shall be conducted wholly within a completely enclosed building, provided however, said consumption shall only be allowable if said facility is in compliance with the adopted criteria for a Banquet Hall as described within the distance separation table in Chapter 18 of the Live Oak Code of Ordinances;
l. Other appropriate conditions may be implemented by the Board of Adjustment during the Special Exception consideration process, including but not limited to, hours of operation;
m. All facilities and activities are also subject to all other development or usage criteria, as applicable, found in the Land Development Regulations and/or Code of Ordinances for the City of Live Oak.

16. Non-residential modular building.

4.4.5.2. Special exceptions (unconventional):

1. Golf courses, country clubs, and racquet and tennis clubs.

4.4.5.3. Special Exceptions (infill):

1. Public or private schools offering curricula comparable to that of public schools.
2. Churches and other houses of worship.
3. Golf courses, country clubs, and racquet and tennis clubs.
4. Cemeteries and mausoleums.
5. Private non-profit clubs and lodges.
6. Parks maintained by a private association of persons residing in the district.
7. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified (see section 4.19).
8. Home occupations (see section 2.1 and 4.19).
9. Child care centers and overnight child care centers provided:
   a. No outdoor play activities are conducted before 8:00 a.m. or after 8:00 p.m.
   b. Outdoor play areas shall be fenced and, where possible, located in the rear yard of the property.
   c. A circular drive is provided for ingress and egress safety for drop-off and pick-up.
   d. Drop-off and pick-up shall be conducted on the property and not in the public right-of-way.
10. Commercial greenhouses and plant nurseries.

11. Bed and breakfast inns.
12. Non-commercial, man-made ponds, 200 or more square feet in size.
13. An accessory building or structure on a contiguous lot or parcel to the principal structure, both of which are under the same ownership or, on a vacant or undeveloped lot or parcel; limited in total and combined lot coverage (gross floor area) to: 3% of the total lot size.

4.4.6. Minimum lot requirements (area, width):

1. Single-family dwellings (conventional):

RSF-1:	Minimum lot area: 20,000 square feet
	Minimum lot width: 100 feet
RSF-2:	Minimum lot area: 10,000 square feet
	Minimum lot width: 80 feet
	Note: RSF-2 districts shall be permitted only where community potable water systems are available and accessible
RSF-3:	Minimum lot area: 5,445 square feet
	Minimum lot width: 50 feet
	Note: RSF-3 districts shall only be permitted where community potable water systems, and centralized sanitary sewer systems are available and accessible

2. Single-family dwellings (unconventional):

RSFU-1:	Maximum Density 8 Units Per Acre
- Townhomes	Minimum lot area: 1,200 square feet
- **Conventional Single-family dwellings,** duplexes, triplexes or quad-plexes	Minimum lot area: 2,250 square feet
- Townhomes	Minimum lot width: 20 feet
- **Conventional Single-family dwellings,** duplexes, triplexes or quad-plexes	Minimum lot width: 30 feet
	Note: RSFU-1 districts shall only be permitted where City provided: community potable water systems, and centralized sanitary sewer systems are available, accessible and utilized.

RSFU-2:	Maximum Density 20 Units Per Acre
- Townhomes	Minimum lot area: 1,200 square feet
- **Conventional Single-family dwellings,** duplexes, triplexes or quad-plexes	Minimum lot area: 2,250 square feet
- Townhomes	Minimum lot width: 20 feet
- **Conventional Single-family dwellings,** duplexes, triplexes or quad-plexes	Minimum lot width: 30 feet
	Note: RSFU-2 districts shall only be permitted where City provided: community potable water systems, and centralized sanitary sewer systems are available, accessible and utilized.

3. Single-family dwellings (infill):

RSFI-1:	Minimum lot area: 20,000 square feet
	Minimum lot width: 100 feet
RSFI-2:	Minimum lot area: 10,000 square feet
	Minimum lot width: 80 feet
	Note: RSFI-2 districts shall be permitted only where community potable water systems are available and accessible
RSFI-3:	Minimum lot area: 5,445 square feet
	Minimum lot width: 50 feet
	Note: RSFI-3 districts shall only be permitted where community potable water systems, and centralized sanitary sewer systems are available and accessible

4. Other permitted or permissible non-residential uses and structures: to be determined and imposed by the Board of Adjustment.

4.4.7. Minimum yard requirements
(Depth of front and back yard, width of side yards) and
(See section 4.19.27 for right-of-way setback requirements):

1. Single-family dwellings (conventional):

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

2. Single-family dwellings (unconventional):

RSFU-1:	
Interior Lots	Front: 15 feet
	Side: none, unless required between clusters, which shall require a minimum spacing of 20 feet between outside wall to outside wall.
	Rear: 15 feet
Corner Lots	Primary Street Frontage: 15 feet
	Secondary Street Frontage: 10 feet
	Yards perpendicular to primary frontage which fronts no street: none, unless required between clusters, which shall require a minimum spacing of 20 feet between outside wall to outside wall.
	Rear parallel to primary street frontage: 15 feet
RSFU-2:	
Interior Lots	Front: 15 feet
	Side: none, unless required between clusters, which shall require a minimum spacing of 30 feet between outside wall to outside wall.
	Rear: 15 feet
Corner Lots	Primary Street Frontage: 15 feet
	Secondary Street Frontage: 10 feet
	Yards perpendicular to primary frontage which fronts no street: none,

	unless required between clusters, which shall require a minimum spacing of 30 feet between outside wall to outside wall.
	Rear parallel to primary street frontage: 15 feet

3. Single-family dwellings (infill):

All Districts	Corner lots shall be permitted one street frontage to be to front yard standards and the secondary street frontage to be to the applicable side yard standard; and likewise one shared property line to rear yard standards and the secondary shared property line to side yard standards.
RSFI-1:	Front: 15 feet
	Side: 8 feet for each side yard
	Rear: 10 feet
RSFI-2:	Front: 15 feet
	Side: 8 feet for each side yard
	Rear: 10 feet
RSFI-3:	Front: 15 feet
	Side: 8 feet for each side yard
	Rear: 10 feet

4. Public and private schools, child care centers, churches, other houses of worship, private clubs and lodges, and other permitted or permissible uses unless otherwise specified:

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

5. Wetland protection in all zoning districts shall be provided by a minimum 35-foot natural buffer from wetlands to improved areas, subject to the following conditions:

   a. The location of a structure other than docks, piers, or walkways elevated on pilings is be prohibited;
   b. The clearing of natural vegetation is prohibited, except for a minimum amount associated with permitted docks, piers, and walkways;
   c. Residential, commercial and industrial improvements are prohibited; and
   d. Resource-based recreational activities are permitted.

4.4.8. **Maximum height of all structures:** See also section 4.19 for exceptions)

In all zoning districts no portion shall exceed 35 feet.

4.4.9. Maximum lot/parcel coverage by all buildings, structures and uses:

1. Conventional and Infill Zoning Districts: Single-Family Dwellings, together with all accessory buildings, structures or uses, unless otherwise restricted: 60 percent.
2. Unconventional Zoning Districts: Single-Family Dwellings, together with all accessory buildings, structures or uses, unless otherwise restricted: 80 percent.
3. Uses granted through a Special Exception: Principal building together with all accessory buildings, structures or uses, unless otherwise restricted: 50 percent.

4.4.10. Minimum landscaped buffering requirements (See also section 4.19):

All permitted or permissible non-residential uses erected, expanded, re-established, re-located to, or issued a new business tax receipt for a change of use on:

1. Land abutting or adjacent (See Article 2 – Definitions) to a residential zoning district, or property used residentially, shall provide a landscaped buffer of at least 10 feet in width along the affected front yard(s), and at least 15 feet in width along the affected side or rear property line yard(s), as the case may be.

4.4.11. Minimum off-street parking requirements (See also section 4.19):

1. Each residential dwelling unit: two spaces for each dwelling unit.
2. Schools:
   a. Elementary and junior high schools: two spaces for each classroom or office room, plus one space for each three seats in any auditorium or gymnasium.
   b. Senior high school: four spaces for each classroom or office room, plus two spaces for each three seats in any auditorium or gymnasium.
   c. Plus safe and convenient on-premise drop-off and pick-up areas.
3. Churches and houses of worship:
   One space per 4 fixed seats in the largest assembly room, or one space for each 40 square feet of floor area available for the accommodation of movable seats or a combination of fixed and movable seats, in the largest assembly room, whichever is least;
   All other gross area besides the main meeting room shall be required an additional space per each 400 square feet of gross building area.
4. Public buildings and facilities (unless otherwise specified): one space for each 200 square feet of floor area.
5. Private clubs and lodges: one space for each 300 square feet of floor area.
6. Child care centers and overnight child care centers:
   One space for each 400 square feet of gross floor area, plus safe and convenient drop-off and pick-up areas.
7. Commercial greenhouses and plant nurseries: one space for each 150 square feet of non-storage floor area.
8. For other uses or special exceptions as specified or provided for herein: to be determined by findings in the particular case.
9. Neighborhood Community Centers: one space for each 300 square feet of floor area of building or pavilion area and one space for each 500 square feet of lot or ground area devoted to outside recreation facilities or equipment.

In addition to required improved vehicular access drives and aisles, a minimum of fifty percent of the required parking shall be improved in accordance with Section 4.19. The remainder may be grass parking, however, all spaces, unless striped on cement or asphalt, must be clearly marked with cement vehicle stops.

Landscaping requirements shall apply to the total area devoted to required vehicular access and parking, whether improved or grass.

4.4.12. Additional requirements for Housing/Dwellings:

All dwellings are further governed, by (including but not limited to):

1. Section 4.19.7. – Development of land and structures thereto, on a platted or un-platted parcel(s) of record.
2. Article 9 – Housing Regulations and Code.

Sec. 4.5. RSF/MH – Residential-(mixed) Single-Family/Manufactured Home.

4.5.1. Districts and intent.

The RSF/MH residential, (mixed) single-family/manufactured home category includes three zoning districts: RSF/MH-1, RSF/MH-2, and RSF/MH-3. It is the intent of these districts to provide for single-family residential areas of low to medium density for conventional single-family dwellings and individual manufactured homes.

The mixed single-family/manufactured home category should be applied primarily to already developed land areas: however, this category may also be applied, to a limited degree, to new subdivision areas. In addition to providing for mixed single-family/manufactured home areas, this district also provides for public and semi-public buildings and facilities and accessory structures. In these districts, permitted nonresidential uses and special exceptions may be subject to restrictions and requirements necessary to preserve and protect the residential character of these districts.

The minimum size for a single-family, manufactured home district shall be ten acres in order to avoid spotty development and the intermixing of single-family/manufactured home districts in conventional single-family areas. Variation among the RSF/MH-1, RSF/MH-2 and RSF/MH-3 districts is in the requirements for lot area, width and certain yards.

4.5.2. Permitted principal uses and structures:

1. Conventional single-family dwellings.
2. Type II manufactured home single-family dwelling.
3. Public parks and recreational areas.
4. Homes of six or fewer residents which otherwise meet the criteria of a community residential home (see section 4.19).

4.5.3. Permitted accessory uses and structures:

1. Uses and structures which:
   a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
   b. Are located on the same lot as the permitted or permissible principal use or structure, or on a contiguous lot in the same ownership;
   c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and
   d. Do not involve operations or structures not in keeping with the character of residential development.
2. Examples of permitted accessory uses and structures include:
   a. Private garages;
   b. Private swimming pools and cabanas;
   c. Noncommercial greenhouses and plant nurseries; and
   d. On-site signs (see section 4.19).

4.5.4. **Prohibited uses and structures** (except as provided for under Section 14.10)**:**

1. Type I manufactured home single-family dwelling.

2. Mobile Home Dwelling.
3. Any type of existing mobile or manufactured home dwelling unit which is abandoned, uninhabitable, or which is determined by the Building or Zoning Official to not meet the minimum standards for residential occupancy. Such a structure shall not be permitted to be maintained or retained on the property for any purposes, including as a storage or accessory building.
4. Trade or service establishments or storage in connection with such establishments, storage or overnight parking of commercial or industrial vehicles weighing in excess of 7,000 pounds empty weight, storage of building materials (except in connection with active construction activities on the premises), manufactured home parks, signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible as a special exception.

4.5.5. Special exceptions (see also Article 3):

1. Public or private schools offering curricula comparable to that of public schools.
2. Churches and other houses of worship.
3. Golf courses, country clubs, racquet and tennis clubs.
4. Cemeteries and mausoleums.
5. Private clubs and lodges.
6. Parks maintained by any private association of persons residing in the district.
7. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified (see section 4.19).
8. Home occupations (see section 2.1 and 4.19).
9. Child care centers, provided:
   a. No outdoor play activities are conducted before 8 a.m. or after 8 p.m.
   b. Provision is made for off-street pick-up and drop-off of children.
10. Commercial greenhouses and plant nurseries.
11. Bed and breakfast inns.
12. Non-residential modular building.

4.5.6. Minimum lot requirements (area, width):

1. Conventional single-family dwellings and manufactured homes zoning:

Minimum site area for a zoning district amendment to RSF/MH: Ten acres, and shall only be permitted where city provided potable water and sanitary sewer systems are available and accessible.

RSF/MH-1:	Minimum lot area: 20,000 square feet
	Minimum lot width: 100 feet (new plat); 85 feet (existing)
RSF/MH-2:	Minimum lot area: 10,000 square feet
	Minimum lot width: 85 feet (new plat); 70 feet (existing)
RSF/MH-3:	Minimum lot area: 5,445 square feet
	Minimum lot width: 55 feet (new plat); 40 feet (existing)

2. Other permitted or permissible non-residential uses and structures:

To be determined and imposed by the Board of Adjustment.

4.5.7. Minimum yard requirements (depth of front and rear yard, width of side of yards)

(See section 4.19 for right-of-way setback requirements):

1. Conventional single-family dwellings and manufactured homes:

RSF/MH-1:	Front: 25 feet
	Side: 15 feet for each side yard
	Rear: 15 feet
RSF/MH-2:	Front: 20 feet
	Side: 10 feet for each side yard
	Rear: 15 feet
RSF/MH-3:	Front: 15 feet
	Side: 10 feet for each side yard
	Rear: 10 feet

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

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

3. Wetland protection shall be provided by a minimum 35-foot natural buffer from wetlands to improved areas, subject to the following conditions:
   a. The location of a structure other than docks, piers, or walkways elevated on pilings is prohibited;
   b. The clearing of natural vegetation is prohibited, except for a minimum amount associated with permitted docks, piers, and walkways;
   c. Residential, commercial and industrial improvements are prohibited; and
   d. Resource-based recreational activities are permitted.

4.5.8. Maximum height of structures:

No portion shall exceed (see also section 4.19 for exceptions) 35 feet.

4.5.9. Maximum lot coverage by all buildings:

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

4.5.10. Minimum landscaped buffering requirements (see also section 4.19):

All permitted or permissible non-residential uses erected, expanded, re-established, re-located to, or issued a new business tax receipt for a change of use on:

1. Land abutting or adjacent (See Article 2 – Definitions) to a residential zoning district, or property used residentially, shall provide a landscaped buffer of at least 10 feet in width along the affected front yard(s), and at least 15 feet in width along the affected side or rear property line yard(s), as the case may be.

4.5.11. Minimum off-street parking requirements (see also section 4.19):

1. Each residential dwelling unit: two spaces for each dwelling unit.
2. Elementary and junior high schools: two spaces for each classroom or office room, plus one space for each three seats in any auditorium or gymnasium.
3. Senior high schools: four spaces for each classroom or office room, plus two spaces for each three seats in any auditorium or gymnasium.
4. Churches or other houses of worship: one space for each six permanent seats in the main auditorium.
5. Public buildings and facilities (unless otherwise specified): one space for each 200 square feet of floor area. (See also section 4.19.)
6. Child care centers: one space for each 300 square feet of floor area devoted to child care activities.
7. Private clubs and lodges: one space for each 300 square feet of floor area.
8. Commercial greenhouses and plant nurseries: one space for each 150 square feet of non-storage floor area.
9. For other special exceptions as specified herein: to be determined by findings in the particular case.

4.5.12. Additional requirements for Housing/Dwellings:

All dwellings are further governed, by (including but not limited to):

1. Section 4.19.7. – Development of land and structures thereto, on a platted or un-platted parcel(s) of record.
2. Article 9 – Housing Regulations and Code.

Sec. 4.6. Reserved.

Sec. 4.7. RMH-P – Residential-Manufactured Home Park.

4.7.1. Districts and intent.

The RMH-P residential, manufactured home park category includes one zoning district: RMH-P. It is the intent of this district to provide for residential dwelling units in approved parks, occupied as one-family dwellings.

This zoning district shall require a medium density future land use classification, and is designed to create an environment of residential character and permitting only those uses, activities, and services compatible with the residential environment. The RMH-P district is a residential district and not a commercial district, however due to the nature of having more than one dwelling unit on a single parcel of record, it is deemed to be multi-family in nature.

The minimum size for a manufactured home park shall be as provided for herein, to avoid spotty development and to provide enough area for adequate site design.

New or expanded uses shall require connection of all units to city potable water and sanitary sewer services.

4.7.2. Permitted principal uses and structures:

(Site and development plan review and approval is required for new and expansion of use - See Article 3.)

Within a Manufactured Home Park:

1. Manufactured home parks with Type I and Type II manufactured home single-family dwellings.
2. Park model single-family dwelling (Limited to no more than twenty percent of the permissible manufactured home stands).
3. Homes of six or fewer residents which otherwise meet the criteria of a community residential home (see section 4.19).
4. Conventional and modular single-family dwellings.
5. Parks maintained by any private association of persons residing in the district.

4.7.3. Permitted accessory uses and structures:

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

d. Storage rooms;
e. Manufactured home park administrative/management offices and recreational and laundry facilities intended for use solely by the residents of the manufactured home park and their guests; and
f. On-site signs (see section 4.19).

4.7.4. Prohibited uses and structures (except as provided for under Section 14.10)**:**

1. Mobile Home Dwelling.
2. Campers or travel trailers used as a dwelling unit.
3. Any type of existing mobile or manufactured home dwelling unit which is abandoned, uninhabitable, or which is determined by the Building or Zoning Official to not meet the minimum standards for residential occupancy. Such a structure shall not be permitted to be maintained or retained on the property for any purposes, including as a storage or accessory building.
4. Any use or structure not specifically permitted herein or permissible as a special exception.

4.7.5. Special exceptions (see also Article 3):

Within a Manufactured Home Park:

1. Golf courses, country clubs, and racquet and tennis clubs.
2. Home occupations (see sections 2.1 and 4.19).
3. Private clubs and lodges.
4. Non-residential modular building.

4.7.6. Minimum lot requirements (area, width):

Mobile home stands may contain a dwelling unit as a leased rental, owned and maintained by the property owner; or the stand itself may be leased, with the dwelling unit owned and maintained by a private individual.

1. Manufactured home parks:

Site requirements:

Minimum site area: Ten acres for a newly established use.
One acre for a use which is documented by the city to have existed prior to the adoption of Ordinance No. 817.
Minimum site width or depth: 100 feet.
Minimum land area per dwelling unit: 5,445 square feet. (8 units per acre)

Manufactured home stand requirements:
(Maximum density according to assigned future land use)

Minimum manufactured home stand size: 3,500 square feet.
Minimum average width of manufactured home stand: 40 feet.

2. Other permitted or permissible non-residential uses and structures: to be determined and imposed by the Board of Adjustment.

4.7.7. Minimum yard requirements (depth of front and rear yard, width of side yards) (See section 4.19 for right-of-way setback requirements):

1. Manufactured home park dwelling units, accessory structures and/or any approved by method of Special Exception:
   (To be applied at site perimeter)

   Front: 35 feet – Primary Street as addressed and with main entrance.
   Side: 25 feet for each side yard or Secondary Street frontage.
   Rear: 25 feet.

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

2. Wetland protection shall be provided by a minimum 35-foot natural buffer from wetlands to improved areas, subject to the following conditions:
   a. The location of a structure other than docks, piers, or walkways elevated on pilings is prohibited;
   b. The clearing of natural vegetation is prohibited, except for a minimum amount associated with permitted docks, piers, and walkways;
   c. Residential, commercial and industrial improvements are prohibited; and
   d. Resource-based recreational activities is permitted.

4.7.8. Maximum height of structures:

No portion shall exceed (see also section 4.19 for exceptions) 35 feet.

4.7.9. Floor Area Ratio, Impervious Lot Coverage, Building Coverage:

	FAR	ILC	BC
Residential Dwelling Units	0.40	0.60	0.30
Other permitted or approved buildings	0.40	0.60	0.35

4.7.10. Minimum landscaped buffering requirements (see also section 4.19):

Manufactured home parks, and any permitted uses contained therein erected, expanded, re-established, re-located to, or issued a new business tax receipt for a change of use on:

1. Land abutting or adjacent (See Article 2 – Definitions) to a residential zoning district, or property used residentially, shall provide a landscaped buffer of at least 10 feet in width along the affected front yard(s), and at least 15 feet in width along the affected side or rear property line yard(s), as the case may be.

4.7.11. Minimum off-street parking requirements (see also section 4.19):

1. Each residential dwelling unit: two spaces.
2. Private clubs and lodges: one space for each 300 square feet of floor area.
3. For other special exceptions as specified herein: to be determined by findings in the particular case.

4.7.12. Additional requirements for Housing/Dwellings:

All dwellings are further governed, by (including but not limited to):

1. Section 4.19.7. – Development of land and structures thereto, on a platted or un-platted parcel(s) of record.
2. Article 9 – Housing Regulations and Code.

4.7.13. Additional requirements for manufactured home parks:

1. Manufactured home stands:
   a. A manufactured home shall be sited on a stand to permit sufficient supported and anchorage in compliance with the state standards for anchoring manufactured homes.
   b. An approved manufactured home stand shall be clearly defined by stakes or other markers which physically delineate the location of each stand within the manufactured home park.
   c. A skirt or apron shall surround each manufactured home between the bottom of the unit and the ground. This skirt or apron shall be continually and properly maintained by the owner of the manufactured home.
2. Street improvements. Streets shall be constructed using generally accepted engineering practices so as to allow proper drainage of the entire area and to provide access to each manufactured home site. Minimum construction standards are:
   a. Pavement base: Six inches lime rock base extending one foot beyond edge of payment. Work and materials shall be in accordance with the Florida Department of Transportation standard specifications for lime rock base.
   b. Pavement course: Asphaltic concrete surface 1 1/4 inches thick, or in the alternative, a bituminous surface treatment. Work and materials shall be in accordance with the Florida Department of Transportation standard specifications for the type surface chosen.
   c. Pavement width: Streets shall have a minimum pavement width of 20 feet.
3. Street lighting. Streets or driveways within the park shall be lighted at night with electric lights providing a minimum illumination of 0.2 foot-candle.
4. Usable open space. A minimum of 15 percent of the gross land area within the manufactured home park shall be designed and designated for recreational and/or open/green-space purposes (shall not include storm-water facility areas).
5. Parking. No parking shall be allowed on a manufactured home park access or circulation drive.
6. State regulations. In addition to the requirements listed above, the manufactured home park shall comply with all applicable rules and regulations of the State of Florida including F.A.C. ch. 10D-26, as amended.

Sec. 4.8. RMF – Residential-Multiple-Family.

4.8.1. Districts and intent.

The RMF residential, multiple-family category includes two zoning districts: RMF-1 and RMF-2. It is the intent of these districts to provide for a variety of residential uses by right, as well as certain recreational or institutional uses by Special Exception, located on land classified as Residential Medium and High Density on the Future Land Use Plan Map. New or expanded residential uses shall require connection of all units to city potable water and sanitary sewer services.

Multiple-family developments require three or more acres to avoid spotty development (see R-O Zoning for three or fewer acres).

The location of the high density areas shall be limited to areas adjacent to or in close proximity to arterials or collector roads where public facilities are available to support such higher density or intensity. These zoning districts allow for a desirable variety of housing types together with accessory structures as may be compatible with residential development. Nonresidential uses in these districts may be subject to restrictions and requirements necessary to preserve and protect the residential character of these districts.

4.8.2. Permitted principal uses and structures:

1. Conventional single-family dwellings.
2. Duplex dwellings.
3. Multiple-family dwellings.
4. Public parks and recreational areas.
5. Homes of six or fewer residents which otherwise meet the criteria of a community residential home (see section 4.19).
6. Community residential homes in accordance with F.S. ch. 419.

4.8.3. Permitted accessory uses and structures:

1. Uses and structures which:
   a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
   b. Are located on the same lot as the permitted or permissible principal use or structure or on a contiguous lot in the same ownership;
   c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and
   d. Do not involve operations or structures not in keeping with the character of residential development.
2. Examples of permitted accessory uses and structures include:
   a. Private garages;
   b. Private swimming pools and cabanas;
   c. Noncommercial greenhouses and plant nurseries; and
   d. For multiple-family dwellings: administrative/management offices for the multiple-family complex and recreational and laundry facilities intended for use solely by the residents of the multiple-family complex and their guests.
   e. On-site signs (see section 4.19).

4.8.4. **Prohibited uses and structures** (except as provided for under Section 14.10)**:**

1. Type I and Type II manufactured home single-family dwelling.
2. Mobile Home Dwelling.
3. Trade or service establishments or storage in connection with such establishments, storage or overnight parking of commercial or industrial vehicles weighing in excess of 7,000 pounds empty weight, storage of building materials (except in connection with active construction activities on the premises), signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible as a special exception.

4.8.5. **Special exceptions** (See also Article 3):

1. Golf courses, country clubs, and racquet and tennis clubs.
2. Home occupations, only in conventional single-family dwellings (See also section 4.19).
3. Long-Term Care Facilities, Group Living Facilities, Adult Day Care Centers, Retirement or Senior Housing Facilities, and Residential Homes for the Aged.
4. Parks maintained by a private association of persons residing in the district.
5. Foster Group Homes

4.8.6. **Minimum lot requirements** (area, width):

1. Conventional single-family dwellings:
   Minimum lot area: 5,445 square feet.
   Minimum lot width: 55 feet (new plat); 45 feet (existing).

2. Duplexes:
   Minimum lot area: 10,890 square feet.
   Minimum lot width: 80 feet.

3. Multiple-family development:
   Minimum site area: 3 Acres.
   Minimum site width: 150 feet.

   Minimum land area per dwelling unit:
   RMF-1: 5,445 square feet.
   RMF-2: 2,178 square feet.

4. Other permitted or permissible non-residential uses and structures: to be determined and imposed by the Board of Adjustment.

4.8.7. **Minimum yard requirements** (depth of front and rear yards, width of side yards)

(See section 4.19 for Special right-of-way requirements):

1. Conventional single-family dwellings, and duplexes:

   Front: 20 feet.

Side: 10 feet for each side yard.
Rear: 15 feet.

2. Wetland protection shall be provided by a minimum 35-foot natural buffer from wetlands to improved areas, subject to the following conditions:
   a. The location of a structure other than docks, piers, or walkways elevated on pilings is prohibited;
   b. The clearing of natural vegetation is prohibited, except for a minimum amount associated with permitted docks, piers, and walkways;
   c. Residential, commercial and industrial improvements are prohibited; and
   d. Resource-based recreational activities are permitted subject to best management practices.

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

   Front: 20 feet.
   Side: 20 feet for each side yard.
   Rear: 20 feet.

Special provisions:

a. Where two or more multiple-family structures are located together on one site, no detached residential structure shall be closer than 20 feet to another. This separation shall also apply to clubhouses, indoor recreational facilities, offices and similar on-site non-residential structures intended for occupancy.
b. Proposed multi-family structures along or in the vicinity of any property line considered a front-yard shall be designed and developed with the respective dwelling units facing said adjacent street right-of-way, however all vehicular use access shall be provided by a single development ingress/egress curb-cut, with access driveways and parking contained within the development.
c. Multi-family development which contain 100 or more dwelling units shall provide at least two separate and dedicated ingress/egress curb-cut entrances to a public right-of-way, to the internal vehicular use areas. Developments containing 160 or more dwelling units may be required additional public or emergency response vehicle ingress/egress access points to a right-of-way, as determined by the Planning and Zoning Board or Board of Adjustment, with recommendations by the Land Development Regulation Administrator, and other city departments as appropriate.
d. Multi-family structures which are proposed in a manner contrary to “b” above, shall provide a landscaped buffer of at least 30 feet in width, along the affected front-yard areas, which meets the same requirements as a property line buffer would. If an opaque fence is proposed within the required front-yard buffer area, the buffer area may be reduced to 20 feet in width, however the fence shall be setback 20 feet from the street right-of-way line, with the nearest area along and parallel to the fence planted to property-line buffer standards, and the remaining area landscaped in accordance to the formula as specified in Section 4.19.15.10, with no reductions provided.

4. Special Exception Uses:

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

4.8.8. Maximum height of structures:
No portion shall exceed (see also section 4.19 for exceptions) 45 feet.

4.8.9. Floor Area Ratio, Impervious Lot Coverage, Building Coverage (Including accessory buildings):

	FAR	ILC	BC
Conventional Single-Family Dwelling Units	0.40	0.60	0.40
Duplex Dwellings	0.50	0.60	0.50
Multi-Family RMF-1	2.0	0.70	0.50
Multi-Family RMF-2	3.0	0.70	0.50
Other permitted or approved buildings	0.40	0.60	0.35

4.8.10. Minimum landscaped buffering requirements (see also section 4.19):

All multiple-family dwelling developments and uses permitted by Special Exception erected, expanded, re-established, re-located to, or issued a new business tax receipt for a change of use on:

1. Land abutting or adjacent (See Article 2 – Definitions) to a residential zoning district, or property used residentially, shall provide a landscaped buffer of at least 10 feet in width along the affected front yard(s), and at least 15 feet in width along the affected side or rear property line yard(s), as the case may be.

4.8.11. Minimum off-street parking requirements (see also section 4.19):

1. Each single-family or duplex residential dwelling unit: two spaces for each dwelling unit.
2. Multi-family: up to twenty-four dwelling units – 1.25 spaces per dwelling unit.
3. Multi-family: twenty-five or more dwelling units - one space per efficiency, one or two bedroom unit; and two spaces per three or more bedroom unit; plus one space for each on-site employee of any office or facility; plus one space for each six dwelling units for visitor parking.
4. Nursing homes, Long-Term Care Facilities: one space for each three beds, plus one space per employee on any shift.
5. Residential homes for the aged, Retirement or Senior Housing Facilities, Group Living Facilities: one space for each dwelling or rooming unit.
6. Adult Day Care Centers: one space for each 300 square feet of floor area.

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

4.8.12. Additional requirements for Housing/Dwellings:

All dwellings are further governed, by (including but not limited to):

1. Section 4.19.7. – Development of land and structures thereto, on a platted or un-platted parcel(s) of record.
2. Article 9 – Housing Regulations and Code.

Sec. 4.9. R-O – Residential-Office.

4.9.1. Districts and intent.

The R-O Residential-Office category includes one zoning district: R-O. This district is permitted in lands classified on the Future Land Use Plan Map as Residential Medium Density. It is intended to allow for single-family and small to medium scale multiple-family residences and developments together with business and professional offices, which are not incompatible with residential uses and accessory structures, as may be desirable with such development, as well as surrounding development.

Where appropriate, R-O can serve as viable zoning for transitional areas between higher intensity commercial districts, and lower density residential areas. Structures which were built as a residence may be converted to serve as dual-purpose for both owner-occupied residential along with professional offices, or as stand-alone offices. Additionally, new development of certain permitted uses can be proposed on vacant R-O property.

This district is not to be deemed a commercial district, however, all uses, structures or site developments, whether principle, by special exception or accessory in nature, which are more intense than one single-family residence on a single lot, and/or one duplex on a single lot, are deemed to be commercial in nature.

When such a use, structure or site development is proposed to be established, re-established, expanded or altered, commercial site and development plan review and approval shall be required in accordance with Article 3, and when applicable, shall be subject to compliance with the criteria as listed under nonconforming situations, in Article 2.

4.9.2. Permitted principal uses and structures:

1. Conventional single-family dwellings.
2. Duplexes.
3. Multiple-family dwellings.
4. Medical and dental offices, clinics, and laboratories (but not animal or veterinary clinics, facilities or shelters).
5. Business and professional offices.
6. Homes of six or fewer residents which otherwise meet the definition of a community residential home.
7. Community residential homes.

4.9.3. Permitted accessory uses and structures:

1. Uses and structures which:
   a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
   b. Are located on the same lot as the permitted or permissible principal use or structure; and
   c. Are not of a nature likely to be incompatible with residential development due to traffic, noise, dust, glare, odor, or fumes.
2. Examples of permitted accessory uses and structures include:
   a. Private garages;
   b. Private swimming pools and cabanas;
   c. Noncommercial greenhouses and plant nurseries; and

d. On-site signs as permitted herein.

4.9.4. Prohibited uses and structures (except as provided for under Section 14.10)**:**

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

1. Sales, display, or outside storage of goods or merchandise.
2. Restaurants.
3. Automotive service stations and car washes.
4. Bars, cocktail lounges, taverns, and package store for sale of alcoholic beverages.
5. The keeping of horses, cows, swine, sheep, goats, or poultry.
6. Type I and Type II manufactured home single-family dwelling.
7. Mobile Home Dwelling.

4.9.5. Special exceptions:

1. Parks maintained by any private association of persons residing in the district.
2. Art galleries, community or little theaters (but not moving picture theaters or drive-in movies).
3. Long-Term Care Facilities, Group Living Facilities, Adult Day Care Centers and Retirement or Senior Housing Facilities.
4. Home occupations.
5. Professional, business, vocational, trade, ministerial, and training and technical schools/centers, provided all activities are conducted in completely enclosed buildings.
6. Child care centers, provided:
   a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.
   b. Provision is made for areas for off-street pick-up and drop-off of children.
7. Dance, art and music studios.
8. Bed and breakfast inns.
9. Foster Group Homes
10. Non-residential modular building.

4.9.6. Minimum lot requirements (area, width):

1. Conventional single-family dwellings:
   Minimum lot area: 5,445 square feet.
   Minimum lot width: 55 feet (new plat); 45 feet (existing).

2. Duplexes:
   Minimum lot area: 10,890 square feet.
   Minimum lot width: 80 feet.

3. Multiple-family development:
   Minimum site area: 16,335 square feet.
   Minimum site width: 100 feet.
   Minimum land area per dwelling unit: 5,445 square feet.
   (Density: eight dwelling units per acre).
   Maximum site area: 3 acres / 24 dwelling units. (Over three acres – see RMF Zoning)
4. Other permitted or permissible non-residential uses and structures:

To be determined and imposed by the Board of Adjustment.

4.9.7. **Minimum yard requirements** (depth of front and rear yard, width of side yards):

1. Conventional single-family dwellings and duplexes and business, professional, medical/clinic offices, clinics, laboratories, community residential homes and similar uses requiring fewer than ten parking spaces:

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

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

   Front: 20 feet.
   Side: 20 feet for each side yard.
   Rear: 20 feet.

