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Food Policy Advisory Council

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Pasco County, FL

COMMUNITY FARM & GARDEN ORDINANCE v7

December 14, 2016

AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE, ORDINANCE 89-21 AS AMENDED; PROVIDING FOR DESIGN, OPERATIONS AND MAINTENANCE STANDARDS FOR GARDENS AND COMMUNITY FARMS IN PASCO COUNTY; AMENDING CHAPTER 500 ZONING STANDARDS, SECTION 503 THROUGH SECTION 529 DETAILING PRINCIPAL USES, PERMITTED USES, ACCESSORY USES AND CONDITIONAL USES BY ZONING CLASSIFICATION; CREATING SECTION 406.8 GARDEN PLAN PERMITS; AMENDING APPENDIX A, DEFINITIONS; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION INTO THE LAND DEVELOPMENT CODE, MODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Florida Constitution of 1968, and Chapters 70, 125, 163, and 479, Florida Statutes (2016), Pasco County has the authority to adopt regulations relating to the location, design, operations and maintenance standards of Community Gardens, Market Gardens and Community Farms not subject to Florida Statutes Chapter 193.461 Agricultural lands; classification and assessment; mandated eradication or quarantine program.

WHEREAS, the Pasco County Board of County Commissioners ("County Commission") previously adopted the Pasco County Land Development Code, Ord. No. 89-21 on which has subsequently been amended; and

WHEREAS, the Pasco County Board of County Commissioners and the Pasco County Food Policy Advisory Council desire to:

- a. Allow the growing of crops and ornamental flowers within Pasco County while minimizing negative impacts to adjacent properties and the community;
- b. Encourage locally grown produce, promote healthy and nutritional food, and fill gaps in food accessibility within the County;
- c. Foster community engagement by providing opportunities for recreation education/training, special events, social interaction and economic potential benefits; and
- d. Provide green space and enhance community character.

WHEREAS, the County Commission wishes to regulate the location, design, operations and maintenance standards for Community Gardens, Market Gardens and Community Farms;

WHEREAS, the provisions of this Ordinance promote the orderly location, design, operations and maintenance standards for Community Gardens, Market Gardens and Community Farms;

WHEREAS, the County Commission finds that the requirements set forth in this Ordinance further benefit the public health, safety, and welfare of the County by defining permitted principal uses, accessory uses and conditional uses for Community Gardens, Market

Gardens and Community Farms, clarifying their legal status, and regulating the permitting and operation of Community Gardens, Market Gardens and Community Farms; and

WHEREAS, the provisions of this Ordinance promote Community Gardens, Market Gardens and Community Farms within the County and increases local food production supplies; and

WHEREAS, the County Commission finds that Community Gardens, Market Gardens and Community Farms may be appropriate at certain locations within the County and constructed and operated within the regulatory standards established by this Ordinance; and

WHEREAS, the County Commission finds that Community Gardens, Market Gardens and Community Farms must be reasonably regulated to protect the health, safety and welfare of the County's citizens and businesses; and

WHEREAS, The Harbors West Market Redevelopment/Infill Plan adopted by the County Commission on June 25, 2013 included a Community Garden plan element and identified the following strategies:

Strategy O10:

- a. "Encourage agriculture and food production at the local or neighborhood scale" and
- b. "Help develop partnerships to establish and maintain community gardens, Community Supported Agriculture (CSA), and farmers' markets."

Strategy O11:

- a. "Evaluate the Comprehensive Plan and Land Development Code to incorporate policies, standards and regulations pertaining to urban agriculture."

WHEREAS, the County Commission finds that these amendments to the County's Land Development Code regulations are beneficial to accomplish a balance of these needs for all the citizens of Pasco County, including enhancement of the visual and aesthetic environment and natural scenic beauty of the County, and further the purpose, goals and objectives and policies of the Pasco County Comprehensive Plan, Land Development Code and The Harbors West Market Redevelopment Plan.

WHEREAS, the Pasco County Food Policy Advisory Council has conducted noticed public meetings at which all parties in interest and citizens were afforded notice and the opportunity to be heard; and

WHEREAS, the County Commission has conducted duly noticed public hearings as required by law, at which hearings all parties in interest and citizens were afforded notice and the opportunity to be heard; and

WHEREAS, the County Commission hereby finds and declares that this Ordinance is in the best interest of the public health, safety, and welfare, and that it advances a valid and important public purpose.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pasco County, Florida, as follows:

Section 1. Recitals.

The WHEREAS Clauses above are true and accurate and are incorporated by reference and made part of this Ordinance.

Section 2. Chapter 400 Permit Types and Applications, Section 406 Miscellaneous Permits, is hereby amended to include Sub-Section 406.8 Garden Plan Permits as follows:

CHAPTER 400. PERMIT TYPES AND APPLICATIONS

SECTION 406. MISCELLANEOUS PERMITS

406.8 Garden Plan Permits

A. Intent and Purpose

It is the intent and purpose of this section to provide a safe, efficient and economical method of approving community garden, market garden and community farm activity.