Special provisions (apply to 1 and 2):

a. Where two or more multiple-family structures are located together on one site, no detached residential structure shall be closer than 20 feet to another. This separation shall also apply to clubhouses, indoor recreational facilities, offices and similar on-site non-residential structures intended for occupancy.
b. Proposed multi-family structures along or in the vicinity of any property line considered a front-yard shall be designed and developed with the respective dwelling units facing said adjacent street right-of-way.
c. Structures and properties originally established as a residence and subsequently converted in whole or part to a non-residential use, said parking shall be located in the side or rear yards only.

3. Permitted uses not otherwise described, and Special Exception Uses:

   Front: 25 feet.
   Side: 25 feet.
   Rear: 25 feet.

Special provisions apply to uses under 1. (For ten or more parking spaces), 2. (For 5 or more dwelling units) and 3.:

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

4. Wetland protection shall be provided by a minimum 35-foot natural buffer from wetlands to improved areas, subject to the following conditions:

a. The location of a structure other than docks, piers, or walkways elevated on pilings are prohibited;
b. The clearing of natural vegetation are prohibited, except for a minimum amount associated with permitted docks, piers, and walkways;
c. Residential, commercial and industrial improvements are prohibited; and
d. Resource-based recreational activities are permitted.

4.9.8. Maximum height of structures: No portion shall exceed 35 feet.

4.9.9. Floor Area Ratio, Impervious Lot Coverage, Building Coverage (Including accessory buildings):

	FAR	ILC	BC
Conventional Single-Family Dwelling Units	0.40	0.60	0.40
Duplex Dwellings	0.50	0.60	0.50
Multi-Family	0.80	0.70	0.50
Other permitted or approved buildings	0.40	0.60	0.35

4.9.10. Minimum landscaped buffering requirements:

All multiple-family dwelling developments, permitted or permissible non-residential uses, and uses permitted by Special Exception erected, expanded, re-established, re-located to, or issued a new business tax receipt for a change of use on:

1. Land abutting or adjacent (See Article 2 – Definitions) to a residential zoning district, or property used residentially, shall provide a landscaped buffer of at least 10 feet in width along the affected front yard(s), and at least 15 feet in width along the affected side or rear property line yard(s), as the case may be.

4.9.11. Minimum off-street parking requirements:

1. Each single-family or duplex residential dwelling unit: two spaces for each dwelling unit.
2. Multi-family: up to twenty-four dwelling units – 1.25 spaces per dwelling unit.
3. Medical or dental offices, clinics, and laboratories: one space for each 150 square feet of floor area.
4. Business and professional offices: one space for each 200 square feet of non-storage floor area.
5. Art galleries: one space for each 300 square feet of non-storage floor area.
6. Community or little theaters: one space for each four seats.
7. Dance, art, and music studios: one space for each 350 square feet of non-storage floor area.
8. Professional, business, and technical schools: one space for each 200 square feet of floor area.
9. Nursing homes, Long-Term Care Facilities: one space for each three beds, plus one space per employee on any shift.

10. Child care centers and overnight child care centers: one space for each 300 square feet of floor area devoted to child care activities.
11. For other special exceptions as specified herein: to be determined by findings in the particular case.

4.9.12. Additional requirements for Housing/Dwellings:

All dwellings are further governed, by (including but not limited to):

1. Section 4.19.7. – Development of land and structures thereto, on a platted or un-platted parcel(s) of record.
2. Article 9 – Housing Regulations and Code.

Sec. 4.10. O-I – Office-Institutional.

4.10.1. Districts and intent.

The O-I office-institutional category includes one zoning district: O-I. This district is intended for: office uses as well as institutional uses and accessory structures as may be desirable with such development, as well as surrounding development.

This district may be proposed in Residential Medium and High Density Land Uses for small to medium-scale uses which serve adjacent neighborhoods, as well as Commercial Land Uses for larger scale uses on higher classified roadways, depending on the scale and nature of the uses and development.

For any new construction on a vacant lot for a proposed institutional use, a re-zoning amendment to this zoning shall be required prior to plan submittal and permit issuance.

4.10.2. Permitted principal uses and structures:

1. Medical and dental offices, clinics, and laboratories (but not animal or veterinary clinics, facilities or shelters).
2. Business and professional offices.
3. Banks and financial institutions.
4. Charter and private pre-school, elementary, middle and high schools, located on private (not publically or governmentally owned) property.
5. Churches and other houses of worship, including ancillary buildings and uses which support the mission of the church or ministry.
6. Ministry thrift stores, when located on Commercial Land Uses.
7. Conventional Single-Family parsonage homes on the same premises or adjacent parcels to the church or ministry operations, also subject to 4.19.7., and Article 9.
8. Non-profit organization offices and headquarters.
9. Hospitals, Long-Term Care Facilities, Group Living Facilities, Adult Day Care Centers and Retirement or Senior Housing Facilities/Residential Homes for the Aged.
10. Professional, business, vocational, trade, ministerial, and training and technical schools/centers, provided all activities are conducted in completely enclosed buildings.
11. Child care centers and overnight child care centers provided:
    a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.
    b. Provision is made for dedicated areas for off-street pick-up and drop-off of children.
12. Dance, art and music studios.
13. Photography Studios.
14. Foster Group Homes.
15. Similar office or institutional uses as determined by the Land Development Regulation Administrator.

4.10.3. Permitted accessory uses and structures:

1. Uses and structures which:
    a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
    b. Are located on the same lot as the permitted or permissible principal use or structure, or on a contiguous lot in the same ownership; and

c. Do not involve operations or structures not in keeping with the character of the district.
2. On-site signs (see also section 4.19.).
3. On the same premises and in conjunction with fire and building codes, within permitted principal uses and structures, dwelling units only for occupancy by owners or employees thereof.

4.10.4. Prohibited uses and structures (except as provided for under Section 14.10)**:**

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

1. New residential uses, except as specified herein;
2. Sales, display, or outside storage of goods or merchandise;
3. Restaurants;
4. Automotive service stations and car washes;
5. Bars, cocktail lounges, taverns, and package store for sale of alcoholic beverages; and
6. Off-site signs.
7. Type I and Type II manufactured home single-family dwelling; and
8. Mobile Home Dwelling.

4.10.5. Special exceptions (see also Article 3):

1. Public buildings and facilities.
2. Art galleries, community or little theaters (but not moving picture theaters or drive-in movies).
3. Private clubs and lodges.
4. Funeral homes without crematories.
5. Non-residential modular building.
6. Cemeteries and mausoleums.

4.10.6. Minimum lot requirements (area, width); permitted or permissible uses and structures:

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

4.10.7. Minimum yard requirements (depth of front and rear yard, width of side yards):

(See section 4.19 for Special right-of-way requirements):

1. All permitted or permissible uses considered small scale (on less than 1 acre of land):

   Front: 20 feet.
   Side: 10 feet.
   Rear: 10 feet.

2. All permitted or permissible uses (on 1 or more acres of land):

   Front: 30 feet.
   Side: 20 feet for each side yard.
   Rear: 20 feet.

Special provisions (apply to 1. and 2.):

a. As a minimum, no less than one-half the depth of any required front yard shall be maintained as a landscaped areas; the remainder may be used for off-street parking, but not for buildings.
b. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length of and be contiguous to the designated property line or lines.
c. This landscape area may be penetrated at right angles by driveways.
d. For uses which desire covered public entrance-ways and/or covered drop-off/pick-up areas, such a structure may be permitted as follows:
    (1) Said structure may extend in length out up to the property line, with a maximum width of 12 feet.
    (2) Any vertical supports or columns to support said structure shall not be located any closer than 3 feet to any public sidewalk.
    (3) Said structure may be fabric awning style, or site-built to match or complement the existing structure, however shall not be a metal carport style structure (if proposed in any area between the building and the street right-of-way/front-yard area).
    (4) Proposed driveways to serve said areas shall include one-way traffic flow, and shall be designed so that drop-off and pick-up areas are off rights-of-ways, and underneath said structures, rather than adjacent to them.

3. Wetland protection shall be provided by a minimum 35-foot natural buffer from wetlands to improved areas, subject to the following conditions:
    a. The location of a structure other than docks, piers, or walkways elevated on pilings are prohibited;
    b. The clearing of natural vegetation are prohibited, except for a minimum amount associated with permitted docks, piers, and walkways;
    c. Residential, commercial and industrial improvements are prohibited;
    d. Resource-based recreational activities are permitted; and
    e. Existing conventional single-family dwellings and duplexes.
    f. Existing multiple-family dwellings (to be applied to site perimeters):

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

4.10.8. **Maximum height of structures:** No portion shall exceed (see also section 4.19) 35 feet.

4.10.9. Floor Area Ratio, Impervious Lot Coverage, Building Coverage:

	FAR	ILC	BC
All Uses Residential Land Use	0.40	0.60	0.40
All Uses Commercial Land Use	1.0	0.80	0.50

4.10.10. Minimum landscaped buffering requirements (see also section 4.19):

All permitted or permissible uses, and uses permitted by Special Exception erected, expanded, re-established, re-located to, or issued a new business tax receipt for a change of use on:

1. Land abutting or adjacent (See Article 2 – Definitions) to a residential zoning district, or property used residentially, shall provide a landscaped buffer of at least 10 feet in width along the affected front yard(s), and at least 15 feet in width along the affected side or rear property line yard(s), as the case may be.

4.10.11. Minimum off-street parking requirements (see also section 4.19):

1. Medical or dental offices, clinics, and laboratories: one space for each 150 square feet of floor area.
2. Business and professional offices/headquarters: one space for each 200 square feet of non-storage floor area.
3. Banks and financial institutions: one space for each 150 square feet of non-storage floor area.
4. Public buildings and facilities: one space for each 200 square feet of floor area.
5. Art galleries: one space for each 300 square feet of floor area.
6. Community or little theaters: one space for each four seats.
7. Dance, art, music and photography studios: one space for each 350 square feet of floor area.
8. Private clubs and lodges: one space for each 300 square feet of floor area.
9. Churches and other houses of worship: One space per 4 fixed seats in the largest assembly room, or one space for each 40 square feet of floor area available for the accommodation of movable seats or a combination of fixed and movable seats, in the largest assembly room, whichever is lesser. All other buildings and uses, non-storage area besides the main meeting room shall be required an additional space per each 400 square feet of gross building area.
10. Funeral homes: one space for each three seats in chapel.
11. Schools:
    a. Nursery, head-start, kindergarten, elementary and junior high schools: two spaces for each classroom or office room, plus one space for each three seats in any auditorium or gymnasium.
    b. Senior high school: four spaces for each classroom or office room, plus two spaces for each three seats in any auditorium or gymnasium.
    c. Plus safe and convenient on-premise drop-off and pick-up areas.
12. Professional, business, vocational, trade, ministerial, and training and technical schools/centers: one space for each 200 square feet of non-storage floor area.
13. Hospitals: one space for each bed.

14. Nursing homes, Long-Term Care Facilities: one space for each three beds, plus one space per employee on any shift.
15. Adult Day Care Centers: one space for each 300 square feet of floor area.
16. Residential homes for the aged, Retirement or Senior Housing Facilities, Group Living Facilities, Foster Group Homes: one space for each dwelling or rooming unit.
17. Child care centers and overnight child care centers: one space for each 300 square feet of floor area devoted to child care activities.
18. For other permitted uses or special exceptions as specified herein: to be determined by findings in the particular case, or as specified for similar uses in other zoning section standards.

Sec. 4.11. C-N – Commercial-Neighborhood.

4.11.1. Districts and Intent:

The C-N commercial, neighborhood, category includes one zoning district: C-N. It is the intent of this district to provide for small scale and certain: retail commercial establishments, service related establishments, professional offices, restaurants, similar non-residential uses, and school developments which will serve the convenience needs of adjacent areas (i.e., a neighborhood). Neighborhood commercial activities are not shown on the Future Land Use Plan Map; rather, these activities should be accommodated throughout the City as market forces determine the need.

Development on and/or rezoning to a Commercial - Neighborhood Zoning district is subject to the following criteria:

a. Shall be considered in Medium and High Density Residential land use classifications, only in areas which will not infringe on, or change the character of, established residential neighborhoods; and shall be considered in Agriculture, Commercial and Industrial land use classifications, as deemed appropriate by the Governing Body; and

b. Shall be located on parcels which contain required frontage on, or are identified as being in transitional areas with access to, Level 2 or 3: local, arterial or collector roads, as identified in the Transportation Plan Element and/or also on the Future Traffic Circulation Map, and only where public facilities and utilities are available or will be constructed in coordination with said development, to support such higher density or intensity; and

c. The parcel area for any proposed rezoning to Commercial - Neighborhood shall not be less than 21,780 square feet, nor exceed 1.5 acres; and

d. Sale, display, preparation and storage shall be conducted completely within an enclosed building; and

e. Where Commercial - Neighborhood facilities and uses are proposed, development shall be limited to an intensity of less than or equal to 0.40 floor area ratio and 0.60 overall impervious lot coverage, regardless of land use classification.

4.11.2. Permitted Principal Uses and Structures:

1. Certain retail commercial outlets for sale of goods.
2. Certain service establishments, such as barber or beauty shop, hair and nail salons, shoe repair shop, self-service laundry or dry cleaner, laundry or dry cleaning pick-up station, music or dance instruction, jewelry repair, and fitness or weight-loss center.
3. Professional Offices including: business, accounting, tax preparation, engineers, architects, surveyors, insurance agents, real-estate and other licensed professionals.
4. Medical Offices including: medical and dental offices, clinics and laboratories, chiropractors, psychologist, counseling, therapists: physical and massage, and other licensed medical professionals.
5. Veterinary Clinics, provided:
   a. The entire business must be conducted wholly within a completely enclosed soundproofed and air-conditioned building.
   b. Noise and odors created by activities within the building shall not be perceptible beyond the property line.

c. No animals shall be kept outside the building at any time.
6. Restaurants.
7. Churches and other houses of worship.
8. Charter and private pre-school, elementary, middle and high schools, located on private (not publically or governmentally owned) property.
9. Farmer's or community market and/or community garden, greenhouses and plant nurseries.

4.11.3. Permitted Accessory Uses and Structures:

1. On the same premises and in connection with an existing or proposed permitted principal use and structure, dwelling units which share the same structure which contains the principal use, and only for occupancy by owners or employees thereof of said licensed, on-premise establishment, however, if the Future Land Use is a residential classification, may be otherwise occupied as a conventional single-family residence, subject to fire and building codes and inspections.
2. On-site signs (see section 4.19 for allowances).
3. Uses and structures which:
   a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
   b. Are located on the same lot and utilized in conjunction with a licensed and operating permitted or permissible use or structure; and
   c. Do not involve operations or structures not in keeping with the character of the district.

4.11.4. Prohibited uses and structures (except as provided for under Section 14.10)**:**

1. Any use or structure not specifically or provisionally permitted herein.
2. Tattoo parlors, body piercing studios, and similar type establishments, pawn and title pawn establishments, and pay-day loan establishments, and similar type establishments.
3. Bars, taverns, pubs, bottle-clubs, and commercial recreation, reception or meeting centers, clubs or halls, whether public or private.
4. Residential uses, except as specified under C-N accessory uses.
5. Sales and rental of: new and used automobiles, trucks, motorcycles, boats, manufactured homes, recreational vehicles, golf carts, or any other vehicles or machinery, or equipment.
6. Machine, welding, carpentry and cabinet shops, sign manufacturing, paint and body shops, or any similar type manufacturing or assembly establishments.

4.11.5. Special Exceptions: (See also Article 3)

1. Automotive fuel stations (see section 4.19 for special design standards for automotive fuel stations).
2. Child care centers and overnight child care centers provided:
   a. No outdoor play activities are conducted before 8:00 a.m. or after 8:00 p.m.
   b. Outdoor play areas shall be fenced and, where possible, located in the rear yard of the property.
   c. A paved or 6" thickness of #57 or similar type loose rock circular drive shall be provided for ingress and egress safety for child drop-off and pick-up, subject also to 4.19.3 Access Control.
   d. Drop-off and pick-up shall be conducted on the property and not in the public right-of-way.
3. Financial institutions, including loan offices, banks and credit unions.
4. Hospitals, Long-Term Care Facilities, Group Living Facilities, Adult Day Care Centers and Retirement or Senior Housing Facilities.

5. Foster Group Homes.
6. Community Residential Home.
7. Professional, business, vocational, trade, ministerial, and training and technical schools/centers, provided all activities are conducted in completely enclosed buildings.
8. Retail sales for off-premise consumption; or sales, service and consumption for on-premises at a restaurant, of alcoholic beverages.
9. Non-residential modular building.

4.11.6. Minimum Lot requirements: (Area, width)

Shall not be less than 21,780 square feet, nor exceed 1.5 acres.

4.11.7. Minimum Yard Requirements: (Depth of front and rear yard, width of side yards)

(See section 4.19 for right-of-way setback requirements)

1. All permitted or permissible uses and those granted by way of a Special Exception (unless otherwise specified or required):

Front: 25 feet.
Side: 10 feet.
Rear: 15 feet.

2. Wetland protection shall be provided by a minimum 35-foot natural buffer from wetlands to improved areas, subject to the following conditions:
   a. The location of a structure other than docks, piers, or walkways elevated on pilings is prohibited;
   b. The clearing of natural vegetation are prohibited, except for a minimum amount associated with permitted docks, piers, and walkways;
   c. Residential, commercial and industrial improvements are prohibited; and
   d. Resource-based recreational activities are permitted.

4.11.8. Maximum Height of Structures: (See also section 4.19 for exceptions)

No portion shall exceed Thirty-five (35) feet.

4.11.9. Floor Area Ratio, Impervious Lot Coverage, Building Coverage:

	FAR	ILC	BC
All Uses	0.40	0.60	0.40

4.11.10. Minimum Landscaped Buffering Requirements: (See also section 4.19)

All permitted or permissible uses and those granted by way of a Special Exception, unless otherwise specified or required, erected, expanded, re-located to, or issued a new occupational license on, land abutting a residential district, or property used residentially, shall provide a landscaped buffer at least 10 feet in width along the affected side yard(s), and 15 feet along the affected rear yard(s), as the case may be.

4.11.11. Minimum Off-Street Parking requirements: (See also section 4.19)

Multi-story buildings shall have their square footage totaled for all floors.

1. Retail stores and Markets of all: One space for each 150 square feet of non-storage area.
2. Service Establishments and Medical Offices / Veterinary Clinics: One space for each 200 square feet of non-storage area.
3. Professional Offices and Financial Institutions: One space for each 300 square feet of non-storage area.
4. Restaurants: One space for each three public seats.
5. Schools:
   d. Nursery, head-start, kindergarten, elementary and junior high schools: two spaces for each classroom or office room, plus one space for each three seats in any auditorium or gymnasium.
   e. Senior high school: four spaces for each classroom or office room, plus two spaces for each three seats in any auditorium or gymnasium.
   f. Plus safe and convenient on-premise drop-off and pick-up areas.
6. Automotive Fuel Stations: One space for each fuel dispensing hose and additional spaces as required for retail sales or other uses.
7. Child care centers and overnight child care centers: One space for each 400 square feet of gross floor area, plus safe and convenient drop-off and pick-up areas.
8. Churches and houses of worship: One space per 4 fixed seats in the largest assembly room, or one space for each 40 square feet of floor area available for the accommodation of movable seats or a combination of fixed and movable seats, in the largest assembly room, whichever is least; All other non-storage area besides the main meeting room shall be required an additional space per each 400 square feet of gross building area.
9. Each residential dwelling unit: Two spaces for each dwelling unit.
10. Professional, business, vocational, trade, ministerial, and training and technical schools/centers: one space for each 200 square feet of non-storage area.
11. Community Gardens, greenhouses and plant nurseries: In addition to that required for buildings, one space for each 1,000 square feet of lot or ground area uses for such purposes.
12. Other uses permitted by Special Exception: To be determined and imposed by the Board of Adjustment.

Sec. 4.12. C-G – Commercial-General.

4.12.1. Districts and intent:

The C-G commercial, general, category includes one zoning district: C-G. This district is intended for general retail commercial, office, and service activities which serve a market area larger than a neighborhood. While some of the same types of uses are found in C-G and C-N areas, the C-G areas are generally greater in scale and intensity. Businesses in this category require locations convenient to automotive traffic, and ample off-street parking is required. Because, pedestrian traffic may also be found in higher concentrations, this district is not suitable for highly automotive-oriented uses other than parking.

4.12.2. Permitted principal uses and structures:

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

16. Automotive Car Wash, Hand; Automotive Car Wash, Self-Service; Automotive Car Wash, Automated; when located at a physical storefront property which contains primary street frontage on an Arterial Street, and when applicable, subject to 4.19 regulations.
17. Automotive servicing, light.
18. Minor Retail Display, see Article 2.
19. Churches and other houses of worship.

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

a. Sales, service, display, preparation, and storage to be conducted within a completely enclosed building, and no more than 60 percent of floor space to be devoted to storage;
b. Products to be sold only at retail.

4.12.3. Permitted accessory uses and structures:

1. Uses and structures which:
   a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
   b. Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership; and
   c. Do not involve operations or structures not in keeping with the character of the district.
2. On-site signs (see also section 4.19).
3. On the same premises and in conjunction with permitted principal uses and structures, dwelling units only for occupancy by owners or employees thereof.
4. In conjunction with Light Automotive Servicing (or Automotive Repair Garage as allowed in higher intensity zoning districts), on the same premises and in conjunction with the permitted principal use, an area not to exceed 350 square feet outside of a completely enclosed building, may be used to temporarily store used tires or other related items slated for disposal.

   Said area shall be located in the side or rear yard of the property, and such yard shall be completely enclosed by an opaque fence or wall, and opaque access gates that remain otherwise closed, between six and ten feet high.

   No such storage shall be visible above the top of said screened yard. No vehicular fluids, contaminates or contaminated run-off shall be permitted within or to exit from said yard.

   Tires holding water deemed to be in violation of the city's mosquito ordinance shall be immediately drained or removed.

   Tires and other items shall be recycled according to a schedule so that capacity is retained for normal business operations.

   Said establishments may temporarily store outdoors not more than four (4) immovable vehicles, so long as they are in the process of being serviced – not to exceed more than ten (10) calendar days for any one vehicle, otherwise said vehicles shall be within a completely enclosed building, or shall be in an enclosure, as described above [if zoning allows for outdoor enclosed storage yards].

5. A commercial or industrial development on a parcel of record within a subdivision which abuts another commercial or industrial development on a separate parcel of record under different ownership, shall be permitted to erect a covered (or elevated) walkway across property lines, for

pedestrian access, to be contained wholly on private property, in order to connect the two separate buildings. May also incorporate an improved sidewalk across property lines.

Said structure, if it crosses onto any vehicular use area (parking or driveway), shall contain a painted crosswalk and pedestrian signage. It shall be constructed in a manner which will not impede or prevent safe and convenient vehicular traffic and/or pedestrian flow and access.

Natural or man-made storm-water drainage areas and easements shall be maintained, and if necessary, said design shall incorporate raised areas or culverts to maintain proper surface flows. Gutters and downspouts shall be designed and included so that run-off generated from said structure is directed proportionally from the structure to the associated private property which it is located upon.

All applicable property owners shall enter into a written agreement agreeing to such, which shall be recorded at the County Clerk of the Court, with a copy provided to the City, at the same time plans are submitted for review and permit issuance.

4.12.4. Prohibited uses and structures (except as provided for under Section 14.10)**:**

1. Manufacturing activities, except as specifically permitted or permissible.
2. Warehousing or storage, except in connection with a permitted or permissible use.
3. Off-site signs.
4. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment, lumber and building supplies, and monuments.
5. Automotive Repair Garage.
6. New residential uses, except as specified under C-G accessory uses.
7. Off-site sales of new and used automobiles, trucks, motorcycles, boats, manufactured homes and recreational vehicles.
8. Major Retail Display.
9. Any other uses or structures not specifically, provisionally, or by reasonable implication permitted herein. A use which is potentially dangerous, noxious, or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation, or likely for other reasons is incompatible with the character of the district. Performance standards apply (see section 4.19).

4.12.5. Special Exceptions (See also Article 3):

1. Automotive fuel stations (see section 4.19 for special design standards for automotive fuel stations).
2. Child care centers and overnight child care centers provided:
   a. No outdoor play activities are conducted before 8:00 a.m. or after 8:00 p.m.
   b. Provision is made for off-street pick-up and drop-off of children.
3. Hospitals, Long-Term Care Facilities, Group Living Facilities, Adult Day Care Centers.
4. Package store for sale of alcoholic beverages, bar, tavern, or cocktail lounge.
5. Motor bus or other transportation terminals.
6. Private clubs and lodges.
7. Rental of automotive vehicles, trailers, and trucks.

8. Automotive Car Wash, Hand; Automotive Car Wash, Self-Service; Automotive Car Wash, Automated; when located at a physical storefront property which does not contain any street frontage on an Arterial Street, and when applicable, subject to 4.19 regulations.
9. Foster Group Homes.
10. Bed and Breakfast Inns.
11. Charter and private pre-school, elementary, middle and high schools, located on private (not publically or governmentally owned) property.
12. Non-residential modular building.

4.12.6. Minimum lot requirements (area, width):
None, except as necessary to meet other requirements herein set forth.

4.12.7. Minimum yard requirements (depth of front and rear yard, width of side yards):
See section 4.19 for right-of-way setback requirements.

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

   Front: 20 feet.
   Side: 10 feet.
   Rear: 15 feet.

2. Wetland protection shall be provided by a minimum 35-foot natural buffer from wetlands to improved areas, subject to the following conditions:

   a. The location of a structure other than docks, piers, or walkways elevated on pilings is prohibited;
   b. The clearing of natural vegetation is prohibited, except for a minimum amount associated with permitted docks, piers, and walkways;
   c. Residential, commercial and industrial improvements are be prohibited; and
   d. Resource-based recreational activities are permitted.

4.12.8. Maximum height of structures (see also section 4.19 for exceptions):
No portion shall exceed 70 feet.

4.12.9. Floor Area Ratio, Impervious Lot Coverage, Building Coverage:

	FAR	ILC	BC
All Uses	1.0	0.80	0.60

4.12.10. Minimum landscaped buffering requirements (see also section 4.19):

1. A permitted or permissible use (unless otherwise specified), erected or expanded on land abutting a residential district or property used for residential purposes in a residential/office district shall provide a landscaped buffer at least 25 feet in width along the affected rear and/or side yards as the case may be.

4.12.11. Minimum off-street parking requirements (see also section 4.19):

1. Commercial and service establishments (unless otherwise specified): one space for each 150 square feet of non-storage floor area.
2. Commercial establishments selling home furnishings and major appliances, and office equipment and furniture: one space for each 500 square feet of non-storage floor area.
3. Restaurants, cocktail lounges, bars, and taverns: one space for each three seats in public rooms.
4. Funeral homes: one space for each three seats in the chapel.
5. Medical or dental offices, clinics, or laboratories: one space for each 150 square feet of floor area.
6. Business and professional offices: one space for each 200 square feet of floor area.
7. Newspaper office: one space for each 350 square feet of floor area.
8. Public buildings and facilities (unless otherwise specified): one space for each 200 square feet of floor area.
9. Banks and financial institutions: one space for each 150 square feet of non-storage floor area.
10. Professional, business, vocational, trade, ministerial and technical schools / training centers: one space for each 200 square feet of floor area.
11. Community and little theaters, indoor motion picture theaters: one space for each four seats.
12. Hotels and motels: one space for each sleeping room, plus two spaces for the owner or manager, plus required number of spaces for each accessory use such as restaurant, bar, etc., as specified.
13. Dry cleaning and laundry package plants: one space for each 150 square feet of non-storage floor area.
14. Internet Café Establishments: one space per machine, PC, or kiosk station, for the first 15; and one additional parking space for every 3 machines, PCs, or kiosk stations over the first 15.
15. Churches and houses of worship: one space for each six permanent seats in the main auditorium.
16. Art galleries: one space for each 300 square feet of floor area.
17. Dance, art, and music studios: one space for each 350 square feet of floor area.
18. Private clubs and lodges: one space for each 300 square feet of floor area.
19. Hospitals: one space for each bed.
20. Nursing Homes, Long-Term Care Facilities: one space for each three beds, plus one space per employee on any shift.
21. Child care centers and overnight child care centers / Adult Day Care Centers and Group Living Facilities: one space for each 300 square feet of floor area devoted to use.
22. Union hall: one space for each 200 square feet of floor area.
23. Motor bus or other transportation terminals: one space for each 350 square feet of floor area.
24. For other special exceptions as specified herein: to be determined by findings in the particular case.
25. Fitness Centers: One space for each 300 square feet of non-storage area.
26. Other uses permitted by Special Exception: To be determined and imposed by the Board of Adjustment.
27. Other uses not specified, the LDR Administrator may utilize standards as applicable under other zoning districts or to be determined by findings in the particular case.

Note: Off-street loading required (see section 4.19).

Sec. 4.13. C-I – Commercial-Intensive.

4.13.1. Districts and intent.

All criteria, as for C-G, and in addition, except where more restrictive:

The C-I commercial, intensive, category includes one zoning district: C-I. This district is intended for intensive, highly automotive-oriented uses that are limited to areas adjacent to arterial or collector roads where public facilities are available to support such intensity. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample off-street parking and off-street loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire City and greater portion of the surrounding county.

4.13.2. Permitted principal uses and structures: As for C-G, and in addition:

1. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment, dairy supplies, feed, fertilizer, lumber and building supplies, monuments, and outdoor retail commercial display areas associated with sale of said items.
2. Service establishments such as repair and service garage, motor vehicle body shop, car wash, auction house (but not including livestock auction arena), plant nursery or landscape contractor, carpenter or cabinet shop, home equipment rental, ice delivery station, upholstery shop, marina and boat sales, commercial water softening establishment, rental of automotive vehicles, trailers, and trucks.
3. Commercial recreation facilities such as golf driving range, miniature golf course, skating rink, skateboard arena, go-cart track, and similar uses.
4. Reserved.
5. Palmist, astrologist, psychic, clairvoyant, phrenologists and similar.
6. Wholesaling from sample stocks only, providing no manufacturing or storage for distribution is permitted on the premises.
7. Service establishments such as crematory.
8. Tow Truck Servicing Office and Facility (shall not include a wrecking yard or any storage of junk vehicles).
9. Hospitals, Long-Term Care Facilities, Adult Day Care Centers.
10. Non-residential modular building (single structure, for business or office use, otherwise as per 4.12.5.).

4.13.3. Permitted accessory uses and structures:

1. Uses and structures which:

    a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
    b. Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership; and
    c. Do not involve operations or structures not in keeping with the character of the district.

2. On-site signs (see also section 4.19).

3. On the same premises and in conjunction with permitted principal uses and structures, dwelling units only for occupancy by owners or employees thereof.

4.13.4. Prohibited uses and structures (except as provided for under Section 14.10)**:**

1. New residential use, except as specified under C-I accessory use.
2. Manufacturing activities, except as specifically permitted or permissible.
3. Off-site sales of new and used automobiles, trucks, motorcycles, boats, manufactured homes and recreational vehicles.
4. Any other uses or structures not specifically, provisionally, or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious, or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation, or likely for other reasons to be incompatible with the character of the district. Performance standards apply (see section 4.19).

4.13.5. Special Exceptions (see also Article 3 and standards in 4.19):

1. Agricultural fairs and fairground activities, livestock auction arenas.
2. Building trades contractor with on-premises storage yard for materials and equipment.
3. Commercial tourist attractions.
4. Off-site signs along an Arterial Road (see also section 4.19).
5. Package store for sale of alcoholic beverages, bar, tavern, or cocktail lounge.
6. Truck stops and automotive fuel stations (see section 4.19 for special design standards for automotive fuel stations).
7. Wholesale, warehouse, or storage use in completely enclosed buildings. However, bulk storage of flammable liquids is not permitted, except as provided for under number 9 below.
8. Residential dwelling units which lawfully existed within this district on the date of adoption or amendment of these land development regulations.
9. Outdoor storage yard and/or above ground fuel bulk storage and dispensing facility/yard, in conjunction with permitted or permissible uses only, provided:
   a. Such yard or facility shall be completely enclosed, except for necessary ingress and egress, by an opaque fence or wall, as defined in Article 2, not less than six feet high; and
   b. Parcels proposed to contain above ground fuel bulk storage and dispensing facilities/yards shall be a minimum of 3 acres in size, and such structures and facilities proposed thereon shall meet a minimum 50’ setback from all property lines; and
   c. This provision shall not permit wrecking yards (including automobile wrecking yard), junkyards, or yards used in whole or in part for scrap or salvage operation or for processing, storage, display, or sales of any scrap, salvage, or secondhand building materials, junk automotive vehicles, or secondhand automotive parts.
10. Group Living Facilities.
11. Foster Group Homes.
12. Wholesale, warehouse, storage or distribution facility or center in completely enclosed buildings, however bulk storage of flammable liquids is not permitted.
13. Light manufacturing, assembling, processing (including food processing, but not slaughterhouses), packaging, or fabricating in a completely enclosed building.

For the purpose of these land development regulations minor outdoor retail commercial display areas associated with the sale of new and used automobiles, motorcycles, trucks, tractors, manufactured homes, boats, heavy machinery and equipment, plants and garden supplies, and similar uses shall not be considered outdoor storage yards. Such display areas are permitted without the restrictions associated with outdoor storage areas.

4.13.6. Minimum lot requirements (area, width):

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

4.13.7. Minimum yard requirements (depth of front and rear yard, width of side yard):

See section 4.19 for right-of-way setback requirements.

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

   Front: 20 feet.
   Side: 10 feet.
   Rear: 15 feet.

2. Wetland protection shall be provided by a minimum 35-foot natural buffer from wetlands to improved areas, subject to the following conditions:

   a. The location of a structure other than docks, piers, or walkways elevated on pilings is prohibited;
   b. The clearing of natural vegetation is prohibited, except for a minimum amount associated with permitted docks, piers, and walkways;
   c. Residential, commercial and industrial improvements are prohibited; and
   d. Resource-based recreational activities are permitted.

4.13.8. Maximum height of structures (see also section 4.19 for exceptions):

No portion shall exceed 70 feet.

4.13.9. Floor Area Ratio, Impervious Lot Coverage, Building Coverage:

	FAR	ILC	BC
All Uses	1.0	0.80	0.60

4.13.10. Minimum landscaped buffering requirements (see also section 4.19):

1. A permitted or permissible uses (unless otherwise specified) erected or expanded on land abutting a residential district, or property used for residential purposes in a residential/office district shall provide a landscaped buffer which shall be at least ten feet in width along the affected rear and/or side yards as the case may be.

4.13.11. Minimum off-street parking requirements (see also section 4.19):

1. For uses specifically listed under C-G: as for C-G off-street parking requirements.
2. Commercial or service establishments (unless otherwise specified); agricultural fairs and fairgrounds; livestock action arena: one space for each 350 square feet of floor area, plus, where applicable, one space for each 1,000 square feet of lot or ground area outside buildings used for any type of sales, display, or activity.
3. Express or parcel delivery office, motor bus or other transportation terminal: one space for each 350 square feet of floor area.
4. Palmist, astrologist, psychics, clairvoyants, and phrenologist: one space for each 200 square feet of floor area.
5. Wholesale establishments: one space for each 500 square feet of floor area.
6. Warehouse or storage use only: one space for each 1,500 square feet of floor area.

Note: Off-street loading required (see section 4.19).

Sec. 4.14. C-CBD / C-D – Commercial-Central Business District / Central – Downtown.

4.14.1. Districts and intent.

The C-CBD commercial, central business district category includes one zoning district: C-CBD. It is the intent that this district be applied only to that area which forms the City's center for financial, commercial, governmental, professional, cultural, mixed-use single and multi-family residential, and associated activities. The intent of this district is to encourage development of the central business district as a community focal point which provides for living, working, and shopping. The regulations in this section are intended to:

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

All criteria, as for C-G, and in addition, except where more restrictive:

4.14.2. Permitted principal uses and structures:

1. Retail commercial outlets for sale of new and used automobiles, trucks and golf-carts.
2. Convention centers and auditoriums.
3. Wholesaling from sample stocks only provided no manufacturing or storage for distribution occurs on the premises.
4. Motor bus or other transportation terminal.
5. Mixed-use residential dwelling units consistent with the Comprehensive Plan Central – Downtown Land Use Classification.
6. Minor Retail Display, see Article 2.

4.14.3. Permitted accessory uses and structures:

1. Uses and structures which:

    a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
    b. Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership; and
    c. Do not involve operations or structures not in keeping with the character of the district.

2. On-site signs (see also section 4.19).

3. On the same premises and in conjunction with permitted principal uses and structures, dwelling units only for occupancy by owners or employees thereof.

4.14.4. Prohibited uses and structures (except as provided for under Section 14.10):

1. Reserved.
2. Manufacturing, except of goods for sale at retail on the premises.

3. Warehousing and storage except as accessory to the permitted principal use.
4. Major Retail Display. Retail commercial outlets for the sale of new and used automobiles, trucks and golf-carts are exempted from the provision prohibiting outside display.
5. Heavily automotive uses such as sale of motorcycles, commercial trucks, tractors, manufactured homes, boats, heavy machinery, agricultural machinery and equipment, dairy supplies, feed, fertilizer, lumber and building supplies, and monuments.
6. Off-site sales of new and used automobiles, trucks, motorcycles, boats, manufactured homes and recreational vehicles.
7. Off-site signs.
8. Pet shops or the sales, display or housing of any domesticated animals.
9. Non-residential modular building.
10. Other uses or structures not specifically, provisionally (see Article 14), or by reasonable implication permitted herein.

4.14.5. Special exceptions (commercial, central business district, C-CBD): See also section 4.19.

1. Automotive fuel stations (see section 4.19 for special design standards for automotive service sections).
2. Reserved.
3. Package store for sale of alcoholic beverages; bar, tavern, or cocktail lounge.
4. Reserved.
5. Automobile leasing and rentals.

4.14.6. Minimum lot requirements (area, width):

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

4.14.7. Minimum yard requirements (depth of front and rear yard, width of side yard):

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

4.14.8. Maximum height of structures (see also section 4.19 for exceptions):

No portion shall exceed 70 feet, however no more than three (3) stories.

4.14.9. Maximum lot coverage by all buildings:

Floor area ratio 3.0.

4.14.10. Minimum landscaping buffering requirements (see also article 4.19):

1. Permitted or permissible uses (unless otherwise specified) erected or expanded on land abutting a residential district shall provide a landscape buffer at least ten feet in width along the affected rear and/or side yards as the case may be.
2. Existing one- and two-family dwellings: none, except as necessary to meet other requirements herein set forth.

4.14.11. Minimum off-street parking requirements (see also section 4.19):

Required parking applies to new development or expansions of existing uses into new areas. Owner or developer must create new spaces which do not currently exist, which may be on the subject property, or may be new private or public parking lots or garages, within 880 feet of the property line of the subject property.

1. Churches and other houses of worship: one space for each six permanent seats in main auditorium, and one space for each 300 square feet of gross floor area for any other types of related, secondary or accessory uses.
2. Private clubs and lodges: one space for each 300 square feet of floor area.
3. Hotel, Convention Center, Assembly Hall, Professional Office Building or Governmental Building: one space per hotel room and/or one space for each 300 square feet of non-storage floor area.
4. New Multi-Family Construction of 5 or more units on a single parcel of record: one space per efficiency or bedroom.
5. Other permitted or permissible uses not specified: none.
6. Reserved.

Note: Off-street loading required (see section 4.19).

Sec. 4.15. CSC – Commercial-Shopping Center.

4.15.1. Districts and intent.

The CSC commercial, shopping center, category includes one zoning district: CSC.

For any new planned and unified shopping centers (defined as having three of more tenant spaces on a single lot or parcel of record), a re-zoning amendment to this zoning shall be required prior to plan submittal and permit issuance.

Since a new shopping center may well extend into residential areas, great care is required in fitting it into its surroundings. This district is intended to encourage the development of planned facilities with depth rather than strip type commercial development.

The tracts on which shopping centers are located should be of a size, shape, and location as to enable development of well-organized commercial facilities with proper access streets, ingress and egress, off-street parking and loading space, and other pertinent requirements and amenities.

4.15.2. Permitted principal uses and structures:

1. Full line department stores; retail commercial outlets for sale of food, wearing apparel, fabric, toys, sundries and notions, books and stationary, leather goods and luggage, paint, glass, wallpaper, hardware, jewelry (including repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennel), musical instruments, optical goods, television and radio (including repair incident to sales), florist or gift shop, delicatessen, bake shop (but not wholesale bakery), drugs, plants and garden supplies (including outside storage of plants and materials), automotive vehicle parts and accessories (but not junk yards or automotive wrecking yards), and similar uses.
2. Retail commercial outlets for sale of home furnishings (furniture, floor coverings, draperies, upholstery) and appliances (including repair incidental to sales), office equipment or furniture, and similar uses.
3. Service establishments such as barber or beauty shop, shoe repair shop, restaurant, interior decorator, photographic studio, art or dance or music studio, reducing salon or gymnasium, animal grooming, radio or television station, self-service laundry or dry cleaner, tailor or dressmaker, laundry or dry cleaning pickup station, and similar activities.
4. Medical or dental offices, clinics, and laboratories.
5. Business and professional offices.
6. Public buildings and facilities, except those otherwise specified.
7. Banks and financial institutions.
8. Commercial recreational facilities in completely enclosed, soundproof buildings, such as indoor motion picture theater, community or little theater, billiard parlor, bowling alley, and similar uses.
9. Art galleries.
10. Miscellaneous uses such as telephone exchange and commercial parking lots and parking garages.
11. Warehouses and storage with side or rear access only.
12. Automotive servicing, light.
13. Minor Retail Display, see Article 2.
14. Churches and other houses of worship.

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

a. Products to be sold only at retail; and
b. Site and development plan approval is required (see Article 3).

4.15.3. Permitted accessory uses and structures:

1. Uses and structures which:

   a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
   b. Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership; and
   c. Do not involve operations or structures not in keeping with the character of the district.

2. On-site signs (see section 4.19).

4.15.4. Prohibited uses and structures (except as provided for under Section 14.10)**:**

1. Manufacturing activities, except as specifically permitted or permissible.
2. Off-site signs.
3. Automotive Repair Garage.
4. Off-site sales of new and used automobiles, trucks, motorcycles, boats, manufactured homes and recreational vehicles.
5. Any other uses or structures not specifically, provisionally, or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious, or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation, or likely for other reasons to be incompatible with the character of the district.
6. Major Retail Display.
7. Non-residential modular building.

4.15.5. Special exceptions (see also Article 3):

1. Automotive fuel stations; provided any automotive fuel station shall be so located that there will be no interference with pedestrian traffic (see section 4.19 for special design standards for automotive fuel stations).
2. Package store for sale of alcoholic beverages; bar, tavern, or cocktail lounge.
3. Motor bus or other transportation terminals.
4. Child care centers and overnight child care centers, provided:
   a. No outdoor plan activities shall be conducted before 8 a.m. or after 8 p.m.
   b. Provision is made for areas for off-street pick-up and drop-off of children.
5. Reserved.
6. Reserved.
7. Reserved.
8. Reserved.

4.15.6. Minimum lot requirements (area, width):

Shopping centers

Minimum site area: Four acres.
Minimum frontage on Public Street [or internal frontage within a platted subdivision]: 250 feet.

4.15.7. Minimum yard requirements (depth of front and rear yard, width of side yards):

1. Shopping centers:

Front: 30 feet.
Side: 30 feet.
Rear: 30 feet.

Special provisions:

In addition to off-street parking area landscaping, and landscaped buffer areas, as applicable; no less than 15 feet of the depth of the required front yard shall be maintained as a landscaped area.

The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length and contiguous to the designated property line or lines.

This landscaped area may be penetrated at right angles by driveways. The remainder of the required yard may be used for off-street parking, but not for buildings.

Said area shall be landscaped in accordance to the formula specified in Sec. 4.19.15.10.

2. Wetland protection shall be provided by a minimum 35-foot natural buffer from wetlands to improved areas, subject to the following conditions:

a. The location of a structure other than docks, piers, or walkways elevated on pilings is be prohibited;
b. The clearing of natural vegetation is prohibited, except for a minimum amount associated with permitted docks, piers, and walkways;
c. Residential, commercial and industrial improvements are prohibited; and
d. Resource-based recreational activities are permitted.

4.15.8. Maximum height of structures (see section 4.19 for exceptions):

No portion shall exceed 70 feet.

4.15.9. Floor Area Ratio, Impervious Lot Coverage, Building Coverage:

	FAR	ILC	BC
All Uses	1.0	0.80	0.30

4.15.10. Minimum landscaped buffering requirements (see also section 4.19):

Shopping centers: Where a shopping center is erected or expanded on land abutting either:

a. Residential district, or
b. Property used for residential purposes in a residential/office district, then the shopping center shall provide a landscape buffer which shall be not less than 25 feet in width along the affected rear and/or side yards as the case may be.

4.15.11. Minimum off-street parking requirements (see also section 4.19).

1. All permitted or permissible uses (unless otherwise specified): One space for each 150 sq. ft. of non-storage floor area. Warehouse and storage only requires one space for each 1,500 sq. ft. of floor area.
2. Commercial establishments selling home furnishing and major appliances, and office equipment and furniture: One space for each 500 sq. ft. of non-storage floor area.
3. Business and professional offices: One space for each 200 sq. ft. of floor area.
4. Reserved.
5. Reserved.
6. Reserved.
7. Note: Off-street loading required (see section 4.19)

4.15.12. Additional requirements for shopping centers:

1. Curb breaks. See section 4.19 and in addition:

   a. The maximum number of curb breaks permitted on any one street frontage is two.
   b. Curb breaks shall be located at least 100 feet from an intersection of public streets.

Note: For roadways which are part of the State of Florida highway system the number and location of curb breaks shall be in conformance with chapters 14-96 and 14-97, Rules of the Florida Department of Transportation and the Departments Access Management Manual.

2. Rubbish. Rubbish, trash, garbage, and litter of owners or lessees to be stored in closed containers screened from general view of the public.

Sec. 4.16. ILW – Industrial-Light and Warehousing.

4.16.1. Districts and intent:

The ILW industrial, light and warehousing, category includes one zoning district: ILW. This district is intended for light manufacturing, processing, storage and warehousing, wholesaling, and distribution. Service and commercial activities relating to the character of the district and supporting its activities are permitted. Certain commercial uses relating to automotive and heavy equipment sales and repair are permitted, but this district is not deemed commercial in character. Regulations are intended to prevent or reduce friction between uses in this district and also to protect nearby residential and commercial districts. Performance standards are applied at lot lines (see article 14). ILW zoning districts shall have direct access to arterial and collector streets.

4.16.2. Permitted principal uses and structures:

As for C-N, C-G, C-I (except that where in conflict, the more restrictive shall apply), and in addition:

1. Wholesale, warehousing, storage, or distribution establishments and similar uses.
2. Research laboratories and activities in completely enclosed buildings.
3. Light manufacturing, assembling, processing (including food processing, but not slaughterhouse), packaging, or fabricating in completely enclosed building.
4. Printing, lithographing, publishing, photographic processing, blue printing, or similar establishments.
5. Outdoor storage yards and lots, provided, such yard shall be completely enclosed, except for necessary ingress and egress, by an opaque fence or wall not less than six feet high and this fence or wall shall not be built of tin or galvanized metal sheets; and this provision shall not permit wrecking yards (including automobile wrecking yards), junkyards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or secondhand building materials, junk automotive vehicles, or secondhand automotive parts. For the purpose of this land development regulation, minor outdoor retail commercial display areas associated with the sale of new and used automobiles, motorcycles, trucks, tractors, manufactured homes, boats, heavy machinery and equipment, and similar uses shall not be considered outdoor storage yards. Such display areas are permitted without the restrictions associated with outdoor storage yards.
6. Retail commercial establishments for sale, repair, and service of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment, and farm equipment; motor vehicle body shop; establishments for sale of farm supplies, lumber and building supplies, monuments, automotive vehicle parts and accessories (but not junkyards or automotive vehicle wrecking yards), and similar uses.
7. Service establishments catering to commerce and industry including linen supply, freight movers, communications services, business machine services, canteen service, restaurant, hiring and union halls, employment agency, sign company, pest control, water softening establishment, and similar uses.
8. Service establishments such as crematory.
9. Vocational, technical, trade, or industrial schools and similar uses.
10. Medical clinic in connection only with industrial activity.
11. Miscellaneous uses such as express or parcel delivery office, telephone exchange, commercial parking lots and garages, motor bus or truck or other transportation terminal.

12. Radio and television stations and/or associated towers/antenna up to 130 feet in height, provided tower/antenna minimum setback from all property lines shall be a distance equal to the height of the proposed tower, unless the tower will be constructed using engineered "breakpoint" design technology, in which case the minimum setback distance shall be equal to 110% of the distance from the top of the tower to the "breakpoint" level of the tower. Certification by a professional engineer licensed by the State of Florida of the "breakpoint" design and the design's fall radius must be provided together with the other information required. All towers shall be engineered so that in the case of collapse, all parts of the structure will fall within the site.
13. Building trades contractor including on premises storage yard for materials and equipment (see above for requirements covering outdoor storage yards) but no manufacturing of concrete or asphalt is permitted.
14. Railroad switching, freight, and storage yards; railroad buildings and maintenance structures.
15. Public buildings and facilities (unless otherwise specified).
16. Professional and business offices located only within a platted industrial or commercial park.
17. Tow Truck Servicing and Facility (shall not include a wrecking yard or any storage of junk vehicles).
18. Non-residential modular building (single structure, for business or office use, otherwise as per 4.12.5.).

4.16.3. Permitted accessory uses and structures:

1. Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures. No residential facilities shall be permitted in the district except facilities for watchmen or caretakers whose work requires residence on the premises or for employees who will be temporarily quarter on the premises.
2. On-site signs (see section 4.19).

4.16.4. Prohibited uses and structures (except as provided for under Section 14.10)**:**

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

1. Petroleum bulk storage and sales.
2. Yards or lots for scrap or salvage operations or for processing, storage, display, or sale of any scrap, salvage, or secondhand building materials and automotive vehicle parts.
3. Wrecking yards (including automotive vehicle wrecking yards) and junkyards.
4. Manufacturing activities not in completely enclosed buildings.
5. Any use not conforming to performance standards of section 4.19.
6. Residential uses (including motel and hotel) except as provided under accessory uses.

4.16.5. Special exceptions (see also Article 3):

As for C-N, C-G, C-I (except that where in conflict, the more restrictive shall apply), and in addition:

1. Off-site signs along an Arterial Road (see also section 4.19).
2. Truck stops and automotive fuel stations (see section 4.19 for special design standards for automotive fuel stations).
3. Reserved.

4.16.6. Minimum lot requirements (area, width):

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

4.16.7. Minimum yard requirements (depth of front and rear yard, width of side yard):

See section 4.19 for right-of-way setback requirements.

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

Front: 20 feet, of which no less than one-half the depth shall be maintained as a landscaped area; the remainder may be used for off-street parking, but not for buildings. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length of and contiguous with the designated property line or lines. This landscaped area may be penetrated at right angles by driveways.
Side and rear: 15 feet except where railroad spur abuts side or rear property line, in which case no yard is required.

2. Wetland protection shall be provided by a minimum 35-foot natural buffer from wetlands to improved areas, subject to the following conditions:

   a. The location of a structure other than docks, piers, or walkways elevated on pilings is prohibited;
   b. The clearing of natural vegetation is prohibited, except for a minimum amount associated with permitted docks, piers, and walkways;
   c. Residential, commercial and industrial improvements are prohibited; and
   d. Resource-based recreational activities are permitted.

4.16.8. Maximum height of structures: (see also section 4.19 for exceptions)

No portion shall exceed 35 feet.

4.16.9. Floor Area Ratio, Impervious Lot Coverage, Building Coverage:

	FAR	ILC	BC
All Uses	2.0	0.80	0.60

4.16.10. Minimum landscaped buffering requirements (see also section 4.19):

A permitted or permissible use (unless otherwise specified) erected or expanded on land abutting a residential district or property used for residential purposes in a residential/office district shall provide a landscaped buffer at least 25 feet in width along the affected rear and/or side yards as the case may be.

4.16.11. Minimum off-street parking requirements (see also section 4.19):

1. Warehousing and storage only: one space for each 1,500 square feet of floor area.
2. Retail commercial establishments for sale, repair, and service of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment,

and farm equipment; motor vehicle body shops; retail establishments for sale of farm supplies, lumber and building supplies, monuments, and automotive vehicle parts and accessories; crematories; and similar uses: one space for each 350 square feet of floor area, plus, where applicable, one space for each 1,000 square feet of lot or ground area outside buildings used for any type of sales, display, or activity.

3. Restaurants: one space for each three seats in public rooms.
4. Miscellaneous uses such as express or parcel delivery office, telephone exchange, motor bus or truck or other transportation terminal: one space for each 350 square feet of floor area.
5. Reserved.
6. For uses specifically listed under CI: as for CI off-street parking requirements.
7. Other permitted or permissible uses (unless otherwise specified): one space for each 500 square feet of floor area.
8. Business and professional offices: one space for each 200 square feet of floor area.

Note: Off-street loading required (see section 4.19).

Sec. 4.17. I – Industrial.

4.17.1. Districts and intent.

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

4.17.2. Permitted principal uses and structures:

As for ILW (except that outdoor storage yards are not required to be enclosed by an opaque fence or wall), and in addition, any industrial use which is otherwise lawful (except those uses requiring special controls and permissible as special exceptions) and which conforms to performance standards as set out in article 14.

4.17.3. Permitted accessory uses and structures:

1. Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures provided, however, that no residential facilities shall be permitted in the district except facilities for watchmen or caretakers whose work requires residence on the premises or for employees who will be temporarily quartered on the premises.

2. On-site signs (see section 4.19).

4.17.4. **Prohibited uses and structures** (except as provided for under Section 14.10)**:**

Uses or structures not specifically, provisionally, or by reasonable implication permitted herein, including any use not conforming with performance standards of section 4.19.

4.17.5. **Special exceptions** (see also Article 3):

1. Reserved.
2. Wrecking yards (including automobile wrecking yard); junkyards; or yards used for scrap, salvage, secondhand building materials, junk automotive vehicles, or secondhand automotive parts; provided any such yard shall be completely enclosed by an opaque fence or wall not less than six feet high; provided that this fence or wall shall not be built of tin or galvanized metal sheets.
3. Bulk storage yards including bulk storage of flammable liquids, subject to provisions of local and state fire codes.
4. Chemical and fertilizer manufacture.
5. Paint, oil (including linseed), shellac, turpentine, lacquer, or varnish manufacture.
6. Paper and pulp manufacture.
7. Petroleum refining.
8. Rendering plant.
9. Storage, sorting, collecting or baling of rags, iron, or junk.
10. Off-site signs along an Arterial Road (see section 4.19).

11. Truck stops and automotive fuel stations (see section 4.19 for special design standards for automotive fuel stations).
12. Electric or gas generating plants.
13. Explosives, manufacturing or storage.
14. Uses which are similar to the ones listed above.

4.17.6. Minimum lot requirements (area, width):

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

4.17.7. Minimum yard requirements (depth of front and rear yard, width of side yards):

See section 4.19 for right-of-way setback requirements.

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

   Front: 20 feet.
   Side and rear: 15 feet except where railroad spur abuts side or rear property line, in which case no yard is required.

2. Wetland protection shall be provided by a minimum 35-foot natural buffer from wetlands to improved areas, subject to the following conditions:

   a. The location of a structure other than docks, piers, or walkways elevated on pilings is prohibited;
   b. The clearing of natural vegetation is prohibited, except for a minimum amount associated with permitted docks, piers, and walkways;
   c. Residential, commercial and industrial improvements are prohibited; and
   d. Resource-based recreational activities are permitted.

4.17.8. Maximum height of structures: (see also section 4.19)

No portion shall exceed 35 feet.

4.17.9. **Floor Area Ratio, Impervious Lot Coverage, Building Coverage:**

	FAR	ILC	BC
All Uses	2.0	0.80	0.60

4.17.10. Minimum landscaped buffering requirements (see also section 4.19):

A permitted or permissible use (unless otherwise specified) erected or expanded on land abutting a residential district or property used for residential purposes in a residential/office district shall provide a landscaped buffer at least 25 feet in width along the affected rear and/or side yards as the case may be.

4.17.11. Minimum off-street parking requirements (see also section 4.19):

1. Warehousing and storage only: one space for each 1,500 square feet of floor area.

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

Note: Off-street loading required (see section 4.19).

Sec. 4.18. PRD – Planned Residential Development.

4.18.1. Districts intent and relation to the comprehensive plan amendment process.

The PRD, planned residential development, category includes one zoning district: PRD. The purpose of this district is to:

1. Encourage the planned residential development of land;
2. Encourage flexible and creative concepts of site planning;
3. Preserve the natural amenities of the land by encouraging scenic and functional open areas;
4. Accomplish a more desirable environment than would be possible through strict application of the minimum requirements of these land development regulations;
5. Provide for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and
6. Provide a stable environmental character compatible with surrounding areas.

Because the balance of this article assumes a proposed planned residential development will be consistent with the City's comprehensive plan in terms of land use, dwelling unit densities, collector and arterial street layout and similar, the City treats such proposals herein as zoning changes. Proposals which ratify the comprehensive plan, in addition to the following, shall require the comprehensive plan amendment process be followed prior to considering the planned residential development as a zoning change.

4.18.2. Permitted principal uses and structures:

1. Residential dwellings including conventional single-family dwellings, duplex dwellings, and multiple-family dwellings.
2. Churches and other houses of worship.
3. Golf courses, county clubs, and racquet and tennis clubs.
4. Community residential homes including homes of six or fewer residents which otherwise meet the definition of "community residential home."

4.18.3. Permitted accessory uses and structures:

1. On-site signs (see also section 4.19).
2. Uses and structures which:
   a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
   b. Are located on the same lot as the permitted or permissible use or structure or on a contiguous lot in the same ownership; and
   c. Do not involve operations or structures not in keeping with the character of the district.

4.18.4. Prohibited uses and structures:

1. Type I and Type II manufactured home single-family dwelling.
2. Mobile Home Dwelling.
3. Non-residential modular building.
4. Trade or service establishments or storage in connection with such establishments, business or home occupations not previously approved as required, storage or overnight parking of

commercial or industrial vehicles weighing in excess of 7,000 pounds empty weight, storage of building materials (except in connection with active construction activities on the premises), storage or accumulations of debris or materials or articles in such a way which would permit animal or vermin harborage, signs except as specifically permitted in section 4.19, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible as a special exception.

4.18.5. Special exceptions (see also Article 3):

1. Public or private schools offering curricula comparable to that of public schools (see section 4.19).
2. Public buildings and facilities (see section 4.19).
3. Home occupations (see sections 2.1 and 4.19).

4.18.6. Definitions.

In addition to definitions contained in article 2, the following terms, phrases, words, and derivations shall have the following meanings in this section:

1. Applicant. Applicant is the landowner or the landowner's authorized agent who files a petition for a zoning amendment to create or amend a planned residential development district.
2. Common open space. Common open space is an area of land or water, or a combination of land and water, within the planned residential development which is designed and intended for the use and enjoyment of residents of the planned residential development which is designed and intended for the use and enjoyment of residents of the planned residential development in common. Common open space may contain recreational structures and improvements as are desirable and appropriate for the common benefit and enjoyment of the residents of the planned residential development.
3. Development plan. Development plan is the proposal for development of a planned residential development, including plats of subdivision, all covenants, grants of easement and other conditions relating to use, location and bulk of buildings, density of development, common open space, and public facilities. A development plan is submitted first as a preliminary development plan and, if appropriate, later as a final development plan.
4. Gross density. Gross density is the total number of dwelling units divided by the total number of acres within the perimeter boundaries of a planned residential development.
5. Net residential acreage. Net residential acreage is the total number of acres within the perimeter boundaries of a planned residential development excluding areas devoted to streets, rights-of-way, easements, lakes, public and private open space, recreation, and other permitted nonresidential uses.
6. Planned residential development. Planned residential development (PRD):
   a. Is a concept which required land to be under unified control, planned and developed as a whole in a single development or an approved programmed series of developments for dwelling units and related uses and facilities;
   b. Is a plan which when adopted, becomes the controlling land development regulations for the land to which it applies;
   c. Includes principal and accessory structures substantially related to the character of the development itself and to the surrounding area of which it is a part; and
   d. Is a concept which, when implemented, allows for development according to comprehensive and detailed plans that include not only streets, utilities, building sites, off-street parking,

common open spaces, and the like, but also site plans and elevations for all buildings as intended to be located, constructed, used, and related to each other, and detailed plans for other uses and improvements on the land as related to the buildings.

4.18.7. Procedure for approval of a planned residential development.

The procedure for obtaining a change in zoning for the purpose of undertaking a planned residential development is:

1. Planned residential development zoning and preliminary development plan approval: The applicant shall submit to the land development regulation administrator:
   a. A statement of objectives describing:
      (1) The general purpose of the development.
      (2) The general character of the proposed development.
   b. A vicinity map showing the location of the proposed planned residential development in relation to:
      (1) Surrounding streets and thoroughfares.
      (2) Existing zoning on the site and surrounding areas.
      (3) Existing land use on the site and surrounding areas.
   c. A boundary survey and legal description of the property.
   d. A topographic survey. The most recent United States Geological Service topographic survey may be used if better topographic information is not available.
   e. A site analysis map at the same scale as the preliminary development plan described below shall be submitted indicating flood prone areas, areas with slopes greater than five percent, areas of soils which are marginally suited for development purposes, and existing tree cover.

The vicinity map shall be drawn at a scale suitable to show an area of no less than 1,000 feet surrounding the property. A greater area may be required if the planning and zoning board determines information on a larger vicinity is needed.

   f. A preliminary development plan, drawn at a scale suitable for presentation, showing and/or describing the following:
      (1) Proposed land uses.
      (2) Lot sizes shall be indicated by lot lines drawn in their proposed location or in a statement noted on the face of the preliminary development plan concerning proposed lot sizes including minimum lot sizes.
      (3) Building setbacks defining the distance buildings will be set back from:
         (a) Surrounding property lines.
         (b) Proposed and existing streets.
         (c) Other proposed buildings.
         (d) Centerlines of rivers, streams, and canals.
         (e) High water lines of lakes and other bodies of water.
         (f) Other manmade or natural features which would be affected by building encroachment.
      (4) Maximum heights of buildings.
      (5) Common open space.
      (6) Arterial, collector and local streets and private streets intended for interior circulation.
      (7) Common outside storage areas.
      (8) Screening, buffering and landscaped buffer areas.
      (9) Wetland protection addressed by either:

(a) A statement if none are involved, or
(b) A larger scale drawing of the affected area and following the guidelines found in section 4.19.

g. A table showing acreage for each category of land use.
h. A statement concerning gross density and net residential acreage (see section 2 for definition of gross density and net residential acreage).
i. A statement concerning proposed floor area ratios (percent of building floor area to lot area) and proposed building coverage expressed as a percent of the total site area.
j. A preliminary utility service plan including sanitary sewers, storm drainage, and potable water supply, showing general locations of major water, sewer and drainage lines, plant locations, lift stations, and indicating whether gravity or forced systems are planned. Sizes of lines, specific locations, and detailed calculations are not required at this stage.
k. A statement indicating the type of legal instruments that will be created to provide for the management of common areas and any private roads.

2. Processing the planned residential development zoning application and preliminary development plan submittals. When the land development regulation administrator has received the application and accompanying submittal and is satisfied they are complete, the application shall be processed as any other zoning application in accordance with these land development regulations.

3. Final development plan: If rezoning for the planned residential development is approved, the applicant shall submit a final development plan covering all or part of the approved preliminary development plan within 12 months to the land development regulation administrator. If a final development plan is not submitted within this 12-month period, a substantial change shall have been deemed to occur and the application shall be required to submit a new petition for consideration by all applicable boards. As a courtesy, 30 days prior to a lapse date the land development regulation administrator shall notify the City Council and the applicant of such date. The City Council may extend the lapse date for a period not to exceed an additional 12 months, provided the request for extension is made by the applicant prior to the expiration of the initial approval period. Failure of the land development administrator to provide the 30-day notice above shall not be deemed justification for automatic extension of the lapse date which shall occur with or without said notification. The final development plan shall include the following exhibits:
   a. A statement of objectives:
      (1) The general purpose of the proposed development.
      (2) The general character of the proposed development.
   b. A topographic map drawn to a scale of 100 feet to one inch by a surveyor and/or engineer registered in the State of Florida showing:
      (1) The location of existing private and public property rights-of-way, streets, buildings and structures, watercourses, transmission lines, sewer mains, drainage or potable water wells, bridges, culverts, and drain pipes, water mains, public utility easements, and other similar information.
      (2) Wooded areas, streams, lakes, marshes, wetlands, and other existing physical conditions affecting the site.
      (3) Existing contours at intervals of one foot.
   c. A development plan drawn to a scale of 100 feet to one inch and showing:
      (1) The boundaries of the site and proposed topography and grading.
      (2) Width, location, and names of surrounding streets.
      (3) Surrounding land use.

(4) Proposed streets and street names and other vehicular and pedestrian circulation systems including off-street parking.
(5) The use, size, and location of existing and proposed buildings and major structural sites.
(6) Location and size of common open spaces and public or semi-public areas.

d. A utility service plan showing:
(1) Existing drainage and sewer lines.
(2) The disposition of sanitary waste and stormwater.
(3) The source of potable water on or adjacent to the site including wells and proposed cones of influence.
(4) Location and width of utility easements and rights-of-way.
(5) Plans for the special disposition of stormwater drainage where it appears that said drainage could substantially harm a body of surface water.

e. A landscaping plan showing:
(1) Landscaped areas.
(2) Location, height, and material for walks, fences, walkways, and other manmade landscape features.
(3) Special landscape features such as, but not limited to, manmade lakes, land sculpture, and waterfalls.

f. Statistical information:
(1) Total acreage of the site.
(2) Maximum building coverage expressed as a percent of the total acreage of the site.
(3) Area of land devoted to landscaping and/or common open space usable for recreation purposes expressed as a percent of the total site area.
(4) Calculated gross density and net residential acreage for the proposed development (see section 4.19.5 for definition of gross density and net residential acreage).

g. The substance of covenants, grants, easements, or other restrictions to be imposed on the use of the land, buildings, and structures, including proposed easements for public and private utilities. All legal documents, including homeowners associations and deed restrictions, shall be approved by the City attorney before final approval of the plan.

4.18.8. Issuance of building permits.

No building permit shall be issued for any portion of a proposed planned residential development until the final development plan has been approved.

4.18.9. Revision of a planned residential development.

Proposed changes in the approved preliminary development plan which affect the intent and character of the development, the density or land use patterns, proposed buffers, the location or dimensions of arterial or collector streets, or similar substantial changes shall be reviewed by the planning and zoning board and the City Council in the same manner as the initial application. A request for revision to the preliminary development plan shall be supported by a written statement and by revised plans demonstrating reasons the revisions are necessary or desirable. Revisions to the approved preliminary development plan shall be consistent with the original purpose, intent, overall design, and integrity of the approved preliminary development plan. Examples of substantial change include:

1. Perimeter changes.
2. Major street relocation.

3. Change in building height, density, land use patterns, or buffers.
4. Changes of similar nature or greater magnitude to the changes indicated in subsection 1, 2, or 3 above.

Minor changes and/or deviations from the preliminary development plan which do not affect the intent or character of the development shall be reviewed by the land development regulation administrator and, at his or her direction that the proposed revisions are compatible with the original development plan, approved. Upon approval of the revision, the applicant shall make revisions to the preliminary development plan and shall submit and file two copies of the revised plans with the land development regulation administrator within 30 days. Examples of minor change include:

1. Adjustments change in alignment, or length of local street;
2. Adjustments or minor shifts in dwelling unit mixes, not resulting in increased overall density;
3. Reorientation or slight shifts in building locations; and
4. Changes of similar nature to the changes indicated in subsection 1., 2. or 3. above or of less than substantial magnitude.

4.18.10. Planned residential development time limitations.

If substantial construction as determined by the land development regulation administrator has not begun within two years after approval of the final development plan, the approval of the planned residential development will lapse. As a courtesy, 30 days prior to a lapse date, the land development regulation administrator shall notify the City Council and the applicant of such date. Failure of the land development administrator to provide the 30-day notice shall not be deemed justification for automatic extension of the lapse date which shall occur with or without said notification. At the request of the applicant, [the] City Council may extend the lapse date for beginning construction for a period not to exceed an additional two years, provided the request for extension is made prior to the expiration of the initial approval period. If the planned residential development lapses under this provision, the land development regulation administrator shall cause the planned residential development district to be removed from the Official Zoning Atlas, mail a notice by registered mail of revocation to the applicant, and reinstate the zoning district in effect prior to approval of the planned residential development.

4.18.11. Deviation from the final development plan.

An unapproved deviation from the accepted final development plan shall constitute a breach of agreement between the applicant and the City Council. Such deviation may cause the City to immediately revoke the final development plan until such time as the deviations are corrected or become a part of the accepted final development plan.

4.18.12. Phasing.

The City Council may permit or require the phasing or staging of a planned residential development. When provisions for phasing are included in the final development plan, each phase of development must be so planned and so related to previous development, surrounding properties, and available public facilities and services that a failure to proceed with subsequent phases of development will have no adverse impact on the planned residential development or surrounding properties.