The Garden Plan Permit is used to:

1. Evaluate in detail the proposed plans for a community garden, market garden or community farm;
2. Ensure that, if approved, the garden is developed in a safe manner that is consistent with the requirements of this Code and the health, safety, and welfare of Pasco County and its citizens;

B. Applicability

This section shall apply to all community garden, market garden and community farms.

C. EXEMPTIONS

The following activities, structures, facilities, and landscaping are exempt from the requirements of a Garden Plan Permit:

1. Community Farms that are not exempt under Florida Statutes, Chapter 193.461(3).
2. Home Gardens
3. Benches, picnic tables, garden art and similar amenities.

D. Application Requirements

1. Applicant Information

- a. Name, Address, Phone, E-Mail of Applicant

b. Engineer of Record, If Any

c. Application Fee

2. General Information

a. Type of Garden

i. Community Garden

ii. Market Garden

iii. Community Farm

b. Garden Location

i. Street Address

ii. Market Area

1. The Harbors

a. Anclote East District

b. Anclote West District

c. Elfers District

d. Spring District

e. River District

f. Central District

g. Gulfview District

h. Embassy District

i. Hudson District

j. Hill District

k. Sunwest District

l. Aripeka District

2. Central Market Area

a. Midlands

3. South Market Area

a. Gateway Crossing

4. North Market Area

a. Countryside

c. Garden Management

i. Garden Sponsor

1. Name of Garden Sponsor

2. Email of Garden Sponsor

3. Phone number of Garden Sponsor

ii. Garden Manger

iii. Name of Garden Manager

iv. Email of Garden Manager

v. Phone

vi. Paid or Volunteer

3. Narrative. A description of the overall proposed activities including the scope, the location and the nature of the proposed garden. The narrative shall include:

- a. An estimated duration of any construction activity;
- b. Hours of operation;
- c. If for educational or charitable use;
- d. If on-site structures, parking or irrigation are proposed
- e. Number of projected daily vehicle trips generated by garden activities;
- f. If Aquaponics and/or hydroponics operations are planned;
- g. Number of full-time and part-time employees & volunteers anticipated on a Typical harvest day;
- h. If selling or bartering of raw or processed produce is planned;
- i. How trash and waste will be removed from the site;
- j. Plans for on-side tools & equipment storage;
- k. Lockable storage plans for fertilizers and pesticides.
- l. Garden maintenance plan, including trash and waste removal.

4. Garden Plan Drawing(s): The application shall include a readable, dimensioned drawing(s) showing the details and location of the proposed garden including:

- a. Location map. An aerial or survey shall be required for proposed uses involving the installation or removal of structures.
- b. Proposed work to be done in the garden area.
- c. Location of any proposed driveway cuts shall be clearly marked on the plan.
- d. Location of any tree(s) five (5) inches dbh that is/are proposed for removal from the garden area.
- e. Proposed parking area, if any.
- f. Proposed buffers, if any.
- g. Site drainage plan.

h. Signage, if any.

Gardens without New Structures:

- i. Show the property size with readable dimensions
- j. Show the location of all existing and proposed structures on the property as well as on adjacent properties within 100 feet of the perimeter boundary of the site;
- k. Reflect existing streets (label), easements or land reservations within the site;
- l. Include proposed fencing and screening, if any;
- m. Show setbacks to all structures and from adjoining property lines;
- n. Show existing driveways and any changes proposed to said driveways;
- o. Label adjacent property owners; and
- p. Identify the source of water that will be used for irrigation purposes.

Gardens with Structures:

- q. If new structures are proposed, a Site Plan is required, consistent with this Code, Section 530.23.
- r. Show gates, fences, walls, accessory structures such as farm stands, hoop houses, green houses, storage shed, hydroponic and aquaponics systems enclosures, irrigation systems, composting bin, parking.

5. Other Required Approvals

The following approvals also may be required to be obtained in addition to a Garden Plan Permit:

- a. Any proposed work requiring interruption of vehicular or pedestrian traffic shall require maintenance of traffic plan approved by the County Administrator or designee.
- b. Proposed work requiring a road closure shall require Board of County Commissioner (BCC) approval.
- c. License and Maintenance Agreements in an approved form may be required for installation of signage, landscaping, irrigation or other facilities or structures within the right-of-way.
- d. Tree location survey and tree plan for projects larger than one (1) single family dwelling.
- e. Traffic Impact Study and substandard Roadway Analysis or, if completed, the applicable approval statement.

- f. Access management application or, if completed, the applicable approval statement.

E. Application Processing

1. An application for a Garden Plan Permit shall be reviewed by all appropriate review agencies as determined by the County Administrator or designee.
2. The County Administrator or designee shall evaluate the required for a Garden Use Permit and shall:
 - a. Approve the application as proposed;
 - b. Approve the application with conditions; or
 - c. Deny the application.