4.18.13. Development standards for planned residential developments:

1. The minimum size parcel to be considered for planned residential development shall be five acres.
2. Conformance with the comprehensive plan: Densities for planned residential developments shall be based upon and be consistent with the comprehensive plan. No final development plan may be approved unless it conforms with the comprehensive plan.
3. Relationship to zoning district: An approved planned residential development is a separate zoning district in which the final development plan, as approved, establishes the restrictions and regulations in which development may occur. Upon approval, the Official Zoning Atlas shall be changed to indicate the area as a planned residential development.
4. Residential density and housing types: Combinations of residential density and housing types are permitted for a planned residential development as long as the overall gross density does not exceed the allowed number of dwelling units allowed by comprehensive plan for the project site.
5. Dimensional and bulk restriction: The location of proposed building sites shall be shown on the final development plan subject to minimum lot sizes, setback lines, lot coverage, and floor area specified in the preliminary development plan approved by the City Council.
6. Wetland protection shall be provided with a minimum 35-foot natural buffer from wetlands to improved areas which:
   a. Exclude structures other than docks, piers, or walkways elevated on pilings;
   b. Prohibit the clearing of natural vegetation, except for a minimum amount associated with permitted docks, piers, and walkways;
   c. Prohibit residential, commercial and industrial improvements; but
   d. Allow resource-based recreational activities.
7. Internal compatibility: Land uses proposed within a planned residential development shall be compatible with other proposed uses. That is, no use may have an undue adverse impact upon a neighboring use. An evaluation of the internal compatibility by a planned residential development shall be based on:
   a. The existence or absence of and the location of common open spaces and recreational areas;
   b. The use of existing and proposed landscaping;
   c. The treatment of pedestrian ways;
   d. The use of topography, physical environment, and other natural features;
   e. The traffic and pedestrian circulation pattern;
   f. The use and variety of building setback lines, separations, and buffering;
   g. The variety and design of dwelling types;
   h. The use and variety of building groupings;
   i. The use and variety of building sizes;
   j. The separation and buffering of parking areas and sections of parking area;
   k. The proposed land uses and the conditions and limitations thereon;
   l. The form of ownership proposed for various uses; and
   m. Other factors deemed relevant to the privacy, safety, preservation, protection, or welfare of proposed uses and future residents within the planned residential development.
8. External compatibility: Land uses proposed within a planned residential development shall be compatible with existing and planned uses of properties surrounding the planned residential development. That is, no internal use may have avoidable or undue adverse impact on existing or planned surrounding uses, nor shall an internal use be subject to undue adverse impact from existing or planned surrounding use. An evaluation of external compatibility of a planned residential development shall be based on:
   a. Other factors listed in this section with particular attention to those areas of the planned residential development located on or near its perimeter;

b. Uses proposed near the planned residential development perimeter and the conditions and limitations thereon;
c. The type, number, and location of surrounding external uses;
d. The comprehensive plan designation and zoning on surrounding lands; and
e. Other factors deemed relevant to the privacy, safety, preservation, protection, or welfare of lands and residents surrounding the planned residential development including planned future uses of such lands.

9. Intensity of development: The residential density and intensity of use of a planned residential development shall be compatible with (that is, shall have no undue adverse impact upon) the physical and environmental characteristics of the site and surrounding lands. They shall comply with policy and density limitations set forth in the comprehensive plan, and specific densities and intensities of use within a planned residential development shall be based on:
   a. The locations of various proposed uses within the planned residential development and the degree of compatibility of such uses with each other and with surrounding uses;
   b. Amount and type of protection provided for the safety, habitability, and privacy of land uses both internal and external to the planned residential development;
   c. Existing residential density and intensity of use of surrounding lands;
   d. Availability and location of utility services and public facilities and services;
   e. Amount and size of common open spaces and recreation areas;
   f. Existence and treatment of environmentally sensitive areas on the planned residential development property or surrounding lands;
   g. Access to and suitability of transportation arteries proposed within the planned residential development to and with the existing external transportation system; and
   h. Other factors deemed relevant to the intensity of development for the benefit of the public health, welfare, and safety.
10. Common open space: At least 15 percent of the area covered by a final development plan shall be usable, common open space owned and operated by the applicant or dedicated to a homeowner association or similar group, provided that in establishing the density per gross acre the City Council may increase the percentage of common open space to further the intent of this article; and provided that a planned residential development which only consists of one-family dwellings with individually deeded lots shall be required to have only five percent usable, common open space. No more than one-half the total common open space area may be in floodplain, buffer area, and/or water bodies.
11. Access and parking: Streets, thoroughfares, and access ways shall be designed to relate effectively with the major thoroughfare plans of the area. Adequate off-street parking shall meet requirements specified for the particular uses found in the district regulations and in section 4.19 of these land development regulations.
12. External transportation access: A planned residential development shall provide direct access to a major street (arterial or collector) unless, due to the size of the planned residential development and the type of uses proposed, it will not adversely affect traffic on adjoining local streets.
13. Internal transportation access: A dwelling unit or other use permitted in a planned residential development shall have access to a public street either directly or by way of a private road. Permitted uses are not required to front on a dedicated public road. Private roads shall be constructed according to City specifications found in the City's subdivision regulations (article 5). If the planned residential development contains private roads, such private roads shall be owned and maintained by the applicant or dedicated to a homeowners association or similar group with all users dependent upon private roads for access to public streets guaranteed that access.
14. Perimeter requirements: The City Council may impose the requirement that structures, buildings, parking areas, and streets located at the perimeter of the development be permanently screened by

a landscaped buffer to protect the privacy of adjacent existing uses. (See section 4.19 for buffers and right-of-way setback requirements.)

15. Control of area following completion: After completion of a planned residential development, the use of the land and/or modification or alteration of a building or structure within the area covered by the final development plan shall continue to be regulated in accordance with that plan except as otherwise provided for herein.
    a. Minor extensions, alterations, or modifications of existing buildings or structures may be permitted after review and approval by the land development regulation administrator provided they are substantially consistent with the original purpose, intent, overall design, and integrity of the final development plan.
    b. Substantial change in permitted uses, location of buildings, or other specifications of the final development plan may be permitted following public hearing and approval by the City Council upon receipt of recommendations of the planning and zoning board as long as such changes are consistent with the original purpose, intent, overall design, and integrity of the final development plan.

4.18.14. Additional requirements for Housing/Dwellings:

All dwellings are further governed, by (including but not limited to):

1. Section 4.19.7. – Development of land and structures thereto, on a platted or un-platted parcel(s) of record.
2. Article 9 – Housing Regulations and Code.

ARTICLE FOUR: ZONING REGULATIONS – SUPPLEMENTAL – II, III, & IV

Sec. 4.19. Supplementary district regulations.

(Part II)

4.19.1. Scope.
4.19.2. Accessibility for the physically disabled or handicapped.
4.19.3. Access control.
4.19.4. Accessory uses and structures.
4.19.5. Alcoholic beverages.
4.19.6. Automotive fuel stations.
4.19.7. Development of land and structures thereto, on a platted or un-platted parcel(s) of record.
4.19.8. Exclusions from height limitations.
4.19.9. Fallout shelters.
4.19.10. Fences, walls, and hedges.
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4.19.12. Community Redevelopment Area (CRA) District Development Standards.
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4.19.17. Parking and storage of certain vehicles.
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4.19.19. Railroad right-of-way.

(Part III)

4.19.20. Sign Regulations

(Part IV)

4.19.21. Distance buffer area separation requirements.
4.19.22. Travel trailer parks and campgrounds.
4.19.23. Use of land in a residential district for access.
4.19.24. Visibility at intersections and curb breaks.
4.19.25. Waterfront yards; minimum requirement.
4.19.26. Yard encroachments.
4.19.27. Special right-of-way requirements.
4.19.28. Special community residential home requirements.
4.19.29. Special home occupation requirements.
4.19.30. Special septic tank requirements.
4.19.31. Special requirements for public uses.
4.19.32. Airport obstruction.
4.19.33. Airport land use restrictions.
4.19.34. Conflicting regulations.
4.19.35. Bed and breakfast inn requirements.
4.19.36. Hospital, long-term care facility, group living facility, adult day care center and retirement or senior housing facility requirements.

4.19.1. Scope.

Provisions set forth in this section apply to areas subject to these land development regulations unless exceptions are specifically provided relating to one or more zoning districts or except as otherwise provided in these land development regulations.

4.19.2. Accessibility for the physically disabled or handicapped.

Public interest, welfare, and safety requires buildings erected and uses established after the effective date of these land development regulations to be accessible to the physically disabled and handicapped.

4.19.2.1. Application.

The requirements of section 4.19.2 shall apply to all levels and areas of buildings and uses and to all types of uses with the exceptions that one-family and two-family (duplex) dwellings are exempted from these requirements.

4.19.2.2. Requirements for access to buildings and uses.

1. Accessibility to buildings and uses shall be provided from rights-of-way and parking areas by means of a pathway leading to at least one entrance generally used by the public. Such pathway shall be cleared of obstructions related to construction activity prior to the opening of the building to the general public. Where curbs exist along such pathway, as between a parking lot surface and a sidewalk surface, inclined curb approaches or curb cuts having a gradient of not more than one foot in 12 feet and a width of not less than four feet shall be provided for access by wheelchairs.
2. Unless otherwise specified herein, required off-street parking areas shall have off-street parking space reserved for the physically handicapped. (See also section 4.19, off-street parking: handicapped parking spaces, for detailed requirements for handicapped parking.)

4.19.3. Access control.

To provide maximum safety with least interference to traffic flow on public streets while at the same time providing ease and convenience for ingress and egress to private property, the number and location of curb breaks shall be regulated relative to the intensity or size of the property served and the amount of frontage which that property has on a given street.

For streets which are part of the State of Florida highway system or otherwise under the jurisdiction of the Florida Department of Transportation, the number and location of curb breaks shall be in compliance with, and as permitted by, all statutes, policies and rules as implemented by the Florida Department of Transportation.

The costs for design, installation and maintenance for all curb cuts and associated driveways which provide access to public streets shall be the responsibility of the developer or property owner of said property.

All development and redevelopment seeking access to public streets shall conform to these standards; see also 4.19.6.4., for automotive fuel station curb breaks.

4.19.3.1. Number and location of curb breaks.

A curb break is defined in section 2.1. The number and location of curb breaks shall be regulated as follows:

1. One curb break is permitted for ingress and egress purposes to a single property or development.
2. Two curb breaks entering a particular street from a single property or development may be permitted if other requirements of this section are met and if the minimum distance between the two curb breaks equals or exceeds 20 feet.
3. Three curb breaks entering a particular street from a single property or development may be permitted if other requirements of this section are met and if the minimum distance between adjacent curb breaks equals or exceeds 100 feet.
4. In general, no more than three curb breaks entering on a particular street will be permitted from a single property or development. However, in extensive developments (property exceeding ten acres and/or containing more than 1,000 parking spaces), additional curb breaks may be permitted provided other relevant requirements of this section are met and the minimum distance between adjacent curb breaks equals or exceeds 300 feet.

4.19.3.2. Width of curb break and associated driveways.

1. The width of a curb break measured at the street right-of-way line, shall be within the following minimum and maximum limits:

Location	Minimum	Maximum
Residential – to a single parcel of record	12 feet	24 feet
Residential – shared common easement access to two parcels of record	20 feet (split evenly)	24 feet
Planned shopping centers, industrial developments, multiple-family developments (with parking for 300 or more vehicles)	24 feet	60 feet
Automotive fuel stations and truck stops which also provide diesel or off-road diesel sales, semi-truck and tractor trailer repair and inspection facilities, and manufactured home dealerships	24 feet	60 feet
Other uses:		
One-way	12 feet	24 feet
Two-way	24 feet	40 feet

2. In no case shall a curb break width be less than 12 feet.

4.19.3.3. Curb break and driveway standards, subject further to any FDOT standards which may be applicable.

1. No curb break shall be constructed in the radius return (curved arc between intersecting street pavements) of an intersection.
2. No curb break shall be constructed nearer than twenty feet from the intersection of street right-of-way lines
3. No curb break shall be constructed nearer than five feet from an interior property line unless part of a common access way to two contiguous properties.
4. A six-inch raised curb and/or parking stops shall be constructed at least of three feet inside the street right-of-way line or property line to prevent vehicle overhang on private properties or rights-of-ways located near curb breaks, off-street parking areas, and off-street loading areas.
5. No curb break shall include an aboveground public facility such as traffic signal or signage components, catch-basins, fire hydrants, utility poles, fire alarm supports, or similar structures.
6. Any curb break and associated driveway proposed in a location which will result in conflicts with aboveground public facilities shall require the developer to submit all required plans, and obtain all required approvals in writing from controlling governmental agencies prior to a permit being issued, with the costs of any alterations or relocations of such to be borne by the developer.
7. Any curb break and associated driveway proposed in a location which will result in conflicts with any trees or landscaping established along the ROW, shall require the developer to offset such, by proposing a relocation or re-establishment of existing or new trees or landscaping along adjacent areas of the ROW, as part of the plan submittal and review process.
8. Any curb break and associated driveway proposed in a location which intersects existing sidewalks, curbs, or other ROW improvements shall be required to modify said existing improvements according to the entity which has jurisdiction over said ROW, also including meeting ADA requirements for pedestrians.
9. Any curb break and associated driveway across an area which contains swales or provides other storm water functions, shall be required to install culverts or other improvements; areas and improvements as determined by the Public Works Director or city contracted utility engineer or provider.
10. All curb breaks and associated driveways shall be improved with matched grade asphalt or concrete along the span from the edge of the adjacent road pavement to the abutting property line, at which point off-street parking and loading standards shall control.

4.19.3.4. Curb break permit.

No curb break shall be established or altered without a permit issued by the land development regulation administrator.

4.19.4. Accessory uses and structures.

4.19.4.1. Accessory Uses.

1. Mobile Service Related Activity, Commercial and Mobile Service Related Activity, Residential, as outlined and defined in Article 2, shall be permitted in all non-residential and residential zoning districts, so long as said commercial service company has obtained all local, state and federal licensing, as may be required, and has obtained written review and approval and/or permits from all required City Departments and other applicable governmental agencies, and so long as their services and activities are otherwise permitted by law.

2. Mobile or semi-permanent food truck, trailer or cart vendors shall be permitted to operate, subject to the following, as applicable:

    a. Shall be responsible to operate in compliance with all local code and regulations, as well as state and federal departments, divisions, laws, acts, or rules which pertain to their method of operation, licensing, reporting, etc. of said service, including applicable City licensing;
    b. Proposed locations shall be wholly on private property, within those zoning districts which permit such use, and said use shall either lease a building and site, with available and operating public restroom facilities, or utilize an existing operating business building and site, by method of a co-location written agreement granting shared permission, which would allow access to operating public restroom facilities for patrons;
    c. Parcel consideration and eligibility shall be site-specific, and shall be limited to those which are found by the Land Development Regulation Administrator to contain sufficient space available, which does not conflict with required parking or green space, ingress/egress, line of sight visibility or drainage;
    d. When so created at a future date, may operate within designated ‘food court’ public parking spaces, subject to the application and reservation criteria, to be determined;
    e. May operate at designated ‘food court’ areas as part of a City recognized and permitted festival or event, or within a designated famer’s market area, subject to application and reservation criteria of the event organizer or market manager;
    f. May operate at licensed operating commercial flea-market establishments, subject to property management or ownership oversight;
    g. A self-contained mobile food or beverage push-cart, which is designed to be moved from place to place under human control and power, may utilize public sidewalks in commercial districts, however said push-cart shall not obstruct free passage of pedestrians or vehicles, and shall not obstruct an entrance or exit, or jeopardize public safety;
    h. All other non-food related retail sales mobile trucks, trailers or carts shall be limited to operating as part of a City recognized and permitted festival or event, or at licensed operating commercial flea-market establishments, subject either to application and reservation criteria of the event organizer, or property management or ownership oversight, as the case may be.

3. Automotive Car Wash, Mobile, as outlined and defined in Article 2, shall be permitted to operate, subject to the following:

    a. Shall be responsible to operate in compliance with all State and Federal Departments, Divisions, Laws, Acts, or Rules which pertain to their method of operation, licensing, reporting, etc. of said service, including applicable City licensing;
    b. Washing is limited to 'Cosmetic Washing', as defined in the Florida Department of Environmental Protection Recommended Best Management Practices (BMPs) for Mobile Vehicle and Equipment Washing, otherwise, BMPs shall be followed in their entirety;
    c. Shall adhere to any guidelines or directives from the City Public Works Director regarding run-off, storm water or wastewater generation or disposal;
    d. May conduct vehicle washing on any property which contains the word "Residential" in its assigned zoning, when hired to do so, and when washing vehicles solely for the owner or resident at said residence;
    e. May conduct vehicle washing on any non-residential property, when hired to do so, which contains a business or entity which has a fleet of vehicles as part of their licensed activity, such as vehicle or manufactured home rental and sales, pest control, delivery, utility services, public transportation, governmental entities and the like;
    f. May conduct vehicle washing on any property which contains the word "Industrial" in its assigned zoning district, when hired to do so or with the owner's permission, for any vehicle located on or brought to said Industrially Zoned property.
    g. Shall not conduct any vehicle washing in or on any public street or railroad right of way, and no run-off shall cross a public sidewalk;
    h. Shall conduct operations away from building entrances, regular and ADA parking spaces and pedestrian walkways, during normal business hours at that location; and
    i. Shall erect no signage pertaining to said activity, except that which is displayed on the vehicle or equipment trailer which is owned or utilized by the operator of the mobile business, which moves from place to place to conduct operations.

4.19.4.2. Accessory Structures.

All accessory structures at non-residential locations shall be permitted according to the applicable zoning standards for the subject property location, as well as pursuant to Section 3.12, Site and Development Plan Review, and associated standards for commercial development.

Detached accessory structures at residential locations shall be permitted according to the applicable zoning standards as found in Section 4.4.3., and in addition:

1. Except as provided for under the 'metal carports' sections, accessory buildings shall be no closer than 5 feet to a primary structure, and no closer than 5 feet to the side or rear property lines;
2. Shall be setback along the primary street frontage, a distance equal to or greater than that which the existing primary structure has been setback, and in addition, (when applicable) for secondary street frontages (corner lots and/or through lots), a minimum of 20 feet back from the property line along the secondary street frontage.

3. The LDR Administrator may reduce the secondary street frontage setback requirement to a minimum of 5 feet, upon finding that sufficient buffering exists along said street frontage, IE: dense evergreen landscaping, 6 foot solid opaque/privacy fence, etc.
4. Accessory structures for the housing of persons, such as guesthouses, and/or accessory structures greater than 12 feet in overall height, when permitted, shall meet the same setbacks as primary structures, for the location, are required to; and shall also be no closer to the primary street than the existing primary structure, if setback more than the minimum for the front yard.

4.19.5. Alcoholic beverages. (See also City Code of Ordinances)

Indications in the schedule of district regulations that the sale of alcoholic beverages is permitted in a zoning district shall not be deemed to allow, limit, qualify, or repeal other local regulations or regulations of the State of Florida relating to the licensing, dispensing, or sale of alcoholic beverages or the location of alcoholic beverage establishments.

4.19.6. Automotive fuel stations.

The following applies to the location, design, construction, operation, and maintenance of automotive fuel stations.

4.19.6.1. Lot type, dimensions and area.

Any new/proposed automotive fuel station lot location shall meet the following requirements:

1. Shall be a corner parcel fronting 2 public street rights-of-way, with a minimum of 150 linear feet of street frontage along the primary street and a minimum of 100 linear feet of street frontage along the secondary street, with a minimum lot area of 0.70 acres (30,492 sf); or
2. Shall be a through parcel, fronting 2 public street rights-of-way, with a minimum of 150 linear feet of street frontage along one of the streets, with a minimum lot area of 0.70 acres (30,492 sf); or
3. Shall be an interior lot, fronting 1 public street right-of-way, with a minimum of 150 linear feet of street frontage, with a minimum lot size of 0.90 acres (39,204 sf); or
4. Shall be a lot contained within a commercial development or center, with singular or shared driveway access through commercial property to a public street right-of-way, with a minimum lot area of 1.00 acres (43,560 sf).

4.19.6.2. Lighting.

Lights and lighting for an automotive fuel station shall be so designed and arranged that no source of direct light glare shall be visible from any zoning district which contains ‘Residential’ in its title.

4.19.6.3. Location of pumps and structures.

No gasoline pump shall be located within 100 feet of the line of any zoning district which contains ‘Residential’ in its title. No gasoline pump shall be located within 25 feet of a street right-of-way line.

4.19.6.4. Curb breaks.

The number of curb breaks for each automotive fuel station shall not exceed one for each 75 feet of street frontage, with each break no more than 40 feet in width and located no closer than 30 feet of right-of-way lines of an intersection, or 20 feet of a property line. There shall be a minimum distance of 30 feet between curb breaks. Curb breaks shall be provided along each portion of property which abuts a public street right-of-way or an internal driveway access lane.

4.19.6.5. Trash storage.

Adequate, enclosed trash storage facilities shall be provided on the site.

4.19.7. Development of land and structures thereto, on a platted or un-platted parcel(s) of record.

Subject further to any other applicable land development codes or standards which may apply:

1. No new parcel(s) shall be created from another parcel of record, when said new parcel(s) would constitute a subdivision, as defined in Florida Statute Chapter 177, as amended, unless proposed on a subdivision plat, filed according to Florida Statutes and the applicable sections of these LDR;
2. Any new parcel of record found to be recorded in a manner which would constitute a subdivision, shall be required to satisfy the requirements for a subdivision, prior to any permit being issued;
3. Any subdivision of un-platted land, which does not meet the statutory definition of a subdivision, upon which any permit is sought for construction, shall produce documentation, including but not limited to signed and sealed paper surveys showing all lot lines and existing structures, which demonstrates that all applicable land development standards for said parcel(s) are or will be met;
4. No permit shall be issued on a newly created platted or un-platted parcel, until official documentation is submitted showing that a new parcel number has been issued by the Property Appraiser's Office, and that the remaining and new parcel is properly coded for City Taxation, and all improvements thereon have been assessed;
5. If a Single-Family Zoned parcel of record contains multiple platted lots, any undeveloped and vacant platted lots upon which a permit is sought for a new residential dwelling unit, shall first comply with number 3 and 4 herein, however, no further subdividing, development or permit may take place on said individual lot(s) if they are determined to be unbuildable according to Housing Regulations and Code, as found in Article 9;
6. Upon written review and approval by the Land Development Regulation Administrator, a parcel of record which contains multiple platted lots sought for development, may reconfigure the lot lines of said lots to keep an equal number or fewer of overall lots, so long as the requirements as enumerated in numbers 3, 4 and 5 herein, are met;
7. No parcel of record located in a Single-Family Zoning District shall be issued a permit for the construction of an additional principal structure on the same parcel where one already exists, unless additional parcels can be created from the parent parcel, as provided for herein;
8. When permitted by Zoning, multi-family and non-residential building construction under common ownership or unified control, shall be permitted more than one principal structure on a parcel of record, so long as other development standards are met.

4.19.8. Exclusions from height limitations.

The height limitations contained in the schedule of district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, elevator shaft enclosures, airport control towers or other appurtenances usually required to be placed above the roof level and, excepting airport control towers, not intended for human occupancy. However, the heights of these structures or appurtenances thereto shall not exceed height limitations prescribed by the Federal Aviation Agency or airport zoning regulations within the flight-approach zone of airports.

4.19.9. Fallout shelters.

Fallout shelters are permitted in all zoning districts. Individual structures in residential districts shall be considered as accessory structures.

4.19.10. Fences, walls, and hedges.

Notwithstanding other provisions of these land development regulations, fences, walls, and hedges may be permitted in a required yard or along the edge of a yard; provided no solid fence, solid wall, or hedge located within the required front yard shall constitute an obstruction to visibility between 2 1/2 and six feet above the centerline grade of the adjacent street. (All fences require a permit and are subject to Ordinance #1255 fence regulations).

4.19.11. Landscaped buffer areas.

The use of properly planted and maintained buffer areas may reduce and ease potential incompatibility between or among different uses of land in proximity to each other.

4.19.11.1. Requirements.

Where these land development regulations require a landscaped buffer area, the following shall apply:

1. The landscaped buffer area width shall be measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property line or lines.
2. The buffer area along the associated property line shall be so designed, planted, and maintained as to be 80 percent or more opaque between two and six feet above average ground level when viewed horizontally; provided, however, that plantings located in the required front yard shall not exceed 2 1/2 feet in height.
3. Types and numbers of plantings for landscaped buffers shall be submitted with an application for a building permit. Where these land development regulations require a landscaped buffer area or areas, no building permit shall be issued without such data.
4. Property line buffer plantings shall be of a size and type which will ensure the meeting of the 80 percent opacity requirement. Where questions may arise as to the suitability of proposed plant materials to meet this requirement, final determination of suitability shall be made by the land development regulation administrator. At a minimum, 6 foot height evergreen type trees (Southern Red Cedar / Leyland Cypress, etc.) shall be placed at 10’ spacing along areas which permit such height. In front yard locations, year-round green plants or shrubs which can be kept trimmed at 2 ½ feet in height, spaced at 5’ intervals, shall be placed.

5. The remainder of the required landscaped buffer area not covered by the property line buffer planting shall be landscaped in accordance to the formula as specified in Sec. 4.19.15.10; except as otherwise provided herein, structures including buildings, dumpsters, and off-street parking / loading and vehicular use areas shall not be located in a required landscaped buffer area.
6. The landscaped buffer area shall be maintained by the property owner and successors continued as long as the main use continues. Failure to maintain the landscaped buffer area as prescribed above shall be a violation of these land development regulations.

4.19.11.2. Reduction of landscaped buffer plantings area.

Except where otherwise provided by these land development regulations, a six-foot high opaque fence, as defined in Section 2.1., along the associated property line, may be substituted for the required six-foot high property line planted buffer area within these supplementary regulations; provided, however, that where an opaque fence is located in the required front yard, it shall not exceed 2 1/2 feet in height.

Said proposed opaque fence shall be finished by like-kind materials on all sides.

The substitution of an opaque fence for the required six-foot high property line planted buffer area shall reduce the width and density of plantings for the required remainder buffer area by 50%.

(See definitions for opaque fence criteria, and Ordinance # 1255 for fence regulations).

4.19.11.3. Reserved.

4.19.11.4. Adjustment by land development regulation administrator.

When the land development regulation administrator determines that public safety requires, he or she may adjust or modify the buffer requirements of section 4.19 at street and alley frontages adjacent to any entrance. The finding of the land development regulation administrator shall be in writing and shall be filed with the approved building permit. The finding shall demonstrate the buffer is not required for a certain number of feet from the street or alley entrance or egress in order to protect pedestrian or vehicular traffic entering or leaving the lot on which the landscaped buffer area is required by these land development regulations.

Where a nonresidential use is required to provide a landscaped buffer along a property line contiguous to a residential or nonresidential use, the land development regulation administrator may adjust or modify a portion of the landscaped buffer requirements, if it is determined that the buffer along that portion will serve no useful purpose.

4.19.11.5. Reserved.

4.19.11.6. Application where these land development regulations set out different requirements.

In those instances where these land development regulations prescribe different buffering requirements (e.g., greater height or width or different type of buffer), then the specific provisions of these land development regulations applicable to the particular use shall govern.

4.19.12. Community Redevelopment Area (CRA) District Development Standards.

In order to promote, preserve and retain development consistency in the core areas of the city, all development or redevelopment carried out within the established Community Redevelopment Area district shall conform to walkable / compact urban style development principles, rather than the standard suburban style.

For the purposes of this requirement, development is defined as any proposed new construction on a vacant parcel of land; and redevelopment is defined as any proposed alterations which will alter: 25% or more of existing developed land, or demolition or additions which equal 25% or more of the floor-area-ratio of existing buildings.

As part of the pre-development meetings and plan review process, City Planning Department staff shall do an assessment of the subject property, as well as all neighboring properties within 1,320 linear feet of the property boundary of the subject property, in any direction, to make a determination as to the type and nature of existing development which is found in the surrounding area, which includes the desired walkable, pedestrian-orientated and compact-urban style principles to be replicated, as well as using planning expertise, knowledge and skills, and applying best practices implemented in other communities with similar standards, for the desired outcome.

As a result of said assessment and determination, Planning staff will communicate to the owner or developer as to what standards will apply to their proposed development or redevelopment, which shall supersede general standards found under Article 4. These shall include, but are not limited to, adjustments to building setbacks to be street-frontage loaded, with maximum rather than minimum setbacks, and parking, drive-thru lanes, loading areas and retention areas to be located in side and/or rear yards, and internal pedestrian connection of the proposed development to existing or proposed public sidewalks.

Consideration shall also be given to ensure that building walls which face street right-of-ways contain windows and window displays, public entrance points, awnings, and other facade related architectural details which provide aesthetic qualities, and preserve and promote consistency in the CRA District.

Street frontage landscaping shall also be a required element.

If a development or redevelopment in the Community Redevelopment Area seeks to incorporate design standards which are contrary to those adjustments communicated by City Planning Department staff, but within the general standards found under Article 4, the owner or developer may file an application for Planning and Zoning Board Site and Development Plan Review, as described in Section 3.12. The Planning and Zoning Board, by Resolution, shall specify the design standards which shall control said development or redevelopment.

4.19.13. Reserved.

4.19.14. Moving of buildings and structures.

No building or structure shall be moved from one lot to another lot, or moved to another location on the same lot, unless such building or structure shall thereafter conform with other regulations and ordinances of the city.

4.19.15. Off-street parking and loading.

Public interest, welfare, and safety require buildings and uses, erected, established, expanded or uses changed after the effective date of these land development regulations to be provided with adequate off-street parking facilities for the use of occupants, employees, visitors, customers, or patrons and in certain cases, off-street parking facilities for the handicapped. Public interest, welfare, and safety also require certain uses provide adequate off-street loading facilities. Such off-street parking and off-street loading facilities shall be maintained and continued so long as the associated use continues, and altered as required for a new or changed use, or as otherwise required herein. (For definitions of various parking and loading related terms, see also article 2, definitions).

4.19.15.1. Off-street parking and off-street loading: general.

1. Off-street parking and loading facilities shall be provided as required in these land development regulations. Conforming buildings and uses existing as of the effective date of these land development regulations may be modernized, altered, or repaired without providing additional off-street parking or off-street loading facilities providing there is no increase in floor area or capacity.
2. Where a conforming building or use existed on the effective date of these land development regulations and such building or use is enlarged in floor area, volume, capacity, or space occupied, off-street parking and off-street loading specified in these land development regulations shall be provided for the additional floor area, volume, capacity, or space so created or used.
3. A change in use of a building or use existing on the effective date of these land development regulations shall require additional off-street parking and/or loading facilities to the extent that the new use shall provide additional parking and/or loading spaces amounting to the difference between the required number of parking and/or loading spaces for the new use and the required number for the previous use.
4. The design, construction, and arrangement regulations herein prescribed for off-street parking and off-street loading facilities do not apply to one and two-family (duplex) dwellings.
5. Required off-street parking areas shall not be used for sales or display, dead storage, repair, dismantling, or servicing of any type or kind, nor shall areas devoted to such activities count as meeting off-street parking requirements.
6. Unless otherwise specified and subject to meeting landscaped buffer requirements, a required yard may be used for off-street parking.

4.19.15.2. Off-street parking, loading and vehicular use area facility requirements:

Required off-street parking and off-street loading facilities shall be:

1. Identified as to purpose and location to be clearly evident. Off-street parking facilities - newly constructed, redeveloped, expanded or when a change of use occurs, shall contain vertical traffic flow and directional signage, and painted: arrows, stop bars, cross-walks, regular and ADA spaces, loading areas, no-parking and fire-lane areas/zones, and similar measures to provide for the safety and efficient movement of vehicles as well as pedestrians. Signage, paint and other applicable

criteria shall conform to the most recent edition of the FDOT Facilities Design Manual, and ADA signage shall include a $250.00 fine and other language as shown in city informational brochures.

2. Using hand-held spray-paint to identify off-street parking facilities is prohibited.
3. Surfaced with asphalt, bituminous, or concrete materials.
4. A non-residential use requiring twenty-five or fewer off-street parking spaces may substitute six inches of hard loose rock for the asphalt, bituminous, or concrete surface provided:
   a. The work is curbed or otherwise bordered to maintain loose material within the parking area, and;
   b. The driveway is paved with asphalt or concrete for a minimum distance between the edge of the street pavement and the property line – see 4.19.3., Access Control, and;
   c. The hard rock shall be installed clean and free of foreign material, and;
   d. Required ADA parking and loading aisles and space(s), access aisles and pathways to the building entrance shall not qualify for the rock substitution.
5. Internal driveways, access aisles, and parking spaces, except those providing for ADA compliance, for public schools may be surfaced with grass or lawn.
6. Assembly uses, as determined by the Land Development Regulation Administrator, may provide up to 50% of the required regular parking areas with grass or lawn.
7. Developments with existing improved off-street parking areas, which are documented to have been constructed prior to the adoption of these Land Development Regulations, may be granted an administrative adjustment by the Land Development Regulation Administrator of up to 25% of the required parking number, so that viable business activity can continue to be promoted.
8. All existing or required off-street parking facilities and associated areas and components shall be, regardless of construction date, maintained, with improved surfaces kept in a smooth, well-graded condition. Deficiencies in surface condition which indicate lack of required maintenance include large cracks, potholes, crumbling, uneven settling, uneven pedestrian areas, and areas worn through to subsurface base. Maintenance shall also include all signage maintained or replaced to be clearly identified and to code, and each regular and ADA parking space striping and other painted identification markings repainted when necessary, to be clearly distinguishable and evident.
9. Drained so as not to cause a nuisance on adjacent property.
10. So lighted as to prevent glare or excessive light on adjacent property.
11. Arranged for convenient access and safety of pedestrians and vehicles.
12. Designed to conform with curb break requirements (see section 4.19).
13. So arranged that no vehicle has to back from such facilities directly onto public streets.
14. Designed so that all required regular and ADA spaces provide curbs or motor vehicle stops or similar devices. When spaces are located in proximity to property lines, so placed as to prevent vehicles from overhanging onto public rights-of-way or adjacent property – see 4.19.3., Access Control.

4.19.15.3. Off-street parking; location.

Required off-street parking facilities shall be located on the same lot or parcel of land they are intended to serve provided, however, the board of adjustment may allow the establishment of such off-street parking facilities within 300 feet of the premises they are intended to serve when:

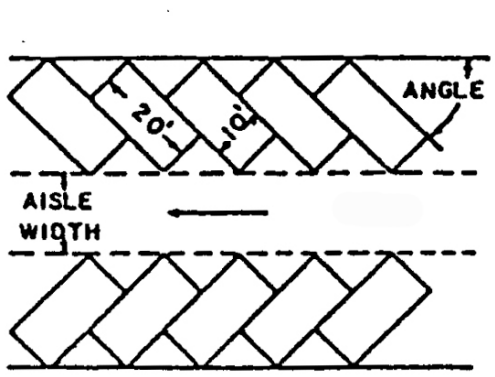
1. Practical difficulties prevent them from being placed on the same lot as the premises they are designed to serve;
2. The owner of the off-street parking area enters into a written agreement with the city council, with enforcement running to the city council, guaranteeing the land comprising the parking area shall never be disposed of except in conjunction with the sale of the building or use which the parking area serves so long as the facilities are required; and
3. The owner agrees the agreement shall be voided by the city council if other off-street facilities are provided in accordance with these land development regulations; and
4. The owner bears the expense of recording the agreement.

4.19.15.4. Off-street parking; dimensional standards.

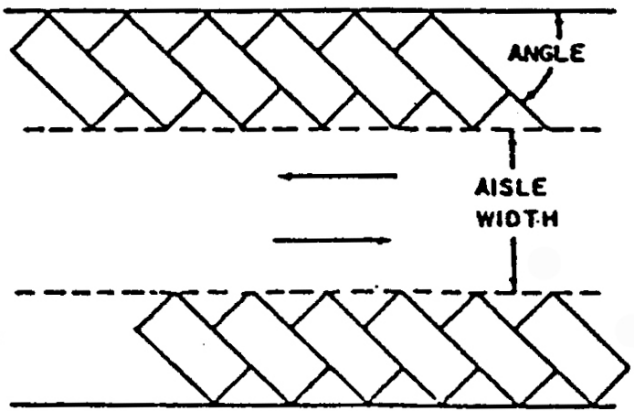
Each off-street parking space, with the exception of handicapped parking spaces, shall be a minimum of ten (10') feet by twenty (20') feet in size.

Minimum aisle width shall be as follows:

	Aisle Width	
Angle of Parking	One-Way	Two-Way
Parallel	12 ft.	20 ft.
30°	12 ft.	22 ft.
45°	12 ft.	22 ft.
60°	18 ft.	24 ft.
90°	22 ft.	24 ft.



ONE WAY



TWO WAY

For purposes of rough computation, an off-street parking space and necessary access and maneuvering room may be estimated at 300 square feet, but off-street parking requirements will be considered met only where actual spaces meeting the requirements above are provided and maintained, improved in the manner required by these land development regulations, and in accordance with ordinances and regulations of the city.

4.19.15.5. Off-street parking; handicapped parking spaces.

Except as otherwise specified herein, required off-street parking areas shall have a number of level parking spaces identified by above-grade signs as being reserved for physically handicapped persons. Each parking space so reserved shall be not less than 12 feet in width and 20 feet in length. Required handicapped parking spaces for various parking lot sizes are:

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

Parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways, and entrances. These parking spaces should be located so that physically handicapped persons are not compelled to wheel or walk behind parked cars to reach entrances, ramps, walkways, and elevators. (See section 4.19.2 for additional provisions regarding accessibility for physically handicapped persons.)

4.19.15.6. Off-street parking; plans required.

A properly scaled off-street parking plan shall be submitted with each application for a building permit which requires provision for off-street parking. The plan shall accurately portray landscaping, the required parking spaces including those designated for the physically handicapped access aisles, driveways, dimensions, and the relation of the off-street parking facilities to the uses or structures they serve.

4.19.15.7. Off-street parking; combined off-street parking.

Two or more owners or operators of buildings or uses requiring off-street parking facilities may make collective provision for such facilities provided the total parking spaces, when combined or used together, shall not be less than the sum required separately. An arrangement for combined off-street parking shall be subject to the filing of a legal instrument satisfactory to the city attorney insuring such off-street parking will be maintained for as long as the use or uses requiring such off-street parking continue. No part of an off-street parking area required for a building or use shall be included as a part of an off-street parking area required for another building or use unless the board of adjustment finds the types of uses involved indicate the periods of usage will not overlap. A subsequent change of one or the other use may bring about a change in off-street parking requirements.

4.19.15.8. Off-street parking; fractional measurements.

Where a calculation results in a fractional space requirement, a fraction equal to or greater than one-half shall require a full off-street parking space.

4.19.15.9. Off-street parking; minimum requirement.

The minimum number of spaces required for any one use, shall be as a result of a determination by the Land Development Regulation Administrator, based on the adopted criteria as described in the various sections of these LDR, in relation to a submitted set of building and site plans, or as a result of an assessment of the existing property, the proposed use, and any other uses which may also exist at the subject property (in the case of a shared lot).

Outparcel developments that are part of a larger commercial or industrial subdivision, or planned development or shopping center, when there is a common access easement recorded to provide access to the interior of said development, where prior or phased development has resulted in existing parking exceeding the required number for the existing center, the Land Development Regulation Administrator may document such as part of plan review, and make adjustments accordingly to the minimum required number for the outparcel(s).

The Land Development Regulation Administrator may also take into account shared parking areas for various uses on the same parcel, which can document they will be utilizing said spaces during different days or hours exclusive of each other, and make adjustments accordingly to the minimum required for any one subject use.

The required parking space minimum count is inclusive of the required ADA parking spaces. IE: If the minimum required count is 20 – 19 would need to be regular sized and 1 would be ADA sized. If a development seeks to construct more than the minimum, the ratio of regular versus ADA will be as described in 4.19.15.5.

4.19.15.10. Off-street parking; landscaping requirements.

All permitted, permissible or approved by special exception non-residential uses erected, expanded, re-located or redeveloped, where off-street parking facilities are required and provided, such shall conform with the minimum landscaping requirements provided in this section, except that one-family and two-family (duplex) residential dwellings and multiple level parking structures shall be exempt from such requirements. (Plan review shall include a Landscape page with the calculations, types, numbers and locations of proposed landscaping and irrigation, if proposed, described; no C/O will be granted until all plants are in and counted on-site.)(See also 2.1 for definitions and Article 3.)

1. Except as otherwise noted herein, an area equal to a minimum of ten percent of all off-street parking, driveway, (loading, fire-lane, display, etc.) areas (whether paved or rock/gravel) shall be landscaped with grass, plants, shrubs, and trees. Required landscaping may, in part, be located around the periphery of the off-street parking area. However, a portion of the required landscaping shall also be located within the interior of the off-street parking area and shall be located in such a manner as to divide and break up the expanse of paving and to guide traffic flow and direction. These portions shall be installed, at a minimum, as one (1) minimum 3' wide by 17' long (50 sq. ft. min.) landscaped island, containing at least one tree each.(Recommended at a ratio of one island between every 10 linear parking spaces.)
2. Each separate landscaped area shall contain a minimum of 50 square feet with a minimum dimension of three feet and shall include at least one tree with the remaining area landscaped with shrubs, ground cover, and/or other landscaping material.
3. The total number of trees shall not be less than one for each 200 square feet or fraction thereof of required landscaping. Trees shall be a minimum of four feet overall height immediately after planting. Trees shall not be planted closer than six feet to a public street or other public works unless the tree root system is completely contained within a barrier that has minimum interior dimensions shall be five feet square and five feet deep and is constructed with four-inch thick concrete reinforced with # 6 road mesh (six × six × six) or equivalent. Plants and shrubs shall be installed to supplement the trees and sod at the ratio of three 5-gallon per shrubs per tree and six 2-gallon plants, per required tree, with the rest sodded.
4. Required landscaped areas shall be maintained by the property owner. Failure to maintain required landscaped area shall be a violation of these land development regulations.
5. See also section 4.19, visibility at intersections and curb breaks.

4.19.15.11. Off-street loading; specifications; amounts.

Off-street loading facilities are required by these land development regulations so that vehicles engaged in loading and unloading goods, materials, or things for delivering and shopping will not encroach on or interfere with public use of streets and alleys. Off-street loading facilities provided to meet the needs of one use may not be considered as meeting the needs of another use. Off-street parking facilities may not be used or counted as meeting off-street loading requirements. When the use of a structure or land or a part thereof is changed to a use requiring off-street loading facilities, the full amount of off-street loading space required shall be provided and maintained. Where a structure is enlarged or a use extended so that the size of the resulting occupancy requires off-street loading space, the full amount of such space shall be provided and maintained for the structure or use in its enlarged or extended size. An off-street loading space shall be directly accessible from a street or alley without crossing or entering another required off-

street loading space. Such loading space shall be arranged for convenient and safe ingress and egress by motor truck and/or trailer combination.

4.19.15.12. Off-street loading; dimensional standards.

An off-street loading space shall have clear horizontal dimensions of 12 feet by 30 feet exclusive of platforms and piers and a clear vertical dimension of 14 feet.

4.19.15.13. Off-street loading; plans required.

An off-street loading plan shall be submitted with an application for a building permit which requires provision for off-street loading facilities. The plan shall accurately portray the required off-street turning bays, loading spaces, access thereto, dimensions, clearance and the relation to surrounding streets or private access-ways.

4.19.15.14. Off-street loading; combined off-street loading.

Collective, joint, or combined provisions for off-street loading facilities for two or more buildings or uses may be made provided they equal in size and capacity the combined requirements of the component buildings or uses and are designed, located, and arranged to be usable thereby. An arrangement for combined off-street loading shall be subject to the filing of a legal instrument satisfactory to the city attorney ensuring that such off-street loading will be maintained in the future so long as the use or uses requiring such off-street loading continue. A subsequent change in use or user may bring about a change in off-street loading requirements.

4.19.15.15. Off-street loading requirements.

Off-street loading spaces shall be provided and maintained as follows:

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

Square Feet		Square Feet	No. of Spaces
Over 5,000	to	25,000	1
25,001	to	60,000	2
60,001	to	120,000	3
120,001	to	200,000	4
200,001	to	290,000	5

plus one additional off-street loading space for each additional 90,000 square feet over 290,000 square feet or major fraction thereof.

2. For each multiple dwelling unit having at least 20 dwelling units but not over 50 dwelling units: one spaces. For each multiple dwelling unit having over 50 dwelling units: one space, plus one space for each additional 50 dwelling units or major fraction thereof.
3. For each auditorium, convention hall, exhibition hall, museum, motel, hotel, bank or financial institution, office building, sports arena, stadium, hospital, or similar use with aggregate floor areas of 10,000 square feet to 40,000 square feet: one space plus one space for each additional 60,000 square feet or major fraction thereof over 40,000 square feet.
4. For a use not specifically mentioned, the off-street loading facilities requirements for a mentioned use which is similar shall apply.

4.19.16. Parking, storage, or use of major recreational equipment.

No major recreational equipment (see section 2.1, definitions) shall be used for living, sleeping, or housekeeping purposes when parked or stored on a lot in a residential district or in a location not approved for such use. Major recreational equipment may be parked or stored in a rear or side yard but not in a required front yard provided, however, that such equipment may be parked anywhere on residential premises for a period not to exceed 24 hours during loading and unloading.

4.19.17. Parking and storage of certain vehicles.

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

4.19.18. Performance standards.

Uses and activities permitted in any zoning district shall conform with the following standards of performance:

4.19.18.1. Fire and explosion hazards.

Uses shall comply with applicable standards set forth in the rules and regulations of the state fire marshal.

4.19.18.2. Smoke, dust, dirt, visible emissions, and open burning.

Regulations controlling smoke, dust, dirt, or visible emissions shall be those contained in F.A.C. ch. 17-2, as amended. Regulations controlling open burning shall be those contained in F.A.C. ch. 17-5, as amended.

4.19.18.3. Fumes, vapors, and gases.

Regulations controlling the emission of fumes, vapors, or gases of a noxious, toxic, or corrosive nature shall be those contained in F.A.C. ch. 17-2, as amended.

4.19.18.4. Heat, cold, dampness, or movement of air.

Activities which may produce an adverse effect on the motion temperature, or humidity of the atmosphere beyond the lot line shall not be permitted with the exception that with the I industrial district this standard shall be applied at the boundaries of the district and not at industrial lot lines.

4.19.18.5. Noise.

Permitted levels of noise or sound emission at the property lines of the lot on which the principal use is located shall not at any time exceed the average noise level prevailing for the same hour as generated by street and traffic activity with the exception that in the industrial district this standard shall be applied at the boundaries of the district and not at industrial lot lines. Determination of noise level shall be measured with a sound level meter that conforms with specifications published by the American Standards Association.

4.19.18.6. Odor.

Regulations controlling emission of objectionable odorous gases or other odorous matter, except those associated with normal agricultural practices, shall be those contained in F.A.C. ch. 17-2, as amended.

4.19.18.7. Glare.

There shall be no direct glare visible from any residential or residential/office district caused by unshielded floodlights or other sources of high intensity lighting.

4.19.19. Railroad right-of-way.

Existing railroad rights-of-way, but not including switching, freight, or storage yards, railroad buildings or maintenance structures, are a permitted use in all zoning districts. Switching, freight, or storage yards, railroad buildings and maintenance structures are permitted only where expressly allowed by these land development regulations.

4.19.20. Sign Regulations.

The provisions of this Sub-Section of the Land Development Regulations, also referred to as 'LDR', shall govern all signs and related matters in the City of Live Oak, Florida. This section shall be known as, and may be referred to as, the "Sign Ordinance" or "Sign Regulations", and understood to be that for the City of Live Oak, Florida. Also understood is that these regulations are a Sub-Section of Section 4.19 – Supplementary District Regulations, which is a section within Article 4 – Zoning Regulations, which is part of the LDR in its entirety. Each applicable Article, Section and Sub-Section within this document is inter-related and works collectively as a whole.

4.19.20.1. Jurisdiction.

These Sign Regulations shall apply to all properties located within the corporate limits of the City of Live Oak, Florida, in addition to any properties which may be annexed into the City limits at a future date. These Sign Regulations shall not relate to the copy or message on athletic field scoreboards, gravestones, commemorative plaques, or display of construction not defined in these LDR as a sign.

4.19.20.2. Applicability of Other Code or Regulatory Requirements or Actions.

Signs or other advertising structures shall be constructed and maintained in accordance with other applicable ordinances, regulations and statutes of the City, as well as those of the State of Florida, and any Federal rules, regulations or laws. Where ordinances, rules or regulations may appear to be in conflict, the more restrictive provisions shall apply.

1. All signage shall be in accordance with the provisions of these Sign Regulations in their entirety.

2. All sign structures shall also be subject to all provisions of: the Code of Ordinances of the City, the Building and Electrical Codes, and all other applicable local, state and federal laws.

3. Any legally permitted sign may contain any message not otherwise prohibited or regulated by law.

4. No City Zoning Board, City Council, Board of Adjustment or other public officer or agency shall issue a permit or grant permission or an adjustment, to erect or maintain any sign in conflict with the provisions of these Sign Regulations, or the standards applied by the Building Department; nor shall any City Department issue approval or a permit for any sign in conflict with any law enacted by any other public board, officer, or agency in the lawful exercise of its powers.

5. A Petition for Variance may be filed pertaining to signage, as follows: for proposed permanent signage on the premises of a licensed business, strictly limited to a relaxation of the existing governing standards for the subject property regarding- placement, face-size or overall height. Said Petition is to be filed in accordance with Article 3, Variances; General, of the LDR, and other applicable Codes, Resolutions or Ordinances.

   The variance petition shall be submitted concurrently with an accompanying standard sign review/approval application and building permit application, including all required drawings and site plans for the proposed signage.

The granting of a variance to one or more of these referenced governing standards, shall then allow the subsequent review of applicable criteria of said sign, by applicable City Departments, in accordance with **Section 4.19.20.5.**, in order to secure the required zoning approval and building permit; however, in no case shall a variance request exceed any current maximum standard for the City as a whole, nor shall the approval of a variance take the place of the required staff review and building permit issuance process.

6. No type of building permit, or occupational business tax license, shall be issued for any location, until all sign standards as provided for herein are found to be met.

7. Proposed signage at certain locations, as identified in the Comprehensive Plan, may also be required to secure a Certificate of Appropriateness through the Historic Preservation Agency, as specified in Article 3 of the LDR. This agency will generally meet within one month of the appropriate application being submitted.

8. It is the responsibility of the Property/Business Owner and/or Sign Contractor to obtain proper review, approval, and permitting prior to any work commencing in the City. Signs found to be erected without proper review and permitting shall be subject to a double review fee and double permit fee as provided for in the Resolutions and Ordinances of the City of Live Oak.

9. A sign erected without proper review and permitting, that exceeds the maximum allowances in height, square footage or any other applicable criteria shall be ordered to be altered and/or removed to conform to the Sign Regulations, in conjunction with obtaining proper review approval and permitting.

10. Signs erected by municipal or governmental entities shall also be governed by these Sign Regulations, as may be applicable.

11. All signs existing at the date of adoption or amendment of these Sign Regulations shall be subject to certain portions herein, however, provisions for signs which may be or become non-conforming in nature are first governed by language found in **Section 4.19.20.12.**

4.19.20.3. Definitions.

Definitions for purposes of these Sign Regulations under these LDR are found, unless otherwise noted, in the Definitions section of these LDR, Article 2.

4.19.20.4. Signs Not Requiring Zoning Review (Exempt-Signs).

Except as otherwise provided or required, the following on-site signs may be erected without zoning review, provided that each is erected in accordance with the prescribed conditions of these Sign Regulations, in their entirety, and with all other applicable codes and regulations.

These signs are allowed in addition to non-exempt signs requiring zoning review.

Any non-exempt situation deemed by the Building Official to be structural, may require a building permit to erect. If in doubt, contact the City Building Official prior to work commencing.

Any sign not exempted by this section shall be required to be reviewed and approved by the Development Manager, and may be required to be permitted by the Building Official, prior to construction and installation.

Any exempt sign erected under this provision, **4.19.20.4.**, that does not meet the prescribed conditions of these Sign Regulations in their entirety, shall be deemed to have been erected in violation of these Land Development Regulations, and thus shall be subject to enforcement.

All signs proposed to be placed in the ground, or on any posts which would require breaking the surface of the ground through digging, etc., shall be placed to meet all required setbacks, including line of sight triangles, and 811 must be called and locates done, before any sign is erected.

Allowable Exempt-Signs:

1. Signs required by public ordinances, regulations and laws.

2. Legal notices, official instruments, municipal signs and public interest signs which are non-permanent in nature.

3. Building marker signs, at non-residential locations, not exceeding four square feet in area, which are mounted on a wall adjacent to a customary public entrance or other appropriate location, and bearing only property name, street-numbers, mail box numbers, building markers, names of occupants of premises, or other identification of premises, which have no commercial connotations.

   Signs may be internally lit, subject to applicable electrical codes.

4. Flags and insignia of a government except when displayed in connection with commercial promotion.

5. Each lot shall be allowed a maximum of three non-commercial flags and flag poles that conform to the standards of this paragraph. No flag may exceed sixty square feet in area, and the height of a flag pole shall not exceed the maximum allowable height of a structure or building in the applicable zoning district, or fifty feet, whichever is less. The hoist side of the flag shall not exceed twenty percent of the vertical height of the flag pole. Government owned parcels are exempt from total flag area and number limitations.

6. Decorative and patriotic flags, banners, and buntings for city-wide celebrations, conventions, and commemorations when such events are specifically recognized by the City Council, for a prescribed event lasting for a prescribed period of time.

7. Holiday and event lights and decorations during the recognized time frames for such celebrations.

8. Traffic or other municipal, city, state, or federal signs, legal notices, railroad crossing signs, danger signs, and such temporary, emergency, or non-advertising signs as may be approved by the City Council or other governmental entity with jurisdiction. Such signs may be located in or may overhang or infringe upon the right-of-way of streets or public ways.

9. Integral decorative or architectural features of buildings, so long they contain no commercial message.

10. Each residential unit is permitted one non-commercial, non-illuminated window sign not to exceed two square feet, and one non-commercial, non-illuminated Incidental Type II Ground 'yard' Sign (defined in Article 2), as provided, per property, per street frontage.

    Residential properties which have been approved for a home occupation or home business may utilize this provision for said on-site occupation or business.

11. Temporary full-panel window poster signs at licensed non-residential locations, however, limited to copy contained in no more than half of the window frames which exist on said building structure. Window lettering applied permanently to windows, subject to allowances for wall signage listed in **Section 4.19.20.9.3.**

12. Neon or other type, lighted or unlit, electronic or LED 'open' or other related copy, as window signs only, at licensed non-residential locations, provided that such signs: are hung or mounted within or flat against the building, do not exceed a maximum of four square feet each, and no more than three are displayed along any one wall of the building, which are visible from the outside.

13. Any sign not visible from public thoroughfares or rights-of-way and within a building, business, office, mall, or other totally enclosed area, except window signs. These signs may require a building permit to install, but will not require zoning review.

14. Temporary signs, provided that they are erected outside public rights-of-way, except certain election and governmental public information related signage as provided for herein, and are subject to the following additional standards:

    a. Governmental Election:

       One temporary non-illuminated freestanding, or Incidental Type II Ground 'yard' Sign (defined in Article 2), is allowed per privately owned lot, per street frontage, per candidate for public office, which may be erected up to one hundred calendar days prior to a governmental election and shall be removed within seven calendar days following said election final voting day.

       No such sign shall exceed four feet in height in any residential zoning district, or six feet in height in any other zoning district (except when used as a wall sign).

       Maximum face size for any such freestanding or wall sign shall be sixteen square feet in residentially zoned districts and thirty-two square feet in all other districts.

       All such signs shall be placed on private property.

       Such signs shall not be converted to any other sign type or purpose without first being reviewed, approved and permitted as a permanent sign.

       For the safety of vehicles, pedestrians and to protect life and property from possible injury or damage, and to meet the requirements for structures per the Florida Building Code: any such freestanding sign erected on posts, provided the sign panel material is either lightweight banner or other lightweight material, as approved by the Building Official.

       Wall banners for elections and political messages may be erected according to banner standards.

In no case shall any political sign of any type be erected or placed in the ground, on or in front of, any city-owned parcels of land, unless part of and only during a political rally, as approved by the City Council.

Incidental Type II Ground 'yard' Sign (defined in Article 2), may also be erected along other non-DOT rights-of-way, provided vehicular and pedestrian, street and driveway intersection sight distance triangle lines of sight are maintained. Signs erected in rights-of-way, in violation, shall be subject to enforcement and immediate removal.

b. Real Estate:

Temporary non-illuminated signs, not to exceed a face size of eight square feet in residential zoning, and thirty-two square feet in any other zoning, when located on a lot or building during the time that it is for sale, lease, or rent.

Such signs are limited to one sign per lot, per street frontage, and if freestanding, to a maximum of six feet in height.

Such signs shall be removed within ten calendar days after the subject lot or building is leased, and, in the case of a sale of property, to display a "sold" sign, shall be removed within thirty calendar days of the closing of sale date.

One on-site open-house or open for inspection sign, not exceeding six square feet in face size, and four feet in height, is allowed in addition to the other limitations in **Section 4.19.20.4.(14)(b)**.

Similar off-site signs for open house event directional purposes may be allowed at street intersections and other locations in proximity to the subject property, during the time the property is open for inspection, provided they are located on private property and with the owner's consent.

c. Temporary non-commercial/non-profit or community event signage:

One temporary non-illuminated Incidental Type II Ground 'yard' Sign (defined in Article 2) is allowed per privately owned lot, per street frontage, per event which is taking place in Suwannee County or the City of Live Oak, which may be erected up to forty-five calendar days prior to the date of the event, and must be removed within three calendar days of the conclusion of the event.

Signs must be located off of any street right-of-way and outside of line of sight triangles.

Banners and other event related signage at the event location or promoting said event may be erected, at the discretion of the Development Manager, in Commercial and Industrial Zoning Districts, subject to time limit, banner and other applicable standards.

Any such sign may dedicate an area subordinate to the primary event message to recognize event promoters, subject to any and all Florida Department of Transportation rules and laws applicable to Outdoor Advertising Signs.

d. Incidental Type II Ground 'yard' Sign (defined in Article 2) at licensed commercial business locations:

(1) Such signs shall be located on private property, on the site or location of the licensed business, not in the public right-of-way, or in required parking areas. No provision is made for signage for unlicensed businesses or for locating off-site of the licensed premises.

(2) Such signs shall be professionally printed and non-permanent in nature, and shall pertain only to a licensed establishment located on the same parcel where the sign is located.

(3) Such signs shall not be illuminated or have any electricity run to it by way of an extension cord or any other electrical wiring.

(4) Such signs shall be removed when the service is no longer available or when the sale or event is no longer in effect, or when inclement weather is approaching.

(5) Three such signs are allowed per parcel, per street frontage, per licensed business establishment located on said parcel.

(6) Signs shall not exceed three feet in height and four square feet per face, maximum two faces.

(7) Signs shall be located outside of line of sight triangles, and shall not obstruct ingress/egress to or from a public entrance or fire escape.

e. Incidental Type II On-site Wall Signs (defined in Article 2) at licensed commercial business locations:

(1) Such signs are to be located only on a principle building or structure and pertaining to the licensed business located on that parcel. No provision is made for signage for unlicensed businesses.

(2) Such signs shall be professionally printed and non-structural in nature; (ie: lightweight materials, framed promotional posters, etc.)

(3) Such signs shall not be illuminated or have any electricity run to it by way of an extension cord or any other electrical wiring.

(4) Such signs shall be securely mounted flat against a door or wall.

(5) Total sign area(s) shall not exceed thirty-six square feet per building side, or per one-hundred linear feet of building length.

15. Incidental Type I (defined in Article 2) signs, banners, portable signs, pole pennants or feather flags, strings of lights, strings of pennants or strings of flags, and inflatable devices, on-site at licensed commercial business locations, provided they meet all applicable requirements contained in these Sign Regulations.

16. Up to three, when visible from the right-of-way, informational bulletin boards are permitted, at a non-residential location, for public, charitable, educational or religious institutions when located on the premises of said institution, and when affixed to a building wall. Bulletin boards may not exceed forty square feet in area and, if illuminated, shall be located at least twenty-five feet from any property line.

Signs may be internally lit, but shall not violate any provisions listed in these Sign Regulations.

Freestanding bulletin boards /kiosks shall be applied for and permitted as a standard freestanding sign, with location and numbers approved on a case-by-case basis.

17. One non-illuminated directory wall sign, per principle building is permitted, at a non-residential establishment, which contains no commercial messages of any kind, when affixed to a building wall.

    Directory signs shall not exceed forty square feet in area and shall be located at building entrances or facing a public walkway.

    Freestanding directory signs shall be applied for and permitted as a standard freestanding sign, with location and numbers approved on a case-by-case basis.

18. Signs or logos incorporated on, or added to, machinery, equipment, or other fixtures, which only identify or advertise the product or service dispensed by the machine or equipment, or business name identification.

    This includes signs customarily affixed to vending machines, newspaper racks, telephone booths, semi-permanent trash containers, and gasoline pumps. Signs may be internally lit, but shall not violate any provision listed in these Sign Regulations.

    Signs are limited in size to the device to which it is attached and shall not increase the overall dimensions of the device by way of an additional attached frame or cabinet. Such signs must be installed as to be an integral part of the device.

19. Signs for temporary residential garage sales, yard sales, and the like, limited to sales located in residential districts at a residence within the City Limits, and subject to the following provisions:

    a. All residents in the City of Live Oak wishing to conduct a yard sale at their home must call City Hall prior to the sale to register and document the sale, in accordance with applicable ordinances.

    b. On-site (at said sale location) signs shall be limited to one per parcel, per street frontage, limited to a maximum face size of six square feet and a maximum height of four feet.

    c. Similar off-site signs for directional purposes, not exceeding four square feet in face size, and three feet in height, may be allowed in proximity to the sale, provided they are located on private properties and with the consent of the property owner. These signs may not be erected in a public right-of-way, or on any utility pole, light pole, fence, rock, tree or other form of vegetation.

    d. All signs must be removed at the close of the sale.

20. Construction signs: no more than four, two-sided signs, per street frontage, are allowed at any one time, located on a single property parcel where building construction is actually in progress under a current building permit.

    These signs shall be a non-illuminated, freestanding signs, not exceeding four feet in height in residential districts and six feet in height in non-residential districts. Maximum size per sign face is

sixteen square feet in all residential districts, and thirty-two square feet in all non-residential districts.

An owner/builder, which is a licensed building contractor, may place one such additional sign at the entrance to a subdivision which is being marketed with vacant buildable lots.

The sign(s) may include the names of persons and firms performing services or labor, or supplying materials to the premises. Such signs must be removed before a certificate of occupancy for any building or structure on the premise is issued.

Otherwise, such sign must be removed within thirty calendar days of the completion or final inspection of any other type of remodeling, renovations or repair work which took place at the location.

21. Traffic control signs, as may be required, erected on public or private property which meet Department of Transportation standards and contain no commercial message of any kind, and limited in size and placement to the standards of the Department of Transportation pertaining to the district in which the sign is to be located.

22. A cross-street banner sign erected by the municipality, or designee, for a special event, celebration or as otherwise allowed, subject to #14 (c) herein, or as otherwise governed, with size appropriate to the location, to be determined by the Development Manager .

23. A-Frame, Sandwich, Sidewalk and Easel Type Signs: When more restrictive, all Florida Department of Transportation sign regulations for state maintained state and federal roads shall supersede this section.

    In order to promote a pedestrian-oriented market area in the Central Downtown District, and other commercial areas as appropriate, A-frame, Sandwich-Type, Sidewalk and Easel signs may be permitted on the sidewalk, or other non-vehicular use areas, in front of the respective licensed business, only displayed during normal business hours only.

    These may be one or two-sided, and shall be professionally constructed, and professionally printed or contain areas for hand written specials, such as dry erase or chalk board type. Such signs shall be located so as to not obstruct safe vision of vehicular or pedestrian traffic or safe ingress or egress from or to public entrances and fire escapes and must be removed during inclement weather.

    a. Maximum Height: four feet above the sidewalk or ground.

    b. Maximum Face Size: six square feet.

    c. Maximum one non-illuminated sign is allowed, per establishment, located in front of said establishment, within fifteen feet of a public entrance.

4.19.20.5. Requirements for all Non-Exempt Signs (ones not considered as exempt, as described in previous Section 4.19.20.4.)

Within the corporate limits of the City, it shall be unlawful for any person, property owner, or building or sign contractor to: erect, post, display, construct, enlarge, move, maintain, substantially change, alter, utilize, convert, or replace any non-exempted sign, without first securing zoning review and written approval from the Development Manager, and when applicable, a building permit from the Building Official, to do so.

a. A non-substantial change of only a static copy panel with a like-kind type panel, which is the same face size, from within an existing cabinet of a previously legally permitted and legally erected sign, shall not require a fee-based formal zoning application submittal and review by the Development Manager, however the Development Manager must first be made aware of the proposed non-substantial change prior to the action taking place, and a building permit may also be required by the Building Official.

b. All other actions, including: any new sign; or the removal of, conversion of, replacement of, or alteration to, an existing sign cabinet, sign support or sign structure, shall constitute a substantial change, for which formal zoning application submittal and review is required, with commencement of any changes only after official written approval is received.

c. This section shall not require a sign permit for the repair or maintenance of a conforming sign for which a permit has already been issued, provided the sign or sign structure, including electrical service, is not modified in any way different from its original conforming condition.

d. Waiver of zoning review by the Development Manager does not constitute waiver of a building permit, nor does the non-necessity of a building permit waive formal or informal review and approval by the Development Manager, or subsequent Code Enforcement actions to bring about compliance.

e. Zoning review and approval, and in certain cases a building permit, shall be required for any new sign not otherwise exempted, or any substantial change to an existing sign, or any new or existing establishment changing the number, size, shape, electrical service, or location of existing signs, or adding additional signage or square footage, whether to a new or existing structure, or any other action which is deemed by City Officials to have the requirement of Development Manager zoning review and approval, and/or a building permit by the Building Official.

1. Application:

All applications for sign zoning review and approval and sign building permits shall be submitted first to the Development Manager, with the applicable review fee, on forms as provided by the City. The application shall set forth in writing a complete description of the required information. Appropriate or additional forms and supporting documents may also be required by the Building Official.

Final written approval, or notification of denial, shall be made available to the applicant within five working days from the date the City has received all required, requested or forwarded documents, and after all fees have been received.

Certain Signs shall be reviewed and approved informally as Special or Temporary Signage, which review shall take place by written contact to the Development Manager. Signs which qualify for this review

process are: Portable Signs, and Grand Opening or Special Event Signage. All others, as provided for and required, shall be applied for, reviewed and approved formally on standard forms.

Once zoning review and approval has taken place, a determination shall be made by the Building Official if a permit is required. If not required, the Development Manager shall issue a written notice to proceed to the applicant; otherwise, the Building Official will process the application packet for permit issuance.

2. Fees:

Sign application zoning review fees, and building permit fees, shall be in accordance with the adopted fee schedules, resolutions and/or ordinances of the City of Live Oak, and shall be required for any action that requires either formal zoning review and/or the issuance of a sign building permit, as may be applicable.

Signs proposed to be located on parcels determined by the City to be publically owned, as defined herein, shall comply with all requirements contained herein, however, review and/or permit fees may be waived.

3. Permit Issuance and Duration:

When required, the Building Official shall issue to any applicant, upon approval by all City Departments, of a completed application and accompanying material, for a sign which meets the requirements of these Sign Regulations and all other applicable regulations, a written sign permit evidencing compliance of the proposed sign, with all applicable codes and regulations.

A sign permit shall expire and become null and void if installation of the sign has not been completed within 6 months from the date of issuance. Issuance or finalization of a sign permit shall not prevent the City from later declaring the sign to be nonconforming or unlawful, if it is found not to conform to the requirements of these Sign Regulations.

A sign permit shall be revoked if the sign is found to have been erected contrary to the specifications listed in the application, and thus is not in compliance with the Sign Regulations.

For every permit issued, the Building Official shall deliver to the applicant a written permit, which shall be retained on file at the place of business, as well as in City permit records. A sign for which no written approval exists, shall be prima facie evidence that the sign or advertisement has been constructed or erected and is being operated, displayed or maintained in violation of the provisions of applicable codes, and shall be subject to enforcement.

4.19.20.6. Enforcement.

1. A sign found to have been erected, placed, constructed, enlarged, moved, altered, or converted illegally, or in a manner which otherwise violates the terms of these Sign Regulations, shall cause the property owner of the parcel where said sign is located, and/or the sign contractor, person or entity which erected said sign, to be subject to enforcement as provided for herein and any other applicable section of these LDR and/or Florida Statutes.

2. These Sign Regulations shall be enforced as provided herein, and by: the Code of Ordinances, Article 15 of the LDR, and/or the Florida Statutes, Chapter 162, as may be applicable. Each day of violation after notification shall be regarded as a separate offense.

3. Removal of Signs:

A sign which is placed in or on the public right-of-way or on any public light or utility pole, or in or on any other property owned or maintained by the City of Live Oak, or locations considered public rights-of-way, shall be subject to immediate removal and/or confiscation by the: Code Enforcement Officer, Building Official, Development Manager, Police Department, or his or her designee.

Any of the following signs shall be immediately removed, upon verbal or written notification from the: Code Enforcement Officer, Building Official, Development Manager, Police Chief or Fire Chief, or his or her designee, or by City Staff as may be required:

a. A sign that is prohibited or classified as unlawful under the terms of these Sign Regulations.

b. A sign that does not conform to the Florida Building Code.

c. A sign which constitutes a danger to life, property, vehicular or pedestrian traffic.

d. A sign erected without being reviewed, approved and properly permitted, or not to applicable standards.

4. Remedies:

In the case of any sign or other device covered by these Sign Regulations that is, or is proposed to be, erected, posted, displayed, constructed, enlarged, moved, maintained, substantially changed, altered, utilized, converted, or replaced, is found to be in violation of any provision of these Sign Regulations, the Code Enforcement Officer shall then commence standard procedure for code enforcement action.

4.19.20.7. General Regulations.

1. Location and other general standards:

   a. See **Section 4.19.20.8.**, Prohibited Sign Instances, for additional standards which may apply.

   b. All signs shall be located only on or over private property, except where otherwise specifically authorized by these Sign Regulations.

   c. No sign shall overhang any adjacent private property or public rights-of-way, except projecting or under-canopy signs, over public sidewalks or driveways, which meet all other requirements of these Sign Regulations.

   d. No permanent sign shall be attached to any support or pole of a freestanding sign, or other portion of an existing sign structure, unless it is part of an approved and properly permitted cabinet, or other structure, which serves to hold or display sign copy.

   e. All signs shall be located in such a way that they maintain horizontal and vertical clearance from all overhead utilities based on the applicable voltage as specified in the latest edition of the National Electrical Code.

   f. For all allowable freestanding signs: Each parcel shall be eligible to erect one Primary Street Freestanding Sign, all others, as allowed, shall be considered Secondary Street Freestanding Signs.

   g. If said parcel has secondary street frontage or sufficient linear street frontage, and separation requirements are met, additional Secondary Street Freestanding Signs may be erected as allowed for.

      Secondary Street Freestadning Signs shall be limited to one-half the face size, and in height to the greater of: four feet or one-half the height, of the allowable maximum Primary Street Freestanding Sign size, for that particular parcel.

      If street frontage, as defined in Section 2.1, is utilized to qualify for multiple freestanding signs, additional signs will only be allowed when excess street frontage, is equal to required frontage.

      IE: if the regulations state one allowed per two-hundred feet of frontage, the property would have to have at least 400’ of frontage to be eligible for a Secondary Freestanding Sign, and so forth.

      The linear length of a bordering street, as defined in Section 2.1, shall not be countable towards meeting the frontage criteria.

      A property owner may elect to erect the Primary Street Freestanding Sign along a secondary street or bordering street, provided there is only one sign sized as a Primary Street Freestanding Sign, and all others as allowed, are of Secondary Street Freestanding Sign proportions, and located to be in conformance with other applicable criteria.

      Secondary Street Freestanding Signs shall always be oriented for viewing from the ‘secondary’ or ‘border’ street, and shall always be located a minimum distance of one-half the total linear street frontage, as measured from the primary street’s right-of-way line, or corner of a parcel, to the

opposite corner or street frontage, as applicable. Primary and Secondary Street Freestanding Signs shall comply with all other applicable guidelines contained in these Sign Regulations.

h. When otherwise allowable, one freestanding sign per parcel, or per multi-use center, shall be eligible to contain an electronic variable message board.

i. An establishment shall be deemed to be located on a single-use parcel in any instance where it is the sole establishment, by record of the occupational city business tax license on file, located on one tax parcel of record.

   An establishment shall be deemed to be located on a multi-use parcel, commercial or office center in any instance where the establishment shares a tax parcel of record with another establishment, by record of a different occupational city business tax license on file, whether owned by the same individual or not. The multi-use designation shall apply even to individual entities who share a single office or store frontage.

j. In cases where the location was initially a single-use parcel and subsequently changed into a multi-use parcel, when the new entity seeks application for additional signage for the parcel; existing signage in combination with the new proposed signage shall be in conformance with the current requirements of a multi-use parcel.

   In cases where the existing single-use signage meets or exceeds the multi-use limits, the existing signage shall be altered to make accommodations for the new establishment, in accordance with the limits placed on multi-use parcels for that location. In cases where the limits have not been exceeded, the new establishment's proposed signage shall be limited to what is remaining in the allowances for a multi-use parcel.

k. Commercial or Office Multi-Use Centers or any cluster of buildings which collectively represent a center or multi-uses, which are located on several abutting parcels, which are owned or managed under a unified ownership or partnership, shall be allowed additional numbers of freestanding signage based on the number of public driveway entrances which serve the development.

l. Any freestanding sign proposed for such a multi-use location shall contain a number of available advertising panels equal to the number of existing or proposed tenants at the center. The percentage of available space for each tenant shall be determined by the owner or Management Company of said center or complex.

m. All new freestanding signs installed in vehicular use areas, or existing signs which subsequently have pavement placed in their vicinity, shall have a raised, curbed and sodded area surrounding the sign pole which is equal in size to the square footage of the sign face size. When proposed site improvements will not include poured/formed concrete-type work, placed pre-formed concrete stops shall be deemed sufficient to meet this requirement.

n. Establishments seeking to increase the allowable size of a wall sign due to the public entrance exceeding the specified setback distance from the public right-of-way, shall only be eligible for the increase if the public right-of-way, for measurement purposes, runs parallel to the building front with the public entrance, and if the right-of-way also abuts the parcel which the establishment is located on.

o. All projecting signs shall be limited to extending out in a horizontal direction from the wall of the building to which it is attached a maximum of eight feet, or in no case closer than one foot to the curb line, as measured vertical line to grade.

p. Any parcel in the City Limits, with an approved and licensed business in operation at that location, when said parcel is located: at any point within one-thousand feet of the outside ROW boundary of Interstate Ten (I-10), and which said parcel is also within one-thousand feet of the outside ROW boundary of the secondary road which contains on-ramps or off-ramps onto said interstate, in addition to all signs otherwise permitted for the parcel, may erect an on-site Highway Identification Sign, subject to the following standards. Such signs shall: pertain only to the establishment(s) located on said parcel; be limited to one such sign per parcel of record; be located in the rear yard setback area of the parcel; have a minimum of fifty feet of clearance above the finished grade; have a maximum height of seventy-five feet; have a total sign face area not to exceed one-hundred fifty square feet; be located no closer than one-hundred feet radial distance from any other such Highway Identification Sign; have no electronic or LED component, except for ones at a fuel dispensing station, to display the current fuel price, which said display shall remain fixed at all times with no other message or change, unless said price needs to be updated.

2. Sign Area and Height Computation:

The following principles shall control the computation of sign area and sign height, when determining if a proposed sign is within the allowable parameters.

a. Area of Freestanding Signs:

For a single-face sign: the area shall be calculated as the area within a continuous perimeter enclosing the limits of copy or message.

Area of two-sided signs: Only one side shall be measured, as described in Area of Single Faced Signs, in computing sign area, provided the faces are parallel, or where if “V” shaped, does not produce an angle greater than thirty degrees, or at no place are the faces more than thirty-six inches apart, provided that they are attached on a common structure.

Extended support structures shall not be considered countable face area, provided such area is not utilized in the future for permanent commercial copy.

Multiple Sign faces which do not meet this requirement shall be computed by adding together the area of all individual sign faces. If the two faces of a double-faced sign are of unequal area, the area of the sign shall be taken as the area of the larger of the two faces.

Copy displaying the location address, phone number, hours of operation, or ‘welcome’ shall be allowed in addition to, but no greater than twenty percent of, the commercial face size allowance.

b. Area of Wall, Projecting, Canopy and Awning Signs:

The area shall be calculated, when enclosed by a cabinet, on a flat panel, or as channel letters as the area within a continuous perimeter enclosing the limits of writing, representation, emblem, other display, or any figure or similar character, together with any frame, material, color, or cabinet limits of the display.

For individual letters attached to a wall, calculations may be made by measuring the area around each word grouping or symbol, and then adding together the cumulative totals.

Copy printed or imprinted on awning material shall be measured by the limits of the copy and not the limits of the awning material to which it is printed.

Banners and other special sign types shall be measured from top to bottom and end to end, regardless of any area which may not contain any copy.

c. Height – The height of a freestanding sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign or sign structure, whichever is higher.

Normal grade shall be construed to be the lower of:

(1) Existing grade prior to construction, or

(2) The newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign.

d. Depth – For a Projecting, Canopy, Mansard and Wall/Building Signs:
The depth shall be measured as the distance from the farthest point of projection of the sign or sign structure to the surface of the wall it is mounted to.

Wall/Building signs shall not extend more than twenty-four inches from the face of the structure it is mounted to, and shall only be allowed copy facing parallel to the wall to which it is mounted, or it shall otherwise be construed to be a projecting sign.

3. Sign Setbacks and Spacing (all freestanding type):

a. Unless otherwise specified, required sign setbacks and other distances as required to be measured, (IE: spacing), shall be measured, in direct line, or from the nearest point of the private property line along the street right-of-way, or when measured from a side or rear yard, it shall be measured from the nearest point along that private property line. When in question, it shall be the responsibility of the property owner to demonstrate the exact location of said private property line(s).

b. Setbacks and spacing shall be measured from the sign at its nearest point (vertical line from limits of the cabinet down to ground) to the closest property line, public right-of-way line, or building wall, or other applicable sign.

c. Unless otherwise provided, all on-site freestanding or on-site non-exempted signs shall be set back:

(1) A minimum of five feet, at its closest point, from any street or public right-of-way;
(2) A minimum of five feet from any side or rear property lines; and
(3) A minimum of five feet from the nearest wall of any building or structure on the property.

Where meeting a setback from a street right-of-way, property line or building would cause the sign structure to infringe on existing vehicular use areas, or where right-of-way width is greater than sixty feet, said setbacks can be adjusted by the Development Manager down to a minimum of zero,

when upon review and inspection that it is found that no adverse impacts would otherwise result. Setbacks for off-site signs are not eligible for adjustments, and are as required in 4.19.20.11.

d. Unless otherwise specified, all permanent and temporary sign faces that are at a height greater than two and one-half feet and less than six feet above ground grade, shall be located behind a sight distance triangle that is formed by a diagonal line connecting two points that are each twenty-five feet from the intersection of the right-of-way lines of two intersecting streets and ten feet from the intersection of a street and a driveway cut or curb cut.

   Instances when utilizing these line-of-sight triangles, in relation to existing road right-of-way dimensions, driveway or curb cut locations, and/or existing adjacent painted stop bars or other vehicular traffic control measures, will create an unsafe vehicular use situation; the Development Manager, with agreement by the Building Official or Public Works Director, shall have the authority to require all signage setbacks to be increased to the point deemed to no longer present a line-of-sight obstruction.

   Sign supports which are in excess of one square foot in cross-sectional area or a series of supports which cumulatively provide less than seventy percent visibility, shall subject the sign to this same setback requirement.

   Signs proposed in non-right-of-way driveway /curb-cut medians shall be setback a minimum of ten feet back from any painted or required stop-bar or stop sign, or other vehicular traffic control measure.

4. Maximum Height, Size and Number:

   Signs shall be limited according to the standards as provided in **Section 4.19.20.9.3.**, unless otherwise provided for in the LDR.

5. Painted Wall Signs:

   a. Painted wall signs deemed commercial in content shall be regulated in the same manner as other wall signs and shall be subject to the restriction in number, size, and location as provided in these Sign Regulations.

   b. Historic wall murals listed as a historic resource in the Comprehensive Plan shall not be deemed as commercial.

6. Maintenance (off-site signs shall also be bound by 4.19.20.11., as applicable):

   a. Signs shall be kept clean, neatly painted, and maintained at all times so as to remain legible and not become detrimental to public health, safety, and general community aesthetics. This includes but is not limited to keeping the sign free from: rust, chipped, faded or peeling paint, cracked or otherwise damaged plastic panels or pylons, faulty or improper electrical wiring, lose or unsafe fastenings, and sharp or otherwise dangerous protrusions.

   b. No trash or rubbish shall be allowed to accumulate in the area around a sign and all weeds shall be kept out from surrounding landscaping.

   c. No discarded or replaced portions of a previously erected sign that has been repaired or replaced shall be allowed to accumulate in the area around a sign.

d. Any abandoned, dilapidated or neglected sign(s) and/or sign structure(s) that is/are structurally unsound or illegible due to damage, lack of maintenance or lack of any displayed copy area relating in its subject matter to the premises on which it is located, or to products, services, accommodations, or activities on the premises, shall either be repaired if conforming; or completely removed, including all components of said structure down level with ground grade, by the property owner or sign owner, no later than thirty calendar days after written notification from the Building Official or Code Enforcement Officer is received.

   If the property owner or sign owner fails to comply within thirty calendar days after written notification, the City may pursue other enforcement procedures as described in the Code of Ordinances, Land Development Regulations and/or Florida Statutes, Chapter 162.

   Establishments which have no current tenant, which are advertised as available for rent or sale, may continue to display a sign or sign structure with no copy, provided the sign or sign structure is otherwise maintained in accordance with these Sign Regulations.

   At which point a vacant unit or building is leased or sold and the new business seeks to open, all sign structures shall be required to be updated to remove advertising for the previous business and to advertise the new business, or be removed altogether.

   Additionally, no building permit or occupational city business tax license shall be issued until all sign standards as provided for herein are found to be met.

e. Any abandoned, dilapidated, or neglected sign(s) and sign structure(s) that are not repaired and removed, as provided in **Section 4.19.20.7.(d)**, may not be reused unless the owner is granted zoning approval and a building permit for a new sign. As a new sign, it will be required to conform to existing regulations in place at time of application.

4.19.20.8. Prohibited Signs and/or Instances.

It shall be a violation of, and punishable as provided by, these LDR, The Live Oak Code of Ordinances or Florida Statutes, as applicable, to erect, post, display, place, construct, enlarge, move, maintain, substantially change, alter, utilize, convert, or replace:

1. A sign which constitutes a traffic hazard or which is a detriment to vehicular or pedestrian traffic safety by reason of its size, location, movement, content, glare, or method of illumination or reflection, or by or by obstructing, interfering, or detracting from the visibility or view of any official traffic control sign, signal or device, or by diverting or tending to divert the attention of drivers from traffic movement on streets, roads, driveways, parking areas, or access facilities.

   Such signs, when discovered or reported, and unless said instances pose an immediate danger to life and safety, shall be brought to the attention by the applicable City Staff or Department, at the next regular meeting, for discussion and possible action, otherwise, they shall be enforced as provided for herein.

2. The display of flashing or revolving: red, green, blue, yellow, amber, or any color achieved by their combination thereof, lights, and except for traditional barber poles.

3. A sign which obstructs the visibility or vision of drivers or pedestrians.

4. Display of the words “Stop”, “Look”, or “Danger”, or other similar words, phrases, symbols or characters, or those mimicking official traffic control devices.

5. Any sign, including displayed website addresses or phone numbers, in conjunction with an establishment, vendor, service, organization or use, which has not been approved by method of application for a City Business License to exist or operate at that same location; or when previously approved, any type displayed when said establishment, vendor, service, organization or use is no longer operating, conducting business or available at that location.

6. An animated sign; including those that flash, blink, revolve, or show any form of movement or sequential or changing lighting or display, except for variable message board signs that are programmed to meet the standards of **Section 4.19.20.10.(5)**, and except for traditional barber poles.

7. Attention-getting devices, as defined in Article 2, or any sign which displays intermittent lights not embodied in the sign, or any rotating or flashing light within 100 feet of the outside boundary of the right-of-way of any highway on the State Highway System, interstate highway system, or federal-aid primary highway system or which is illuminated in such a manner so as to cause glare or to impair the vision of motorists or otherwise distract motorists so as to interfere with the motorists’ ability to safely operate their vehicles.

8. Signs that resemble any official traffic control device or emergency vehicle markings.

9. Signs attached to or painted on motor vehicles, trailers or movable machinery or containers of any type, which are conspicuously parked and visible from a public right-of-way so as to have an effect similar to that of a sign.

   This does not include regular tagged, insured and operating work related motor powered vehicles which the business is actively using to conduct business in the City, with professionally and permanently installed business related sign copy, owned and maintained by the licensed business at that location, which are located in designated parking spaces or areas at the business locale, or which may be actively conducting business elsewhere; however, it does include all mobile billboard trucks or trailers.

10. A sign attached to any publicly owned utility pole, light pole, telephone pole, flag pole, etc.

11. A sign or snipe sign attached to a rock, tree or other form of vegetation, or other structure or surface not provided for herein.

12. A non-permanent sign attached to a legally erected and permitted existing sign structure, which is not part of the previously permitted existing face or cabinet, which creates a vehicular or pedestrian line of sight visibility obstruction.

13. Banners, signs, flags or wraps which are ripped, torn, frayed, faded, homemade, hand painted, or otherwise not professionally printed.

14. Roof signs, other than legally existing and permitted mansard signs, but including any non-freestanding sign, or sign or other attention getting device, erected, posted, displayed, maintained, substantially changed, constructed or replaced, which extends at any point above the roof line of a building or structure.

15. A canopy sign that extends at any point above the top of the canopy.

16. A canopy sign on a portable canopy or tent, unless said canopy or tent has been legally applied for and permitted by the Building Official, in conjunction with a special event.

17. A wall, mansard or canopy sign that extends at any point above the top of the roof like façade to which it is mounted.

18. A sign or other material, items or product erected or placed in or overhanging the right-of-way of a street, road or public right-of-way, except as specifically provided by these LDR.

19. A sign erected on public property other than signs erected by a public authority for public purposes, unless otherwise authorized by these LDR.

20. Temporary, or non-approved permanent, off-site or off-premise signs, advertising, yard or directional signs, including off-site website addresses and off-site phone numbers displayed. Proposed permanent off-site or off-premise signage must be applied for, reviewed and approved as specifically required and permitted by these LDR.

21. A sign so located on or against a building or structure, in such a way as to prevent or restrict free ingress or egress from or through any door, window, entrance-way, breeze-way or fire escape, required or designed for access to or from any building structure, sidewalk or walkway of a building, or which obstructs or interferes with openings required for proper light or ventilation.

22. An externally illuminated sign which results in glare or adverse reflection of light visible, from the right-of-way, or from any residentially zoned or utilized property.

23. A canopy, marquee, projecting, awning or hanging sign with less than the required feet of clearance between the bottom of the sign and the ground, sidewalk or driveway surface located beneath or adjacent to.

24. An electronic message board or variable message board sign, located on any wall or any other location other than in conjunction with a permanent legally existing and permitted static free-standing sign; or one whose display is determined to be in violation of **Section 4.19.20.10.(5)**. This does not include those within buildings, which are not visible from a street right-of-way, or fifteen or more feet from any window.

25. Search lights, strobe lights, and beacons or any other form of light directed so as to attract attention to an establishment, good, service or event.

26. Signs which emit visible smoke, vapor, particles, odor, or audible sounds.

27. Signs or attention getting devices over one cubic foot in size, that are inflated or that utilize compressed or forced air, which do not meet the requirements under **Section 4.19.20.10.(2)**.

28. Signs with lighting or control mechanisms which cause communications interference.

29. Signs commonly referred to as wind signs, consisting of one or more pole pennants, pole feather flags, ribbons, spinners, streamers or other attention getting devices or objects or material fastened

in such a manner as to move upon being subjected to pressure by wind, which do not meet the requirements found under **Section 4.19.20.10.(1)**.

30. Signs, except otherwise provided for herein, located on waste containers, dumpsters or other forms of street furniture, except previously approved commercial bus or street benches.

31. Dilapidated or abandoned signs or sign structures.

32. Multi-Vision and Tri-Vision signs, except when applied for and approved as provided herein, on a legally existing off-site billboard structure.

33. Incidental signs which exceed the allowable count, size or square footage, or placement standards.

34. Any sign displayed on a living non-human animal.

35. Converting a previously approved portable sign into a permanent sign by method of structurally securing it in any way or in a permanent manner, to the ground or other permanent structure secured to the ground.

36. A sign boot, banner or other pre-manufactured material or fabric that serves to cover or surround an existing sign cabinet, which is not professionally printed and installed.

37. Any sign located on any part of the surface of a bench or seat placed on or adjacent to a public right-of-way, which is not in conformance with Article II., Advertising Benches, of the Live Oak Code of Ordinances; or any such bench not located in a Commercial-General or Commercial-Intensive Zoning District.

38. An electronic variable message board sign, when mounted within an exterior window, or on an exterior wall, which faces a street right-of-way.

39. Projected images or messages onto buildings or other objects, or holographic or laser beam type signs displayed in open air space.

40. Signs which are manufactured out of natural or man-made substances, which are created and then released into the air, to traverse airspace within or over any portion of the City.

41. Bare bulbs on signage which are in excess of sixteen watts.

42. Signs displaying copy that is harmful or prohibited to minors, or otherwise unlawful, not including alcohol or tobacco products.

43. Supergraphic ads, any building wrap, or any graphics affixed to or displayed on a building wall or any other surface which would require a permit to erect, which are commercial in nature, and which are not part of a legally permitted sign structure. Non-commercial art or mural wraps are allowed.

4.19.20.9. On-Site Signs Permitted by Specific Criteria and Type by Zoning District

Unless otherwise specified in these LDR, the following shall govern on-site signs (see Article 2 for definition), at businesses licensed by the City to operate. Allowances shall be subject to the inclusion of the size, etc. of any existing signage previously installed, which is intended to remain intact.

The signs described in this Section shall require review and approval of the City Development Manager and may require subsequent issuance of a sign permit from the City Building Official, subject to standards and conditions applicable to signs in certain zoning districts and other criteria as found listed herein established in the LDR of the City of Live Oak, and/or in applicable building codes.

This section does not create zones or districts, nor does it make any provisions for off-site signage allowances not subject to **Section 4.19.20.11.** Unless otherwise provided in these Sign Regulations, any sign not specifically permitted in a zoning district as provided in this section shall be prohibited in that zoning district.

4.19.20.9.1. Superscript and Abbreviation Chart

The Table of Standards, **Section 4.19.20.9.3.**, is what provides for or restricts the available sign standards. Once the zoning of the property, property type and size, etc. and sign type sought is determined, there will also be found small superscript number (**SS#**) references, (**example = [1]**), within certain areas of the table. The meaning and application of those superscript numbers is then found in the below chart.

The following 'Superscript and Abbreviation Chart' shall define the meaning and application for all superscript and abbreviated references as indicated in the Table of Standards, which shall, when indicated, govern said structure, display or instance, in said manner.

Superscript and Abbreviation Chart	
Ref.	**Description of Standard Which Is Applicable** **¢= feet ; ¢¢= inches; sf = square feet ; ROW = Right-of-way**
1	Permitted on a parcel of record, where there exists a principal building with a licensed and approved use, allowed either by right, or which has been granted by way of a Special Exception, except for locations of single-family or duplex dwellings, community residential homes, and home occupations.
2	For additional standards, See **Section 4.19.20.7.**, General Regulations.
3	Along a road segment **not** designated Level 2 or 3; and also 3's which are a Local Road
4	Along a road segment designated **as a** Level 2; and also 3's which are a Collector Road
5	Along a road segment designated **as a** Level 2 which is **also** designated as an Arterial Road.
6-a	Along a road segment designated **as a** Level 3 which is **also** designated as an Arterial Road.
6-b	Along a road segment designated **as a** Level 3.
7	Along a road segment designated **as a** Level 2 **or** 3.
8	On parcels **< 1** acre in size.
9	On parcels **≥ 1** acres in size.
10	On parcels **≥ 1 and < 2** acres in size.
11	On parcels **≥ 2 and < 4** acres in size.
12	On parcels **≥ 4** acres in size.
13	One (2-face) freestanding sign allowed, per parcel, per street frontage, or one for every **500¢**of linear street frontage, subject to limitations of Primary and Secondary standards - See 4.19.20.7.(g)
14	One (2-face) freestanding sign allowed, per parcel, per street frontage, or one for every **200¢**of linear street frontage, subject to limitations of Primary and Secondary standards - See 4.19.20.7.(g)

15	A multiple-use parcel freestanding sign's face size may be increased by **20%** (to the listed allowance) in order to communicate the Center/Plaza name, if one exists, or to provide for additional space for newly created tenant spaces.
16	Multiple-use parcels must utilize a shared freestanding sign with tenant spaces.
17	Must maintain a minimum **100 foot separation** from any other freestanding sign located on the same parcel.
18	Must maintain a minimum **50 foot separation** from any other freestanding sign located on the same parcel.
19	Pole sign must not show any exposed poles.
20	Maximum Face Size can be increased by up to **50%,** (to the listed allowance), for the addition of a variable message board or fuel price component, however, in no case shall any message board face exceed 60% of the Maximum Face Size (standard area), or 50 square feet, whichever is smaller, of the sign to which it is installed on or in conjunction with.
21	Maximum Face Size can be increased by up to **30%,** (to the listed allowance), for the addition of a variable message board or fuel price component, however, in no case shall any message board face exceed 60% of the Maximum Face Size (standard area), or 50 square feet, whichever is smaller, of the sign to which it is installed on or in conjunction with.
22	Or if greater, **one sf per one** linear foot of building frontage, outside wall to outside wall, which contains **an operating/functioning/legal public entrance, up to maximum of 120 sf**.
23	Or if greater, **one sf per one** linear foot of building frontage, outside wall to outside wall, which contains **an operating/functioning/legal public entrance, up to maximum of 90 sf**.
24	Or if greater, **one sf per one** linear feet of building wall length, outside wall to outside wall, which contains **no public entrance, up to maximum of 60 sf**.
25	Or if greater, **one sf per one** linear feet of building wall length, outside wall to outside wall, which contains **no public entrance, up to maximum of 45 sf**.
26	Maximum face size can be increased by **50%** if public entrance is greater than 150 foot setback from the public right-of-way or if sign is, at its lowest point, is greater than 35 feet from the normal grade directly below it.
27	Allowance is for each licensed tenant space or separate business use on the multi-use parcel, so long as said business contains and maintains a separate dedicated customer entrance, and is addressed as a separate storefront from others.
28	Non-entrance wall sign must face towards, and be visible from, a fronted street ROW, parking lot area, or on a wall with a customer access point (not a service or loading alley or residential street). If more appropriate, the allowances for the entrance size may be swapped with the non-entrance allowances.
29	Allowed one of each type per building or structure side; cumulative total may be divided equally to 2 or more sides. For a detached structure, the entrance side is considered parallel to the entrance and all other sides are considered non-entrance walls. Awning refers to lettering printed on, and wholly contained within awning dimensions. The lowest point of a projecting or awning sign must be a minimum: 7 feet above any adjacent sidewalk elevation and 12 feet above any adjacent driveway. Limited to extending out in a horizontal direction from the wall of the building to which it is attached a maximum of eight (8') feet, or in no case closer than one (1') foot to the curb line, as measured vertical line to grade.
30	When building is designed with a covered walk-way or awning which can support a hanging sign. The lowest point must be a minimum of 7 feet above sidewalk elevation. Limited to 2 perpendicular to building, non-illuminated, on each side containing a public entrance. One parallel may substitute for 2 perpendicular, however size is then limited to 150% of stated sf allowance.
31	Provided that their light source shall be directed so as to not cast any glare on or towards the street right-of-way or onto any adjacent properties.
32	Subdivision or Development Entrance Identification Sign copy are limited to just the center, plaza or development name and address; and shall not contain any individual tenant or branding signage.

33	For developments containing multiple, individually owned parcels, the acreage allowance shall be calculated as the total acreage for all lots served by the entrance.
34	One such sign allowed within 50 feet of an intersection forming an entrance into any multi-use parcel, center, subdivision or apartment development. To qualify for additional signs for multiple entrances, must have minimum separation of 200 feet, along same road frontage, between entrances. A Commercial Center may also place one such wall sign on a building wall which fronts and is parallel to a public right-of-way, in addition to the allowances for a freestanding sign.
35	One such sign allowed, within 50 feet of an intersection forming an entrance, for each lane of ingress/egress drive or curb-cut.
36	One such sign allowed within development for each 5,000 sf of parking lot or paved driveway area.
37	If located within the line of sight triangle.
38	If located outside of the line of sight triangle.
39	Only in conjunction with a legally existing permanent accessory structure which contains a customer access service point, and only on a side or face which is visible to a public right-of-way, driveway or sidewalk. Such signs shall be mounted to the side of face of such structure and shall not increase overall the size or dimensions of such structure in any way.
40	On parcels which are determined by the City to be publically owned, or on parcels wholly owned and maintained by a non-profit organization, as defined herein, which are located in a Zoning District other than those which contain 'Industrial' or 'Commercial' in their titles, which contain a legally inspected, approved and operating establishment or use, with no outstanding code or LDR violations, proposed signage shall be subject to the allowances provided for under the OI, REC, PUB, EDU heading.
	Other Abbreviations
Max	Maximum
M	Monument Style Sign, maximum 2 faces.
SLP	Single-leg Post Style, maximum 2 faces.
DLP	Double-leg Post Style, maximum 2 faces.
PL	Pole Sign, maximum 2 faces.
WL	Wall Mounted Sign
P	Permitted Use, however subject to applicable superscript number, and other applicable criteria.
x	Prohibited Use – not allowed under any circumstances.
SE	Conditionally Permitted Use – when applied for and approved via a Special Exception application and Board of Adjustment public hearing, and then subject to standards found under 'P'.

4.19.20.9.2. Road and Street Level Type Designations

Following are the road and street Level Type designations which shall govern signage as provided for herein. These designations are solely pertaining to sign standard consistency, and in no way set a precedent for any other type of land use or zoning action.

Road and Street Level Type Designations Chart		
Road or Street Segment	**Level Type Designation**	**Comprehensive Plan Road Classification**
US 129 from north City Limits to Winderweedle Street	3	Arterial
US 129 from Winderweedle Street to Pinewood Drive	2	Arterial
US 129 from Pinewood Drive to south City Limits	3	Arterial
US 90 from east City Limits to east 500 Block	3	Arterial
US 90 from east 400 Block to Church Avenue	2	Arterial
US 90 from Church Avenue to west City Limits	3	Arterial
State Road 51 from the southwest City Limits through Nott Circle to intersection with US 129	3	Arterial
CR 136/11th Street from west City Limits to Nott Circle	3	Collector
CR 136/Duval Street from Lime Avenue to east City Limits	2	Local/ Collector
72nd Trace - from US 129 west to CR 795 and east/southeast to US 90	3	Local
5th Street from Madison Street to Houston Avenue	3	Local
Goldkist Boulevard from Voyles Street/US 90 to 8th Street	3	Local
Goldkist Boulevard from 8th Street to CR 136/11th Street	2	Local
Grand Street and Canyon Avenue	2	Local
Helvenston Street from US 90 to US 129	2	Collector
CR 795/Houston Avenue from north City Limits to intersection with King Street	3	Collector
Houston Avenue from intersection with King Street to 11th Street	2	Collector
Industrial Avenue	3	Local
Lee Avenue from Helvenston Street to CR 136	2	Collector
Madison Street	3	Local
Mussey Avenue from US 90 to CR 136	2	Local
Nobles Ferry Road	3	Collector
Palm Avenue	2	Local
Parshley Street from US 129 to Houston Avenue	2	Collector
Pinewood Drive	3	Collector
Pinewood Way – US 129 to Pinewood Drive	2	Local
Railroad Avenue from US 90 to Westmoreland Street	2	Collector
Silas Drive	2	Local
Vista Drive and Ranchera Street	2	Local
Voyles Street	3	Local
Walker Avenue from intersection with Winderweedle Street to south City Limits	3	Collector/Local
White Avenue from US 90 to Helvenston	2	Collector
Winderweedle Street from intersection with US 129 to Walker Avenue	3	Collector
All other roads and road segments not referenced	1	Local

4.19.20.9.3. Tables of Standards

The following tables of standards, in conjunction with the Superscript and Abbreviation Chart, Road and Street Level Type Designations Chart, and other applicable standards in the Land Development Regulations and Florida Statutes, shall govern certain allowances for various permanent (unless otherwise specified) signage, at various locations within the City, according to the applicable zoning district which applies to said parcel, or portion of parcel (if split-zoned), as well as other criteria as specified.

Zoning District Abbreviation Chart			
Zoning District Abbreviation	**District Name**	**Zoning District Abbreviation**	**District Name**
CSV	Conservation	EDU	Educational
A-1	Agricultural	CN	Commercial-Neighborhood
RSF	All Residential Single Family	CG	Commercial-General
RMH-P	Residential Manufactured Home Park	CI	Commercial-Intensive
RMF	Residential Multi-Family	CSC	Commercial-Shopping Center
PRD	Planned Residential Development	CM	Commercial Mixed Use
RO	Residential-Office	PMUD	Planned Mixed Use Development
OI	Office-Institutional aka Office	CD	Commercial-Downtown aka Commercial-Central Business District
REC	Recreational	ILW	Industrial – Light and Warehousing
PUB	Public	I	Industrial

All allowances not specifically referenced shall thereby be prohibited.

Static (non-flashing) outline or strip lighting, LED's, or any other form of building or structure outline illumination, located on corners, eaves, ridges, fascias, or other portions of buildings or structures, are permitted only in Commercial-General (C-G), Commercial-Intensive (C-I), Commercial-Mixed (C-M) and Commercial-Shopping Center (CSC) Zoning Districts, only on Level 2 or 3 road segments, only on portions of the building which front or are visible from the Level 2 or 3 road right-of-way; when no glare will be cast onto the right-of-way or onto adjacent residential properties, and only when applied for, reviewed and approved on a standard sign review application, and only when issued the appropriate electrical or building permit.

All face sizes listed are in square footage (sf).

SIGN TYPE & ASSOCIATED CRITERIA SINGLE-USE PARCELS CHART (one business on the property)		ALLOWANCES PER ZONING DISTRICT – SS# [1, 2, 40]										
		CSV A-1	ALL RSF	RMH-P RMF PRD RO	OI REC PUB EDU	CN	CG	CI	CSC	CM PMUD	CD	ILW I
Freestanding Signs	SS#											
Allowable Type		M	M, SLP, DLP	M, SLP, DLP	M, SLP, DLP, PL [19]	M, SLP, DLP, PL [19]	M, SLP, DLP, PL	M, SLP, DLP, PL	M, SLP, DLP, PL	M, SLP, DLP, PL [19]	M, SLP, DLP, PL [19]	M, SLP, DLP, PL
Maximum Height	3 4 6-a	4¢ 6¢ 10¢	6¢ 8¢ 10¢	8¢ 10¢ 12¢	10¢ 15¢ 18¢	8¢ 10¢ 12¢	12¢ 15¢ 18¢	12¢ 15¢ 18¢	12¢ 15¢ 18¢	12¢ 15¢ 18¢	6¢ 9¢ 12¢	12¢ 15¢ 18¢
Maximum Face Size (standard area)	8, 20 10, 20 11, 21 12, 21	16 24 32 50	16 24 32 50	24 32 48 64	32 48 64 72	24 32 48 64	48 64 72 96	64 72 96 120	64 72 96 120	64 72 96 120	32 48 64 72	64 72 96 120
Maximum Number Allowed		1 [13, 17]	1 [13, 17]	1 [13, 17]	1 [14, 18]	1 [13, 17]	1 [14, 18]	1 [14, 18]	1 [14, 18]	1 [14, 18]	1 [13, 17]	1 [14, 18]
Internal Illumination	7	P x [3]	P	P	P	P	P	P	P	P	P	P
External Illumination	31	P	P	P	P	P	P	P	P	P	P	P
Electronic Variable Message Board Component	4 5, 6-b	x x	SE P	SE P	SE P	SE P	SE P	SE P	SE P	SE P	SE P	SE P
Neon & Day Glow Type	7	x	x	x	x	x	P	P	P	P	SE	P
Attached Canopy, Mansard Wall / Building Signs												
Maximum Face Size – Public entrance wall	26	12 [23]	24 [23]	40 [23]	40 [22]	40 [23]	50 [22]	50 [22]	50 [22]	50 [22]	40 [23]	50 [22]
Max. Face Size – Other non-entrance wall	28	6 [25]	12 [25]	20 [25]	20 [24]	20 [25]	30 [24]	30 [24]	30 [24]	30 [24]	20 [25]	30 [24]
Internal Illumination	7	x	P	P	P	P	P	P	P	P	P	P
External Illumination	31	P	P	P	P	P	P	P	P	P	P	P
Electronic Message Board Component		x	x	x	x	x	x	x	x	x	x	x
Neon & Day Glow Type	7	x	x	x	x	x	P	P	P	P	SE	P
Detached Canopy, Projecting / Awning Signs												
Maximum Face Size – Public entrance wall	29	12	18	24	24	24	24	24	24	24	24	24
Max. Face Size – Other non-entrance wall	29	6	9	12	12	12	12	12	12	12	12	12
Internal Illumination	7	x	P	P	P	P	P	P	P	P	P	P
External Illumination	31	P	P	P	P	P	P	P	P	P	P	P
Electronic Message Board Component		x	x	x	x	x	x	x	x	x	x	x
Neon & Day Glow Type		x	x	x	x	x	x	x	x	x	x	x
(Under)-Canopy/Awning/Walkway Sign												
Maximum Face Size	30	6	6	6	6	8	8	8	8	8	8	8

SIGN TYPE & ASSOCIATED CRITERIA MULTI-USE PARCEL / SHOPPING & OFFICE CENTERS CHART (more than one business on the property)		ALLOWANCES PER ZONING DISTRICT – SS# [1, 2, 40]										
		CSV A-1	ALL RSF	RMH-P RMF PRD RO	OI REC PUB EDU	CN	CG	CI	CSC	CM PMUD	CD	ILW I
Freestanding Sign	SS#											
Allowable Type	[15, 16]	M	M, SLP, DLP	M, SLP, DLP	M, SLP, DLP, PL [19]	M, SLP, DLP, PL [19]	M, SLP, DLP, PL	M, SLP, DLP, PL	M, SLP, DLP, PL	M, SLP, DLP, PL [19]	M, SLP, DLP, PL [19]	M, SLP, DLP, PL
Maximum Height	[3] [4] [6-a]	4¢ 6¢ 10¢	6¢ 8¢ 10¢	8¢ 10¢ 12¢	10¢ 15¢ 18¢	8¢ 10¢ 12¢	12¢ 15¢ 18¢	12¢ 15¢ 18¢	12¢ 15¢ 18¢	12¢ 15¢ 18¢	6¢ 9¢ 12¢	12¢ 15¢ 18¢
Maximum Face Size (standard area)	[8, 20] [10, 20] [11, 21] [12, 21]	16 24 32 50	16 24 32 50	32 48 64 72	48 64 72 96	32 48 64 72	64 72 96 120	72 96 120 144	72 96 120 144	72 96 120 144	48 64 72 96	72 96 120 144
Number Allowed		1 [13, 17]	1 [13, 17]	1 [13, 17]	1 [14, 18]	1 [13, 17]	1 [14, 18]	1 [14, 18]	1 [14, 18]	1 [14, 18]	1 [13, 17]	1 [14, 18]
Internal Illumination	[7]	P x [3]	P	P	P	P	P	P	P	P	P	P
External Illumination	[31]	P	P	P	P	P	P	P	P	P	P	P
Electronic Message Board Component	[4] [5, 6-b]	x x	SE P	SE P	SE P	SE P	SE P	SE P	SE P	SE P	SE P	SE P
Neon & Day Glow Type	[7]	x	x	x	x	x	P	P	P	P	SE	P
Attached Canopy, Mansard Wall / Building [27]												
Maximum Face Size – Public entrance wall	[26]	12 [23]	24 [23]	40 [23]	40 [22]	40 [23]	50 [22]	50 [22]	50 [22]	50 [22]	40 [23]	50 [22]
Max. Face Size – Other non-entrance wall	[28]	6 [25]	12 [25]	20 [25]	20 [24]	20 [25]	30 [24]	30 [24]	30 [24]	30 [24]	20 [25]	30 [24]
Internal Illumination	[7]	x	P	P	P	P	P	P	P	P	P	P
External Illumination	[31]	P	P	P	P	P	P	P	P	P	P	P
Electronic Message Board Component		x	x	x	x	x	x	x	x	x	x	x
Neon & Day Glow Type	[7]	x	x	x	x	x	P	P	P	P	SE	P
Detached Canopy, Projecting / Awning [27]												
Maximum Face Size – Public entrance wall	[29]	12	18	24	24	24	24	24	24	24	24	24
Max. Face Size – Other non-entrance wall	[29]	6	9	12	12	12	12	12	12	12	12	12
Internal Illumination	[7]	x	P	P	P	P	P	P	P	P	P	P
External Illumination	[31]	P	P	P	P	P	P	P	P	P	P	P
Electronic Message Board Component		x	x	x	x	x	x	x	x	x	x	x
Neon & Day Glow Type		x	x	x	x	x	x	x	x	x	x	x
(Under)-Canopy/Awning/Walkway Sign [27]												
Maximum Face Size	[30]	6	6	6	6	8	8	8	8	8	8	8

SIGN TYPE & ASSOCIATED CRITERIA MULTI-USE PARCEL / SHOPPING & OFFICE CENTERS / SUBDIVISIONS & APARTMENT COMPLEXES CHART		ALLOWANCES PER ZONING DISTRICT – SS# [1, 2, 40]										
		CSV A-1	ALL RSF	RMH-P RMF PRD RO	OI REC PUB EDU	CN	CG	CI	CSC	CM PMUD	CD	ILW I
Subdivision or Development Entrance Identification Signs [32, 33]	SS#											
Allowable Type		M	M, WL	M, WL	M, WL, PL [19]	M, WL, PL [19]	M, WL, PL [19]	M, WL, PL [19]	M, WL, PL [19]	M, WL, PL [19]	M, WL, PL [19]	M, WL, PL [19]
Maximum Height (M, PL)		4¢	6¢	8¢	8¢	6¢	6¢	8¢	8¢	8¢	6¢	8¢
Maximum Face Size (standard area)	8 10 11 12	16 24 32 48	16 24 32 48	16 24 32 48	32 48 64 72	16 24 32 48	32 48 64 72	32 48 64 72	32 48 64 72	32 48 64 72	16 24 32 48	32 48 64 72
Number Allowed	18, 34	1	1	1	1	1	1	1	1	1	1	1
Internal Illumination	7	x	P	P	P	P	P	P	P	P	P	P
External Illumination	31	P	P	P	P	P	P	P	P	P	P	P
Electronic Message Board Component		x	x	x	x	x	x	x	x	x	x	x
Neon & Day Glow Type		x	x	x	x	x	x	x	x	x	x	x
SINGLE-USE & MULTI-USE PARCELS												
Directional Signs												
Allowable Type		M, PL, WL	M, PL, WL	M, PL, WL	M, PL, WL	M, PL, WL	M, PL, WL	M, PL, WL	M, PL, WL	M, PL, WL	M, PL, WL	M, PL, WL
Maximum Height (M, PL)	37 38	30¢ 3¢	30¢ 3¢	30¢ 3¢	30¢ 4¢	30¢ 3¢	30¢ 4¢	30¢ 4¢	30¢ 4¢	30¢ 4¢	30¢ 3¢	30¢ 4¢
Maximum Face Size (standard area)		4	4	4	6	4	6	6	6	6	4	6
Number Allowed	35, 36	1	1	1	1	1	1	1	1	1	1	1
Internal Illumination	7	x	P	P	P	P	P	P	P	P	P	P
External Illumination	31	P	P	P	P	P	P	P	P	P	P	P
Electronic Message Board Component		x	x	x	x	x	x	x	x	x	x	x
Neon & Day Glow Type		x	x	x	x	x	x	x	x	x	x	x
ACCESSORY STRUCTURES												
Maximum Face Size (the lesser of 30% of the area of the structure side or face, or ®)		x	x	x	12	12	24	24	24	24	12	24
Number Allowed – per facility side	39	x	x	x	1	1	1	1	1	1	1	1
Internal / External Illumination	7 / 31	x	x	x	P	P	P	P	P	P	P	P
Electronic Message Board Component		x	x	x	x	x	x	x	x	x	x	x
Neon & Day Glow Type		x	x	x	x	x	x	x	x	x	x	x

SIGN TYPE & ASSOCIATED CRITERIA CONVENIENCE STORES WITH FUEL SALES OR AUTOMOTIVE SERVICE STATIONS (when use permitted by Zoning)	ALLOWANCES PER ZONING DISTRICT – SS# [1, 2, 40]										
	CSV A-1	ALL RSF	RMH-P RMF PRD RO	OI REC PUB EDU	CN	CG	CI	CSC	CM PMUD	CD	ILW I
Fuel Canopy Signs SS#											
Maximum Face Size	x	x	x	x	12	24	24	24	24	12	24
Number Allowed – per fuel canopy side	x	x	x	x	1	1	1	1	1	1	1
Internal / External Illumination [7 / 31]	x	x	x	x	x	P	P	P	x	x	P
Electronic Message Board Component	x	x	x	x	x	x	x	x	x	x	x
Neon & Day Glow Type	x	x	x	x	x	x	x	x	x	x	x
Spreader Bars Above Pumps											
Maximum Face Size (2-faced)	x	x	x	x	4	4	4	4	4	4	4
Number Allowed – per pump machine	x	x	x	x	1	1	1	1	1	1	1
Internal / External Illumination	x	x	x	x	x	x	x	x	x	x	x
Electronic Message Board Component	x	x	x	x	x	x	x	x	x	x	x
Neon & Day Glow Type	x	x	x	x	x	x	x	x	x	x	x
Incidental Ground Signs – Type I (Considered non-permanent)											
Maximum Face Size (2-faced)	x	x	x	x	6	8	8	8	8	6	8
Maximum Height	x	x	x	x	4¢	4¢	4¢	4¢	4¢	4¢	4¢
Number Allowed – per street frontage	x	x	x	x	2	2	2	2	2	2	2
Internal / External Illumination	x	x	x	x	x	x	x	x	x	x	x
Electronic Message Board Component	x	x	x	x	x	x	x	x	x	x	x
Neon & Day Glow Type	x	x	x	x	x	x	x	x	x	x	x
Accessory Car Wash											
Maximum Face Size	x	x	x	x	12	24	24	24	24	12	24
Number Allowed – per facility side	x	x	x	x	1	1	1	1	1	1	1
Internal / External Illumination	x	x	x	x	x	x	x	x	x	x	x
Electronic Message Board Component	x	x	x	x	x	x	x	x	x	x	x
Neon & Day Glow Type	x	x	x	x	x	x	x	x	x	x	x
Vehicle Repair Bays											
Maximum Face Size	x	x	x	x	12	24	24	24	24	12	24
Number Allowed – per bay door	x	x	x	x	1	1	1	1	1	1	1
Internal / External Illumination	x	x	x	x	x	x	x	x	x	x	x
Electronic Message Board Component	x	x	x	x	x	x	x	x	x	x	x
Neon & Day Glow Type	x	x	x	x	x	x	x	x	x	x	x

4.19.20.10. Special Signage Types

The following sign types shall require zoning review and approval and/or building permit issuance, unless otherwise allowed as an exempt-sign, see **Section 4.19.20.4.**

1. Temporary Pole Pennants or Pole Feather Flags:

   a. Shall be allowed on-site at a licensed: single or multi-use or multi-tenant commercial center or business establishment, only in C-I, C-G, CSC, I and ILW zoning districts, with copy limited to a good or service available in conjunction with said licensed on-site business. Additionally, allowed in C-CBD/C-D zoning districts, however, in no case shall such devices in said zoning district be any closer than seventy-five feet to the street right-of-way line of US-90 or US-129.

   b. Placement shall be temporary in nature, and shall be limited to being placed on private property, only at ground level, and only into solid earth, ground or where practical, into pavement areas; however, no vehicular access area or required parking space shall be obstructed by said device.

   c. On-site at licensed businesses, on parcels under one acre of size, two allowed per business along a Level 1 or 2 road, and no more than five along a Level 3 road. Must be set back a minimum of ten feet from any street right-of-way line, and must be located outside of line of sight triangles.

   d. On-site at licensed businesses, on parcels one or more acres in size, three allowed per acre of property, and must be located outside of line of sight triangles.

   e. All such devices must be properly secured to prevent them from being blown into the street ROW; and must be removed or relocated during inclement weather which may exceed the capacity for them to remain properly secured.

   f. Must be professionally printed on weatherproof material.

   g. Frayed, ripped, torn, frayed or faded flags shall be immediately taken down until a new replacement is obtained.

2. Inflatable Devises over one cubic foot in size:
   (Specifically applies to those types which are non-human occupied)

   a. Shall be allowed on-site at a licensed single or multi-use or multi-tenant commercial center or business establishment, only in C-I, C-G, CSC, I and ILW zoning districts, with copy limited to a good or service available in conjunction with said licensed on-site business.

   b. Placement shall be temporary in nature, and limited to being installed only at ground level, and secured into solid earth, ground or where practical, into private pavement areas; however, no vehicular access area or required parking space shall be obstructed by said device.

   c. Up to 8’ in height - must be on private property at the licensed business, located outside line of sight triangles.

   d. Over 8’ in height - must be on private property at the licensed business, setback a minimum of twenty feet from the street right-of-way, and outside line of sight triangles.

e. All such devices must be properly secured to prevent them from being blown into the street ROW; and must be removed or relocated during inclement weather which may exceed the capacity for them to remain properly secured.

3. Banners:

a. Banners shall be allowed on-site at a licensed single or multi-use or multi-tenant commercial center or business establishment, when mounted to a flat wall in proximity to a customer entrance, in lieu of a permanent wall sign, limited to one such sign, forty square feet in face size, pertaining only to the business name, product, or services offered, and until a permanent wall or projecting sign is installed.

b. Additional banners on-site at a licensed business establishment, pertaining only to the business name, product or services offered, shall be allowed in C-I, C-G, CSC, I and ILW zoning districts, as follows:

c. Limited to a maximum face size of forty square feet, and may be either wall mounted or pole mounted as provided for herein.

d. Banners are limited to two being displayed at any one time, per licensed establishment, only on the parcel where said establishment is licensed to operate.

e. Banners must be securely anchored on all corners at all times, by method of metal grommets in the outer seam.

f. When allowed, banners must be either mounted flat and directly to a wall, or, when allowed, securely tied between two posts, located on private property, securely mounted in the ground, and only after 811 has been called and utility locates marked.

g. Banners tied to posts must not exceed five feet in overall height.

h. Posts to which a banner is to be mounted shall be spaced no greater than one linear foot apart more than the actual length of the banner itself.

i. Banners must meet all setbacks requirements applicable in these Sign Regulations.

j. Banners shall not contain any illumination, reflectivity, streamers, pennants or other attention getting devices that are prohibited by these Sign Regulations.

k. Banners must be professionally printed on weatherproof material.

l. Frayed, ripped, torn, frayed or faded banners shall be immediately taken down until a new replacement is obtained.

m. A new or replacement banner shall not be placed over or around an old banner.

n. Banners shall not be tied between any support poles or columns which are attached to a structure that required a permit to erect in a manner which obstructs ingress or egress to the premises; nor shall they be tied to or between any tree, rock or other form of naturally occurring object.

o. Banners may be secured to a fence on the premises of the licensed business, limited to no more than three, not to exceed a total of fifty square feet per one-hundred linear feet of fence.

p. Banners shall not be secured to a non-primary or non-principle (accessory) structure wall, dumpster, furniture, balcony, vehicle, or any movable object.

q. Banners may be tied to any existing signage or sign structures on the property, so long as line of sight visibility standards are maintained.

r. Upon verbal or written notification, banners deemed by the Building Official or Code Enforcement Officer, to be in violation of these Sign Regulations, shall be immediately taken down by the property or sign owner.

4. Portable Signs (does not include any incidental signs):

a. Portable signs will be allowed on-site for any licensed non-residential business, only in C-N, C-G, C-I, CSC, C-D, I, ILW zoning districts.

b. Portable signs shall be limited to one per parcel.

c. Portable signs shall not be erected or placed in a required parking space, driveway, curb break area, within line of sight triangles, or in the right-of-way.

d. If lighted, portable signs shall be internally lit, and:

(1) Must have a UL label, or equivalent.

(2) Electrical service must be provided via permanent underground wire, from a building in accordance with all applicable electrical codes, and shall be approved or permitted, as applicable, by the Building Official. Extension cords are prohibited.

(3) Shall not violate any prohibited criteria of these Sign Regulations, including any flashing lights, which are prohibited.

e. Portable signs shall meet all other applicable requirements of these Sign Regulations, including setbacks. Electronic LED, digital and neon components are prohibited in these type signs.

f. Portable signs are limited to five feet in height and ten feet in length.

5. Variable (Electronic) Message Board Signs:

Each proposed variable message board shall comply with all listed requirements prior to approval.

Each existing variable message board shall be altered to comply with: g, i, j, and k, within ten calendar days of notice from the Building Official or Code Enforcement Officer.

Once the notice period expires, failure to bring a variable message board into compliance shall result in said sign being in violation with the provisions of these Sign Regulations.

a. Variable message boards shall only be permitted as specified in **Section 4.19.20.7 and 4.19.20.9.**

b. Permitted only when permanently installed in conjunction with, and on the structure of, a legally proposed or legally permitted permanent on-site freestanding sign.

c. No more than two faces are allowed.

d. The variable message board face size shall be countable towards the maximum face size allowed, as specified in **Section 4.19.20.9.**

e. Face size, even if a stand-alone message board, cannot exceed sixty percent of the Maximum Face Size (standard area), or fifty square feet, whichever is smaller, of the sign structure to which it is installed on or in conjunction with.

f. Only one variable message board shall be allowed per parcel or multi-use center. This limitation does not include those within buildings, which are not visible from a street right-of-way.

g. Messages or display may contain short animated video clips of up to ten seconds in length.

h. No existing freestanding sign shall be modified or converted to include a variable message board sign component without submittal of a complete sign application and receipt of proper permit in accordance with **Section 4.19.20.5.**

i. A Variable Message Board Sign determined by the consensus of the City Council in a regular meeting, or as so ordered by an authority which takes precedence over local legislative body, to be causing glare or an intensity which creates a safety hazard to the traveling public, or which casts glare onto adjacent residential properties, shall be required to reduce the brightness limits to a level which does not cause such instances.

j. Variable Message Board Signs shall have software programming controls which cause the image to remain static, if malfunctioning in any way.

k. Variable Message Board Signs shall be equipped with a sensor or other device which automatically determines the ambient illumination and be programmed to automatically dim according to ambient light conditions.

6. Grand Opening and Special Events for Licensed Commercial Establishments:

To accommodate the grand opening and special events of existing licensed storefront commercial establishments located within the City, certain temporary signage shall be allowed, for no more than thirty days of operation per one-hundred eighty calendar days, to be placed only at the licensed premises of the establishment, and in addition to the general limitations provided for in the Sign Regulations.

Additionally, a newly opened, individually licensed commercial storefront establishment shall be allowed up to two directional signs off-site, showing the "name of the establishment" with an arrow and/or "now open" copy display, sized according to Incidental Type II Ground 'yard' Sign (defined in Article 2) under **Section 4.19.20.4. (d)**, displayed for up to the first thirty days of operation, and within three-hundred feet of the location of said new business. Said signs must be located off the street right-of-way, on private non-residential property, with the property owner's permission, and not obstructing any visibility triangles for pedestrian or vehicular traffic. No provision of the allowance for temporary off-site signage is deemed to supersede any restrictions or requirements as found in the Florida Statutes pertaining to such signage along the state highway system which runs through the City.

An application for temporary signage shall be available at the office of the Development Manager. The temporary signage type and placement is at the discretion of the Development Manager. All temporary signage must be removed after the allowable time period has expired.

7. Flags with commercial messages:

   Each establishment on a single-use parcel shall be allowed a maximum of three (3) commercial message flags and flag poles that conform to the standards of this paragraph.

   No commercial message flag shall be allowed on multi-use parcels.

   No flag may exceed fifteen square feet in area and shall be sized no larger than a standard three feet high and five feet wide.

   If mounted on a freestanding pole: the pole must be setback a minimum of twenty feet from: all property lines, rights-of-way and structures, and shall have a raised, curbed and sodded area around it a minimum of three feet in all directions, and shall not exceed the maximum height allowed for a freestanding sign in the zoning district in which it is to be located.

   If mounted to a structure, it shall be considered a projecting sign and shall conform to the required criteria for that sign type in the district to which it is to be located, however, no such flag may exceed the allowable size stated in this paragraph, and it shall not exceed the height of the eve of the roof of the structure to which it is mounted.

4.19.20.11. Off-Site / Off-Premise Signs

Except as otherwise specified in these land development regulations, off-site signs or advertising, including temporary / incidental signs, permanent signs and billboards shall be subject to all of the following requirements, in addition to all other applicable requirements of these Land Development Regulations.

1. An off-site sign is prohibited except where specifically permitted by these land development regulations, including approval by way of a Special Exception, where applicable.

2. A proposed conversion of an existing static off-site sign, or a proposed new off-site sign, which would be designed to function with non-electronic multi-vision or tri-vision display components, shall be applied for and considered by way of a Special Exception application, and subject to standards or modification as required, which are applicable.

3. In addition to a Special Exception, such signs shall require Development Manager and Building Official review, approval and permitting.

4. No property shall be annexed into the City, subsequent to the passing or amendment of these Sign Regulations, until any existing off-site signs or billboards on the proposed parcel or portion thereof, are modified to be in compliance with **Section 4.19.20.11.(8)(h, i, j, & n)**.

5. Any partially developed, undeveloped, unutilized, under-utilized properties or parcels containing vacant space, currently in the City limits, which has a Pre-Existing, Annexed or Legally-Existing off-site sign(s) or billboard(s), shall not be subdivided, nor will a Building Permit or Occupational Tax License be issued, except when all off-site sign(s) or billboard(s) comply with **Section 4.19.20.11.(8)(h, i, j, & n)**.

6. Any designated Legally-Existing or Annexed permanent off-site sign structure or face may undergo minor non-structural repairs to ensure the safety and aesthetic quality of the entire sign structure. This minor repair shall not result in any modification or conversion of the sign structure, face, or electrical service or increase in the overall square footage or depth of the sign face, or cause the sign not to be in compliance with other provisions of these Sign Regulations.

7. Any Pre-Existing, Annexed or Legally-Existing permanent off-site sign copy area can be changed with replacement fixed and static copy, by way of painting, securing pre-printed material, or replacing painted or printed copy related panels with like-kind panels, so long as the sign face or structure is not modified, converted or increased in face size, in any way, and the sign fully complies with all other applicable provisions of these Sign Regulations, including **Section 4.19.20.11.(8)(h, i, & j)**.

8. A permanent off-site sign, permitted only on a privately owned parcel of land, may be proposed to be erected, structurally altered or structurally repaired, modified or converted, when applied for, and if approved, shall be required to meet the following requirements:

   a. Setback, at the closest point (vertical line to ground), a minimum of thirty feet from all: front property lines, right-of-way lines, structures, driveways and parking spaces.

   b. Setback, at the closest point (vertical line to ground), a minimum of fifty feet from all side and rear property lines.

   c. Not erected so as to obstruct visibility at intersections and curb breaks.

   d. An off-site sign may not be erected within five-hundred feet of an existing: church, school, cemetery, public park, state or national forest or conservation area, or railroad crossing.

   e. An off-site sign may not be erected within eight-hundred eighty feet of another such sign on the same side of the right-of-way or within one-thousand seven-hundred sixty feet measured as a radius from any other off-site sign, regardless of location.

   f. An off-site sign shall not exceed a height above established grade of thirty feet.

   g. An off-site sign shall not exceed one-hundred twenty-five square feet per sign face and shall only have a maximum of two same-sized flat faces, positioned back to back.

h. An off-site sign shall be rectangular in shape, and shall be flat, and any copy on the sign shall be contained within the rectangle. No display in conjunction with an off-site sign shall be permitted other than on the flat sign face itself, within the confines of the rectangular shape.

i. Except as otherwise provided for, all existing or proposed off-site signs shall not contain or display, or be converted to have, any internal illumination, movable, changing, reflecting or electronic components or materials, including variable message boards or digital or video display mechanisms. External illumination shall not produce glare visible from the right-of-way.

j. An off-site sign structure and any supporting pole(s) shall be properly maintained according to these Sign Regulations, and shall be painted only a brown or green color which matches with the paint color match card(s) available at the office of the Development Manager.

k. Any legally existing permanent off-site sign or billboard, which has been leased by an establishment located on the same parcel as the sign, to display copy for said establishment, shall still be considered an off-site sign for the purposes of **Section 4.19.20.11.**, and all other applicable sections of these Sign Regulations. Said establishment otherwise shall be limited in signage to what is normally permitted for on-site signage by these Sign Regulations.

l. An off-site sign shall be required to be located on a raised and curbed landscaped and sodded green space area, which extends in all directions a minimum of twenty (20') feet from any support pole. Within a ten foot radius of any support pole, there shall be required a density of evergreen shrubs of one two-gallon shrub per nine square feet of sign area.

m. Required landscaped areas shall be maintained by the property owner. Failure to maintain required landscaped areas, including replacement of all dead plantings, shall be a violation of these land development regulations.

n. Provisions of **Section 4.19.20.11.** are applicable when a parcel containing an existing off-site or billboard sign is subsequently annexed, subdivided or developed. In the course of annexation, subdivision or development, no such new parcel boundary, subdivision or parcel lot-line shall be permitted to be proposed, if the resulting setbacks according to **Section 4.19.20.11(8)(a & b)** would not be met; additionally, all building plans submitted for review to the City in order to obtain a building permit for new construction, or expansion of existing building structures, on a parcel which contains a off-site sign or billboard, shall contain a site-plan sheet showing all existing off-site signs or billboards, with setbacks shown to all structures and property lines from the sign and shall be required as part of the development process to develop the area around the sign according to **Section 4.19.20.11.(8)(c, l, & m)**.

9. Any off-site signs along state highways or otherwise subject to applicable Florida Statutes, shall also obtain and maintain all required review and permitting as required by the Florida Department of Transportation (FDOT).

10. An inventory of existing off-site and billboard signs shall be maintained by the Development Manager. Existing off-site and billboard signs shall be categorized as: Pre-Existing, if they existed at the time of the adoption or amendment of the Sign Regulations, but no record of a Special Exception can be produced by the property owner or found in City records; Annexed, if they were previously legally erected in the unincorporated county and were subsequently annexed into the City; and Legally-Existing, if they were approved by way of a Special Exception and properly permitted, for which a record can be obtained. Any off-site sign or billboard which is found, subsequent to the passage or amendment of the Sign Regulations, to have been erected illegally, will be subject to enforcement as provided under **Section 4.19.20.6.**

11. At locations not subject to FDOT requirements along state highways, and within existing tenant panels or copy space of a previously approved and permitted freestanding sign, an incidental off-site sign for a licensed non-residential use may be utilized, not to exceed twelve square feet in area.

4.19.20.12. Nonconforming Signs

1. Definition and applicability:

   a. Includes any permanent advertising device or sign, including sign structures, which were lawfully permitted, erected or maintained prior to the adoption or amendment of the current sign regulations, and which fails to conform to all applicable regulations or restrictions.

   b. For the purposes of this section, a nonconforming sign shall not include (signs not included shall be offered no rights to be established, displayed or maintained):

      (1) Any sign which is prohibited, or which does not meet the definition under 'a.' above.

      (2) Window, temporary, banner, portable, incidental, A-frame, sandwich-type, sidewalk, or easel type signs or displayed phone numbers or websites;

      (3) Electronic signs hung which are not part of a previously permitted permanent exterior sign structure, or which may otherwise be displayed in violation;

      (4) Any changeable or electronic programming or display of an electronic nature that is part of an electronic or variable message board sign (all programmable displays must always be made to comply to applicable standards);

      (5) Any tied up, placed or strung up signs or attention getting devices;

      (6) Any inflatable or movable signs or attention getting devices that are able to be erected and subsequently taken down, folded down or deflated or any other sign that is not considered permanent in nature;

      (7) A dilapidated, deficient or abandoned sign structure, footer, cabinet, frame, panel or pole, etc.; or one with no viable cabinet, frame, panel, etc., or portion thereof;

      (8) The flat, static display copy of any existing, legally permitted permanent off-site or billboard type signs currently located within the City limits; however any structural repair, maintenance, conversion or alteration sought or applied for as provided for, shall require all aspects of the sign and structure to be brought into conforming status, including relocation along with a new Special Exception considered, if applicable.

   All signage or display not considered nonconforming, which are found to be in violation of these Sign Regulations, shall, upon written notification as provided for under enforcement, be removed or altered to be in conformance, as provided for in these Sign Regulations.

2. Repairs and Maintenance:

   Any sign determined by the City to be nonconforming may be repaired, rehabilitated, or restored to its original condition, subject to all the following:

a. The cost of the repairs, rehabilitation, or restoration, regardless of damage or condition cause, does not cumulatively exceed fifty percent of its current total replacement cost, as evidenced by the average of three written estimates by licensed sign contractors, submitted to the City.

b. The sign height, setbacks or face size does not exceed the currently allowable standards for that location by more than fifty percent.

c. The sign does not exceed any spacing requirements by more than fifty percent of the required standard for that location.

   IE: if required spacing was two-hundred feet, the sign could be no closer than one-hundred feet to another qualifying sign.

d. The sign does not or will not overhang, or be located on, any adjacent private property or any type of right-of-way, unless these sign regulations permit such.

e. The sign does or will have the required clearance above adjacent sidewalks or driveways.

f. The sign will fully comply with **Sections 4.19.20.6. and 4.19.20.7.**

g. The repairs or restoration remain subject to all other applicable regulations.

3. Compliance for Single-use or vacant parcels:

   a. Any nonconforming sign located on a single-use or vacant parcel shall be removed or altered to conform to all existing sign regulations upon any action which would require a sign building permit for said particular sign (in accordance with **Section 4.19.20.5.**), excluding non-structural repairs, maintenance and non-substantial face changes to existing. If allowable square footage is exhausted for wall signage by existing signage, no additional wall sign may be proposed unless existing ones are reduced to the point where surplus square footage is made available. In the case where there are one or more existing freestanding signs, and a new additional freestanding sign is proposed, the existing freestanding sign which is determined to be the most nonconforming, shall be required to be removed for each one proposed, and any new such sign shall conform to existing standards which apply.

4. Compliance for Multi-use or Multi-tenant parcels:

   a. All nonconforming signs located on a multi-use or multi-tenant parcel shall be removed or altered to conform with all existing sign regulations in the event the following should occur:

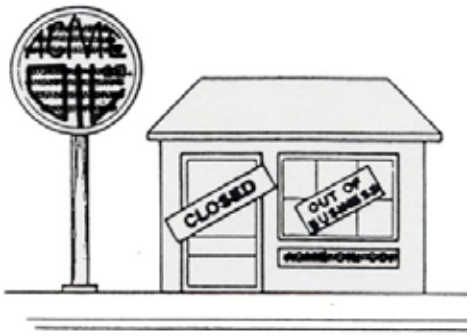
      (1) For nonconforming freestanding signs, the issuance of a sign permit for a new freestanding sign on the parcel, or for an alteration to an existing sign which would require a sign building permit, in accordance with **Section 4.19.20.5.**, excluding non-structural repairs, maintenance and non-substantial face changes to existing.

      (2) For nonconforming building or wall signs for a particular establishment, the issuance of any sign building permit for that particular establishment or tenant space, excluding non-structural repairs, maintenance and face changes to existing.

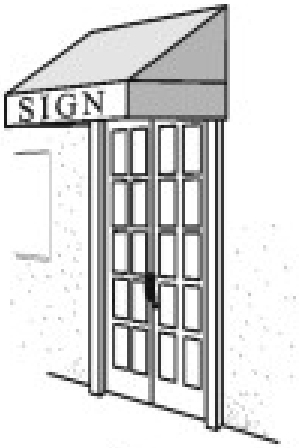
4.19.20.13. Illustration of Sign Types

Following are examples of the various sign types. There are being provided for general reference only. It shall be at the Development Manager's discretion to assign all existing or proposed signs into the appropriate or associated sign type category as deemed applicable.

1. Sign, Abandoned



2. Sign, Awning



3. Sign, Bench

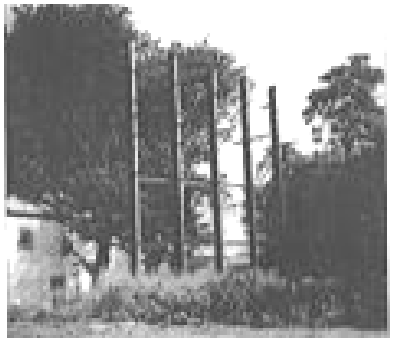
4. Sign, Building Marker

5. Sign, Building/Wall

6. Sign, Canopy (fuel sales or detached)

7. Sign, Construction

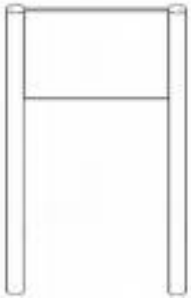
8. Sign, Dilapidated



9. Sign, Directional

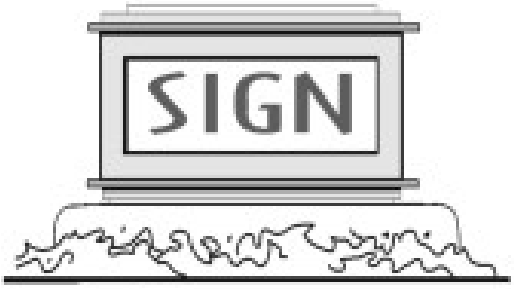
10. Sign, Directory

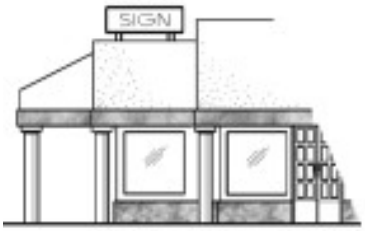
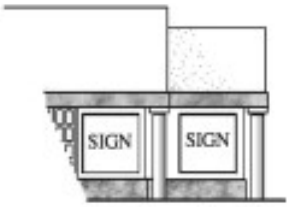
11. Sign, Double-Leg Post



12. Sign, Drive-thru Product Board

13. Sign, Incidental Type I Ground

14. Sign, Incidental Type II Ground 	15. Sign, Incidental Type II Wall
16. Sign, Mansard 	17. Sign, Monument 
18. Sign, Pole (exposed) 	19. Sign, Pole (non-exposed)

20. Sign, Portable	21. Sign, Projecting
22. Sign, Real Estate	23. Sign, Roof (prohibited) 
24. Sign, Sidewalk, Sandwich, or A-Frame	25. Sign, Single-Leg Post
26. Sign, Snipe (prohibited)	27. Sign, Subdivision or Development Entrance
28. Sign, Under Canopy	29. Sign, Window 

4.19.21. Distance Buffer Area Separation Requirements.

It is the intent of these requirements to ease frictions between residential and nonresidential uses by creating Distance Buffer Area Separation Requirements in which certain intensive nonresidential uses are prohibited.

1. Distance Buffer Area Separation Requirements.

   a. ***Residential Property*** shall mean any parcel of land in the corporate city limits, which contains a Dwelling Unit, as defined by the Land Development Regulations, or any vacant property which is assigned a zoning, according to the Official Zoning Atlas, as amended, when said zoning district name contains the term "Residential".

   b. Residential dwelling units, when located in Future Land Use Classifications or Zoning Districts which are assigned for Commercial Mixed Uses, which allow for a certain percentage of residences along with permitted commercial uses, shall not be considered, for the purposes of distance separation, to affect proposed establishments when located within the same classification or district, in the associated table herein, unless said dwelling unit is a stand-alone single-family or duplex style unit, located on a dedicated parcel of record, in which there is found no mixed-use component.

   c. The following Distance Separation Table shall apply to any new or proposed establishment or change of use of an existing location, at any non-governmentally owned location within the incorporated city limits. No new establishment, change of use, or re-establishment of a nonconforming location, is permitted, when said distance separation requirements have not been, or would not be met. Distances are a minimum standard, and may be increased as an added condition, under any review and consideration which is required by the Planning and Zoning Board or Board of Adjustment.

   d. Additionally, the Distance Buffer Separation Requirements, as adopted in City Code under Chapter 18, Article III Alcoholic Beverages, Ordinance No. 1348, 12-10-13, Sec. 18-71 (f) for: Banquet Halls, Commercial Recreation Facilities, Bars, Liquor Package Stores and Private Clubs, and other applicable sections of that ordinance, is hereby adopted and included herein, to be applied in the same manner as prescribed by said ordinance.

   e. Distance Separation Table: (All measurements listed are in linear feet)

Establishment Type:	Required Distance From:		
	Property Line	School	Residential Property
Automotive Car Wash, Self-Service and Automated; Automotive Repair Garage; Light Automotive Servicing (specifically applies to the confines of the area, structure or facility where said activity is taking place, or where said associated apparatus will be located).			
If establishment parcel fronts an Arterial Road:	n/a	n/a	50
No Arterial Road frontage:	n/a	n/a	150

Wrecking Yards, Automobile Wrecking Yards, Junkyards, Yards used in whole or in part for scrap, salvage, or secondhand building materials, junk or secondhand automotive vehicles or parts.	25	500	500
Bulk storage yards, including storage of flammable or hazardous materials or explosives – (not including below ground retail fuel tanks).	50	500	250

f. Measurements for distance purposes: Said distance measurements shall be computed by direct line measurement, from the nearest portion of the building or tenant space, structure, facility or yard in which the establishment or use is, or is proposed to be located, to the nearest portion of the property line boundary of the subject property, or on which there is located a school or residential property, as may be applicable. The LDR Administrator shall be responsible to conduct such measurements utilizing field work and/or GIS map techniques. A survey prepared by a State of Florida licensed professional, and submitted by the applicant shall also be acceptable, upon satisfactory inspection and acceptance by the LDR Administrator.

4.19.22. Travel trailer parks and campgrounds.

The following applies to the construction and operation of travel trailer parks and campgrounds:

1. Sites in travel trailer parks and campgrounds shall be occupied primarily by travel trailers, pickup coaches, tents, camping trailers, and other transient-type vehicular accommodations.
2. Sites for transient-type accommodations in a travel trailer park or campground shall be at least 1,200 square feet in area.
3. Sites for permanent structure accommodations shall be at least 2,400 square feet in area.
4. Floor Area Ratio, Impervious Lot Coverage and Building Coverage standards shall be as specified under the associated zoning district of the subject property.
5. Subject to other applicable standards, lot density for allowable number of sites shall be no more than 20 per acre of land.
6. No more than twenty percent of the sites in a travel trailer park or campground shall be occupied by manufactured homes, cabins or park model dwellings.
7. Setbacks from property lines for all sites and improvements shall be as specified under the associated zoning district of the subject property. For non-residential uses, however all permanent structures intended for occupancy shall maintain a minimum 20 foot separation from any other similar permanent structure.
8. Said parks and campgrounds shall only be permitted where community potable water systems and centralized sanitary sewer systems, provided or served by the City of Live Oak are, available and accessible. Redevelopment or new development to these uses on parcels which currently have no availability of City water and/or sewer shall only be approved at the time that the developer has completed construction of the extension and connection to said utilities. The City shall bear no costs whatsoever to extend said infrastructure.

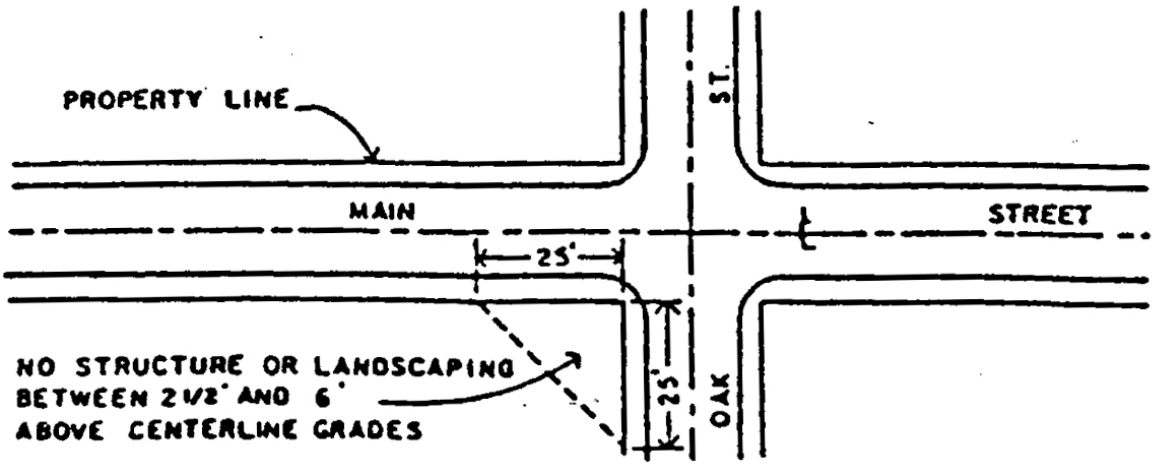
4.19.23. Use of land in a residential district for access.

No land in a residential or residential/office district shall be used for driveway, walkway, or access purposes to land in a commercial or industrial district or used for a purpose not permitted in a residential district except for ingress and egress to an existing use which does not abut a street.

4.19.24. Visibility at intersections and curb breaks.

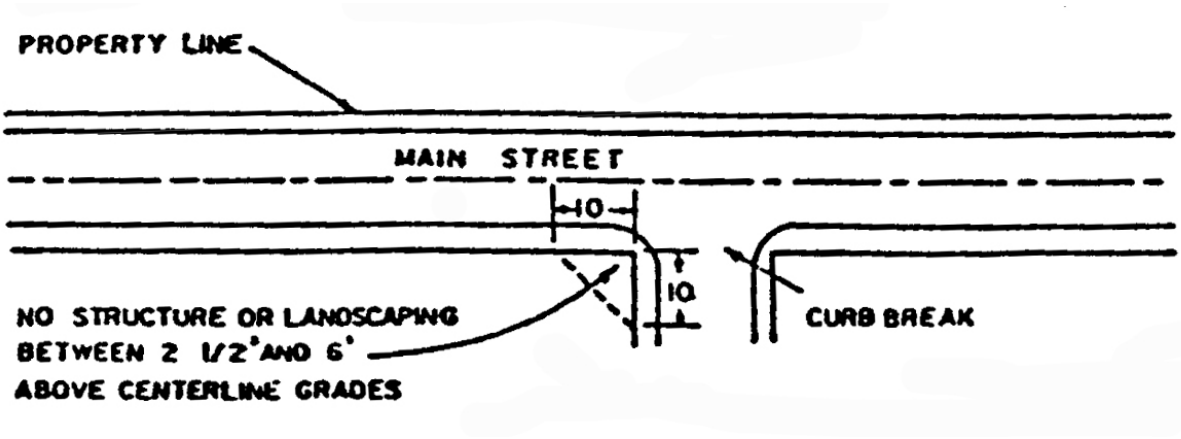
4.19.24.1. Visibility at intersections.

No fence, wall, hedge, landscaping, or structure shall be erected, placed, planted, or allowed to grow on a corner lot in any zoning districts, except the C-CBD district, in such a manner as to obstruct vision between a height of 2 1/2 feet and six feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines 25 feet from the point of intersection of the public right-of-way line



4.19.24.2. Visibility at curb breaks.

No fence, wall, hedge, landscaping, or structure shall be erected, placed, planted, or allowed to grow in any zoning districts, where a curb break intersects a public right-of-way in such a manner as to obstruct cross-visibility between a height of 2 1/2 and six feet within the areas of property on both sides of the curb break formed by the intersection of each side of the curb break and public right-of-way lines with two sides of each triangle being ten feet in length from the point of intersection and the third being a line connecting the end of the two other sides.



4.19.24.3. Retaining walls.

The requirements of this section shall not be deemed to prohibit a necessary retaining wall.

4.19.24.4. Trees.

Trees are permitted in the clear space, provided [that] foliage is cut away within the prescribed heights.

4.19.25. Waterfront yards; minimum requirement.

No structure shall be located closer than 20 feet to the mean high water line (see section 4.19.4 for exceptions for certain accessory structures).

4.19.26. Yard encroachments.

A required yard shall be open and unobstructed from the ground to the sky except as hereinafter provided or as otherwise permitted in these land development regulations:

1. Sills and belt courses (an additional layer of bricks) may project not over 12 inches into a required yard.
2. Movable awnings may project not over six feet into a required yard, provided that where the yard is less than six feet in width, the projection shall not exceed one-half the width of the yard, subject also to #5 below.
3. Chimneys, fireplaces, bay windows, or pilasters may project not over two feet into a required yard.
4. Fire escapes, stairways, and balconies which are unroofed and unenclosed may project not over five feet into a required rear yard or not over three feet into a required side yard of a multiple dwelling, hotel, or motel.
5. Hoods, canopies, fixed awnings, roof overhangs / eves, or marquees may project not over three feet into a required yard, but shall not come closer than one foot to any lot line, unless zoning allows for zero setbacks.
6. Fences, walls, and hedges are permitted in required yards, subject to the provisions of this section, and other sections and city codes as applicable.
7. Cornices, eaves, or gutters may project not over three feet into a required yard, provided that where the required yard is less than six feet in width, such projection shall not exceed one-half of the width of the yard, subject also to #5 above.
8. Except as provided herein, nothing in these Land Development Regulations shall be construed as to prohibit permitted landscaping or private, nonprofit gardening on a lot.
9. All roof runoff shall be guttered with downspouts directing runoff onto the same property, when any building, porch, or addition roof overhang / eve is within two feet of any lot line or property boundary.
10. Guttered downspouts or other types of water discharge shall not discharge directly onto any public sidewalk or street right-of-way.

4.19.27. Special right-of-way requirements.

4.19.27.1. For new arterial and collector roadways an extra ten-foot right-of-way width, as provided within the Florida Department of Transportation Bicycle Facilities Planning and Design Manual, Official Standards, Revised Edition, 1982, shall be provided for integrated or parallel bicycle ways or lanes.

4.19.27.2. Proposed structures or structural additives be setback at least 75 feet as measured from the centerline of the right-of-way along new or realigned arterial roads.

4.19.28. Special Community Residential Home Requirements.

The city shall facilitate the provision of Community Residential Homes, as defined in Florida Statutes, as amended, within appropriate areas within the City. All definitions, provisions and requirements of F.S. ch. 419, as amended, shall be implemented and adhered to by the City, except where less restrictive, as provided herein.

4.19.28.1. Homes of six or fewer residents which otherwise meet the definition of a community residential home, as provided in F.S. ch. 419, as amended, shall be deemed a single-family unit and a noncommercial, residential use for the purpose of local laws and ordinances. Homes of six or fewer residents, which otherwise meet the definition of a community residential home, shall be allowed by right in the following zoning districts: A, RSF, RSF/MH, RMH, RMH-P, RMF, RO, PRD, without approval by the local government, provided that such homes shall not be located within: either a radius of 500 feet, or within 1,000 feet along the same shared road right-of-way, of another existing such home with six or fewer residents. Such homes with six or fewer residents shall not be required to comply with the notification provisions of this section; provided that, prior to licensure, the sponsoring agency provides the local government with the most recently published data compiled from the licensing entities that identifies all community residential homes with six or fewer residents within the jurisdictional limits of the local government in which the proposed site is to be located in order to show that no other community residential home with six or fewer residents is within the herein stated separation requirement of the proposed home with six or fewer residents. At the time of home occupancy, the sponsoring agency must notify the local government that the home is licensed by the licensing entity.

4.19.28.2. The city shall permit state licensed foster family home facilities of not more than three foster care residents per household which otherwise meet the definition of a community residential home as provided in F.S. ch. 419, in the same zoning districts listed in 4.19.28.1.

4.19.28.3. Homes of more than six residents, which meet the definition of a Community Residential Home, shall be allowed by right in Residential Multi-Family (RMF) and Residential Office (RO) Zoning Districts, provided all requirements of Florida Statutes, as amended as met.

4.19.28.4. Homes of more than six residents, which meet the definition of a Community Residential Home, proposed to be located in Commercial Neighborhood (CN) Zoning District shall be considered by method of Special Exception, as provided for in Article 3, herein, and only when the Future Land Use Plan Map Classification is Residential Medium or Residential High Density.

4.19.28.5. The local government shall not deny the siting of a community residential home of seven to fourteen residents unless the local government establishes that the siting of the home at the site selected:

1. Does not otherwise conform to existing zoning regulations applicable to other multifamily uses in the area.
2. Does not meet applicable licensing criteria established and determined by the licensing entity, including requirements that the home be located to assure the safe care and supervision of all clients in the home.
3. Would result in such a concentration of community residential homes in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. A home that is located within a radius of 500 feet of another existing community residential home in a multifamily zone shall be an overconcentration of such homes that substantially alters the nature

and character of the area. So long as the zoning district of the subject property permits such use, the proximity of the proposed location to single-family zoning shall not be considered to substantially alter the nature and character of the area.

4. All distance requirements in this section shall be measured from the nearest point of the existing home to the nearest point of the proposed home.
5. If agreed to by both the local government and the sponsoring agency, a conflict may be resolved through informal mediation. The local government shall arrange for the services of an independent mediator or may utilize the dispute resolution process established by a regional planning council pursuant to s. 186.509. Mediation shall be concluded within 45 days of a request therefore. The resolution of any issue through the mediation process shall not alter any person's right to a judicial determination of any issue if that person is entitled to such a determination under statutory or common law.
6. The licensing entity shall not issue a license to a sponsoring agency for operation of a community residential home if the sponsoring agency does not notify the local government of its intention to establish a program, as required by subsection (3). A license issued without compliance with the provisions of this section shall be considered null and void, and continued operation of the home may be enjoined.
7. A dwelling unit housing a community residential home established pursuant to this section shall be subject to the same local laws and ordinances applicable to other noncommercial, residential family units in the area in which it is established.
8. Nothing in this section shall be deemed to affect the authority of any community residential home lawfully established prior to October 1, 1989, to continue to operate.
9. Nothing in this section shall permit persons to occupy a community residential home who would constitute a direct threat to the health and safety of other persons or whose residency would result in substantial physical damage to the property of others.
10. The siting of community residential homes in areas zoned for single family shall be governed by local zoning ordinances. Nothing in this section prohibits a local government from authorizing the development of community residential homes in areas zoned for single family.
11. Nothing in this section requires any local government to adopt a new ordinance if it has in place an ordinance governing the placement of community residential homes that meet the criteria of this section. State law on community residential homes controls over local ordinances, but nothing in this section prohibits a local government from adopting more liberal standards for siting such homes.

4.19.29. Special home occupation requirements.

1. Only one additional person other than members of the family residing on the premises shall be engaged in such occupation;
2. The use of a dwelling unit for home occupation shall be clearly incidental and subordinate to its use for residential purposes and under no circumstances shall change the residential character thereof;
3. No change shall be permitted in the outside appearance of the building or premises, and no other evidence of such home occupation shall be visible other than one sign, not exceeding two square feet in area, non-illuminated, mounted flat against the wall of the principal building at a position not more than two feet from the main entrance to the residence;
4. Except in agricultural districts, no home occupation shall be conducted in an accessory building. In agriculture districts, home occupations may be conducted in an accessory building provided the floor area devoted to the home occupation does not exceed 1,000 square feet.

5. No home occupation shall occupy more than 20 percent of the first floor area of the residence, exclusive of the area of open porches, attached garages or similar space not suited or intended for occupancy as living quarters. No rooms which have been constructed as an addition to the residence, nor an attached porch or garage which has been converted into living quarters, shall be considered as floor area for the purpose of this definition until two years after the date of completion thereof.
6. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and the need for parking generated by the home occupation shall be met off the street and other than in the required front yard.
7. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses beyond the lot line. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises or causes fluctuations in line voltage off the premises.
8. For purposes of illustration, the following uses shall not be considered home occupations:
   a. Studio for group instruction,
   b. Dining facility or restaurant,
   c. Antique or gift shop,
   d. Photographic studio,
   e. Outdoor repair,
   f. Food processing,
   g. Retail sales, and
   h. Child care center.
9. For purposes of illustration, the following uses may be considered home occupations, provided they meet the requirements listed in subparagraphs a.--h. above and other provisions of these land development regulations:
   a. Providing tutoring or individual instruction to no more than one person at a time such as art or music teacher;
   b. Fabrication of articles commonly classified as arts and handicrafts, providing no retail sales are made in the home;
   c. Custom dressmaking, seamstress, milliner;
   d. Psychic or spiritual counseling; fortune-telling and similar serving not more than one client at a time;
   e. Answering telephone;
   f. Barber or beauty shop limited to two chairs; and
   g. Professional offices.
10. A home occupation shall be subject to applicable occupational licenses and other business taxes.

4.19.30. Special septic tank requirements.

The following requirements and standards are hereby implemented to carry out the identified IV-6 Goal as found in the City Comprehensive Plan, sub element – Natural Groundwater Aquifer Recharge, which states: Ensure the protection of surface and groundwater quality and quantity by establishment of plans

and programs to promote orderly use and development of land in a manner which will promote such protection and availability.

Existing septic tanks may remain in service for existing users until such time as centralized sanitary sewer service is accessible. Except as otherwise stated herein, the change of ownership or tenancy continuing a previously established use, may continue to utilize, maintain and repair an existing septic system.

The owner of a single-family manufactured home dwelling unit served by an existing septic tank, may replace said manufactured home dwelling unit, so long as the existing septic system is found to meet the requirements of the new dwelling unit.

Mandatory connection to centralized sanitary sewer service, once available, shall be commenced according to Florida Statutes, as amended.

New septic tank systems for new development / redevelopment may be proposed, conditioned on the following:

1. Non-residential development, when allowable, may seek approval to install a septic system as provided for in Section 3.7., Special Impact Permits.
2. Single-family residential development may apply for a building permit for a new single-family dwelling unit to be served by a new septic system, conditioned on all of the following:
    a. The parcel is zoned Agricultural; or
    b. If the zoning of the parcel contains the term residential:
        (1) The parcel shall be a minimum of 1 acre in area, non-platted, and;
        (2) The parcel of land is not located, in any portion, in a designated flood zone, wetland area, or known naturally wet area, and;
        (3) Soil percolation reports demonstrate that the system will not need to be mounded in any way, and;
        (4) The parcel is otherwise eligible to obtain a permit for the system from the county health department.

Change of occupancy at certain existing locations:

1. An occupational license shall not be issued to the owner or tenant of a building located in an area zoned industrial or used for industrial or manufacturing purposes or their equivalents, if such building or premises is served by an onsite sewage disposal system, without the owner or tenant first obtaining an annual operating permit for an onsite sewage disposal system from the county health department; and
2. An occupational license shall not be issued to a new owner or tenant of a building located in an area zoned industrial or used for industrial or manufacturing purposes or their equivalents, or who operates a business which has the potential to generate toxic, hazardous or industrial wastewater, if such building or premises is served by an onsite sewage disposal system, without the owner or tenant first obtaining an annual operating permit for an onsite sewage disposal system from the county health department.

4.19.31. Special requirements for public uses.

1. Public buildings, facilities and uses, including schools, which do not meet the definition of "essential services" within these land development regulations, shall require an amendment to the city's future land use plan map of the comprehensive plan to re-designate the land use at the location of such public building, facility, or use as: Public, Educational, or Recreation and Open Space land use, as the case may be. Said amendment being approved and adopted by the Governing Authority is thereby a condition of siting or establishing such uses.
2. Floor area ratio standards shall be as that specified under each classification, in the Comprehensive Plan, and when consistent with the plan, as further specified in the Land Development Regulations.

4.19.32. Airport obstruction.

It is hereby determined that an airport obstruction is potentially hazardous to aircraft operations as well as to persons and property on the ground in the vicinity of the obstruction. An obstruction may affect land use in the vicinity of the obstruction and may reduce the area available for the landing, taking off, and maneuvering of aircraft, thus tending to destroy or impair the utility of a public airport and the public investment therein. Accordingly, it is declared in the interest of public health, safety and general welfare that:

1. The creation or establishment of an airport obstruction is a public nuisance and an injury to the region served by the a public airport;
2. It is necessary to prevent the creation of airport obstructions, including structures;
3. It is necessary to prevent the establishment of incompatible land uses in areas defined as the CNR 100 contour (ASDS 85 dBA) noise area and/or the accident potential hazard area; and
4. The prevention of these obstructions, structures, and incompatible land uses shall be accomplished to the extent legally possible by the exercise of the police power without compensation.

It is further declared that both the prevention and the creation or establishment of airport obstructions, structures, and incompatible land uses and the elimination, removal, alteration, mitigation, or marking and lighting of existing airport hazards are public purposes for which the city may raise and expend public funds and acquire land or interests in land.

4.19.32.1. Definitions.
In addition to definitions contained in article 2, the following terms, phrases, words, and derivations shall have the following meaning as used in section 4.19.33, unless the context otherwise stipulates:

1. Airport. A public airport.
2. Airport elevation. The highest point of an airport's usable landing area measured in feet above mean sea level.
3. Airport obstruction. A structure or object, including natural growth, or use of land which exceeds the federal obstruction standards contained in 14 Code of Federal Regulations (CFR) and the Federal Aviation Regulation Part 77 §§ 77.13, 77.15, 77.21, 77.23, 77.25, 77.28 or which obstruct the airspace required for flight of aircraft in landing or taking-off at an airport or is otherwise hazardous to such landing or taking-off.

4. Air space height. To determine the height limits in all zones set forth in section 4.19, the datum shall be mean sea level elevation unless otherwise specified.
5. Minimum en route altitude. The altitude in effect between radio fixes which ensures acceptable navigational signal coverage and which meets obstruction clearance requirements between radio fixes.
6. Minimum obstruction clearance altitude. The specified altitude in effect between radio fixes or Very High Frequency Omni-Directional Range Station (VOR) airway, off-airway routes, on route segments which meets obstruction clearance requirement for the entire route segment and which ensures acceptable navigational signal coverage within 22 miles of a VOR.
7. Runway. A defined area on an airport prepared for landing and take-off of aircraft along its length.
8. Visual runway. A runway intended solely for the operation of aircraft using visual approach procedures with no straight-in instruments approach procedure and no instrument designation indicated a Federal Aviation Administration (FAA) approved airport layout plan, a military services approved military airport layout plan, or on any planning document submitted to the FAA by competent authority.
9. Utility runway. A runway constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximize gross weight and less.
10. Structure. An objective, constructed or installed by man, including but not limited to buildings, towers, smokestacks, utility poles, and overhead transmission lines.
11. Accident potential hazard area**.** An area within 5,000 feet of the approach or departure end of a runway or in proximity to an airport in which aircraft may maneuver after takeoff or before landing and are subjective to the greatest potential to crash into a structure or the ground.

4.19.32.2. Airport surfaces and airspace height limitations.
In order to carry out the provisions of section 4.19.33, there are hereby created and established certain zones which include all land lying beneath the approach, transitional, horizontal, and conical surfaces as they apply to a particular airport. Such zones are shown on the official county airport zoning map which is hereby adopted by reference and declared to be a part of these zoning regulations. An area located in more than one of the described zones is considered to be only in the zone with the more restrictive height limitation. The various public civil airport height zones and limitations are hereby defined and established as follows:

1. Primary surface: An area longitudinally centered on a runway, extending 200 feet beyond the end of a runway with the width so specified for each runway for the most precise approach existing or planned for either end of the runway. No structure of obstruction will be permitted within the primary surface that is not part of the landing and take-off area and is of a greater height than the nearest point on the runway centerline. The width of the primary surface for the county airport's utility runways 07/25 having only visual approaches is 250 feet. The primary surface width of a runway will be that width prescribed in this section for the most precise approach existing or planned for either end of that runway. No structure or obstruction will be permitted within the primary surface that is not part of the landing and take-off facilities and is of a greater height than the nearest point on the runway centerline.

2. Horizontal surface: The outer boundary of an area around the airport, the perimeter of which is constructed by swinging arcs of specified radii from the center of each end of the primary surface of the airport's runway and connecting the adjacent arcs by lines tangent to those arcs. The radius of each arc at the county airport is 5,000 feet for all runways designated as utility or visual. No structure be permitted in the horizontal surface that is higher than 150 feet above the established airport elevation.
3. Conical surface: The area extending outward from the periphery of the horizontal surface for a distance of 4,000 feet. Height limitations for structures in the conical surface are 150 feet above airport height at the inner boundary with permitted height increasing one foot vertically for every 20 feet of horizontal distance measured outward from the inner boundary to a height of 350 feet above airport height at the outer boundary.
4. Approach surface: An area longitudinally centered on the extended runway centerline and extending outward from each end of the primary surface. An approach surface is designated for each runway based upon the type of approach available or planned for that runway end.
   a. The inner edge of the approach surface is the same width as the primary surface, and at the county airport Runway 07/25 expands uniformly to a width of 1,250 feet for that end of a utility runway with only visual approaches.
   b. The approach surface for the county airport's Runway 07/25 extends for a horizontal distance of 5,000 feet for all utility and visual runways.
   c. The outer width of an approach surface to an end of a runway will be prescribed in this section for the most precise approach existing or planned for that runway end.
   d. Permitted height limitations within the approach surfaces is the same as the runway end height at the inner edge and increases with horizontal distance outward from the inner edge. For the county airport's Runway 07/25, permitted height increases one foot vertically for every 20 feet horizontal distance for all utility and visual runways.
5. Transitional surface: The area extending outward from the sides of the primary surfaces and approach surfaces and connecting to the horizontal surface. Height limits within the transitional surface are the same as the primary surface or approach surface at the boundary line where they join and increases at a rate of one foot vertically for every seven feet horizontally, with the horizontal distance measured at right angles to the runway centerline and extended centerline, until the height matches the height of the horizontal surface or conical surface or for a horizontal distance of 5,000 feet from the side of the part of the precision approach surface that extends beyond the conical surface.
6. Other areas: In addition to the height limitations imposed in the sections above, no structure or obstruction will be permitted that would cause a minimum obstruction clearance altitude, a minimum descent altitude, or a decision height to be raised.

4.19.33. Airport land use restrictions.

1. Use restrictions. Notwithstanding other provisions of these land development regulations, no use shall be made of land or water adjacent to an airport which will interfere with the operation of an airborne aircraft. The following special requirements shall apply to each permitted use:

a. Lights or illumination used in conjunction with streets, parking, signs or use of land and structures shall be arranged and operated in such a manner so as not to mislead or be dangerous to aircraft operating from the airport or in the vicinity thereof.
b. No operations on a land use shall produce smoke, glare, or other visual hazards within three statute miles of a usable runway of the airport.
c. No operations on a land use shall produce electronic interference with navigation signs signals or radio communication between the airport and aircraft.
d. Use of land for residential use, schools, hospitals, storage of explosive material, assemblage of large groups of people, or another use that could produce a catastrophe as a result of an aircraft crash shall be prohibited within 5,000 feet of the approach or departure end of a runway.
e. No structure exceeding 150 feet in height above the established airport elevation shall be permitted within 5,000 feet of the approach or departure end of a runway.

2. Lighting. Notwithstanding the preceding, owner of a structure over 200 feet above ground level shall install lighting on a high structure in accordance with Federal Aviation Administration Advisory Circular 70-7460-1 and amendments thereto on such structure. Additionally, high intensity white obstruction lights shall be installed on a structure which exceeds 749 feet above mean sea level. The high intensity white obstruction lights shall be in accordance with Federal Aviation Administration Advisory Circular 70-7460-1 and amendments thereto.
3. Variances. No application for variance to the requirements of this section may be considered by the board of adjustment unless a copy of the application has been furnished to the county airport authority. The application should show compliance with the federal notification requirements and favorable airspace determination (FAA Form 7460-1) from the FAA.
4. Hazard marking and lighting. All permits and variance shall require the owner to mark and light the structure in accordance with FAA Advisory Circular 70-7460-1 and amendments. The permit may be conditioned to permit the county or city, at its own expense, to install, operate, and maintain such markers and lights if special conditions so warrant.
5. Airport noise surfaces. No person shall sell, lease, or offer to sell or lease land within the airport noise surface (100 CNR 85 dBA contour) unless the prospective buyer or lessee is provided the following notice in writing:

"Noise Warning –
This land lies beneath the aircraft approach and departure routes
for the county airport and is subject to noise that may be objectionable."

4.19.34. Conflicting regulations.

Where there exists a conflict between the regulations or limitations described in this or another section of these zoning regulations applicable to the same area, whether the conflict be with respect to the height of structures or trees, the use of land, or other, the more stringent limitations or requirements shall govern and prevail.

4.19.35. Bed and breakfast inn requirements:

Bed and breakfast inns shall be approved by special exception as provided within these land development regulations in accordance with the following criteria.

1. The owner may live on the premises;
2. Separate toilet and bathing facilities for the exclusive use of guests must be provided;
3. Rentals shall be on a daily basis. The maximum stay for an individual guest shall be 30 days in a 12-month period;
4. No cooking facilities shall be allowed in guest rooms;
5. Bed and breakfast establishments must comply with appropriate health permits, building and fire codes and business licenses as applicable to such use;
6. Signage, excepting historical markers located by federal, state or county agencies, shall be limited to one sign, not exceeding six square feet in area, with characters not exceeding eight inches, non-illuminated (excepting flood lighting on each side of the sign);
7. The maximum number of rooms for guests shall be, as follows:

Building Size (Gross Floor Area)	Maximum Guest Rooms
Less than or equal to 1,200 sq. ft.	1
1,201 - 1,800 sq. ft.	2
1,801 - 2,400 sq. ft.	3
2,401 - 3,000 sq. ft.	4
3,001 - 3,600 sq. ft.	5
over 3,600 sq. ft.	6

8. In addition to the parking required for the residence, one (1) parking space for each guestroom shall be provided as off street parking;
9. An accessory structure located on the same premises may be used as a residence for the owner for providing rooms for guests, but in no case shall the total number of rooms for guests allowed by this section exceed the maximum allowable number of rooms as provided for herein;
10. Receptions or parties on the premises shall be allowed, subject to the following conditions:
    a. All parking for guests of the reception or party shall be provided off-street, either on site or at a satellite off-street parking site; and
    b. The requirements of the National Fire Prevention Association Code #101 shall govern the total number of guests allowed;
11. The catering of food to guests on the premises, as well as the catering of food for service off the premises, shall be allowed;
12. Breakfast, lunch and dinner food service for guests may be provided at a bed and breakfast inn. Meals may be provided for persons other than overnight guests of the bed and breakfast inn, provided that the total number of persons to be served does not exceed the total number allowed to

be served as established by the Florida Hotel and Restaurant Commission and the fire marshal at the time a license for a bed and breakfast inn with a commercial kitchen is granted; and

13. No structure shall be constructed for the sole purpose of being utilized as a bed and breakfast inn; no existing structure shall be enlarged or expanded for the purpose of providing additional rooms for guests. It is intended that a bed and breakfast inn be a converted or renovated single-family residence, and that this principal function be maintained. The exterior appearance of the structure shall not be altered from its single-family character.

4.19.36. Hospital, Long-Term Care Facility, Group Living Facility, Adult Day Care Center and Retirement or Senior Housing Facility Requirements.

The above listed uses, when permitted by right or by Special Exception as provided within these Land Development Regulations, shall be permitted and developed in accordance with the following criteria, which shall become conditions to be met, for any staff or Board review and approval.

1. The required site plan and written documentation provided in conjunction with the plan review or Special Exception shall demonstrate what provisions, policies and procedures the applicant will take, as part of the development and management of said facility, to provide for the safety of, and to protect the well-being of, the residents of said proposed facility. If a fence is proposed as part of the protection offered, it shall adhere to the City Fence Ordinance in effect and shall be designed and located to be provide suitable protection of the residents from any unsafe areas, as well as being aesthetically pleasing and complementary to the development.
2. Said facilities and centers shall only be permitted where community potable water systems and centralized sanitary sewer systems, provided or served by the City of Live Oak are, available and accessible. Redevelopment or new development to these uses on parcels which currently have no availability of City water and/or sewer shall only be approved at the time that the developer has completed construction of the extension and connection to said utilities. The City shall bear no costs whatsoever to extend said infrastructure.