The approval of a Garden Plan Permit shall be subject to specific conditions deemed necessary by the County Administrator or designee and appropriate for the fulfillment of the purposes of this Code. The Conditions of Approval shall be stated on the face of the permit or may be incorporated by reference into any document which shall be attached to the permit.

F. Terms of Permit and Effect of Permit Approval

1. The permittee is liable for any damage that results from the permit holder's operations and the County shall be relieved of all responsibility from damage of any nature arising from the permit.
2. The permit is a license for permissive use only and use of or installation of facilities in the garden plan pursuant to the permit does not operate to create or to vest any property right in the permittee.

G. Prior to Construction Activity

- a. Permittee shall notify all other utility and underground users in the area covered by the permit, so that those users may safeguard their interests.
- b. Permittee shall notify the County Administrator or designee at least forth-eight (49) hours prior to the start of any construction activity.

H. Activity Pursuant to Permit

1. Construction and Operations
 - a. A copy of the permit and all incorporated conditions shall be kept readily available at the site of the work at all times.
 - b. All work shall be done in keeping with the standards of the County and to the satisfaction of the County Administrator or designee.

- c. Permittee shall notify the County Administrator or designee within forth-eight (48) hours after concluding all activities required by or authorized by the permit.
- d. Permittee shall allow inspection of all materials and equipment by the County Administrator or designee at any time. Permittee and agents/employees, including field personnel on side, shall provide all information and identification requested by the County Administrator or designee.
- e. All activity performed pursuant to the Garden Plan Permit shall conform to the approved permit, the approved drawings, and the conditions, if any, of the permit. Deviations from approved drawing or other aspects of the permit or conditions that are required as a result of physical site conditions discovered after the start of the work shall be described in writing to the County within twenty-four hours after discovery of the condition and, to the extent possible, before further activity is performed under the permit. Upon written submission of a description of the circumstances requiring a deviation from the approved drawings/permit/conditions, the County Administrator or designee may amend the permit to authorize the deviation if the deviation otherwise meets the standards of this Code.
- f. No track type equipment will be allowed on any asphalt or concrete surface.
- g. Any required erosion and sediment control devices shall be in place at all times during construction and shall be removed only after final stabilization has been established. The requirements of this Code, Section 902, shall be observed.
- h. No illicit discharge shall occur as a result of activity performed pursuant to the permit.
- i. Interruption of vehicular or pedestrian traffic or obstruction of a traffic lane shall not occur, except pursuant to the terms of an approved maintenance of traffic plan approved by the County Administrator or designee.
- j. Provision for safe pedestrian traffic must be maintained at all times.
- k. Open cuts shall not be performed without prior written approval from the County Administrator or designee.
- l. Work pursuant to the permit must be performed during daylight hours, in accordance with the Pasco County Code of Ordinances, Article IV, Division 2 Noise, Section 66-97 Specific Noises Prohibited and this Code.
- m. Work pursuant to this permit must meet Operational Standards as defined in Section 530.23 Table 530.23-2 of this Code.

I. Prohibitions

Unless exempt under this section, no construction activity; temporary use, removal, placement, installation, or location of structures, or facilities shall be performed except within the scope of an approved Garden Plan Permit.

J. Enforcement/Violations

In addition to suspension, modification, or revocation of the Garden Plan Permit, violation of this section may be addressed through any of the enforcement methods in the Code, Section 108.

Section 3. Chapter 500 Zoning Standards, Section 503 A-C Agricultural District is hereby amended as follows:

Chapter 500 Zoning Standards

Section 503 A-C Agricultural District

503.1. Purpose

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

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

503.2. Permitted Uses

A. Principal Uses

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

9. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.

5. Community Gardens, Market Gardens and Community Farms shall be an accessory to a business or residence on non-vacant parcels in accordance with this Code, Section 530.23.

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

503.3. Conditional Uses

A. Gun and archery range clubs and indoor or outdoor firing and archery ranges, subject to a minimum site area of ten (10) acres.

B. Aircraft and helicopter landing fields, subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.

C. Parachute drops.

D. Amusement parks.

E. Automobile race tracks.

F. Medical waste disposal facilities.

G. Auction houses.

H. Flea markets.

I. Drive-in theaters.

J. Construction and demolition debris dumps, subject to all local, State, and Federal regulations.

K. Sanitary landfills, subject to all local, State, and Federal regulations.

L. Yard trash disposal facilities.

M. Mining and/or reclamation including, but not limited to, mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils, subject to all local, State, and Federal regulations.

- N. Sludge, septage, and other waste disposal sites.
- O. Wastewater treatment plants, except when accessory to a development.
- P. Fertilizer manufacturing.
- Q. Saw mills.

503.4. Performance Standards for Conditional and Special Exception Uses

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

503.5. Special Exception Uses

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

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

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

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

503.6. Area, Density, and Lot Width Requirements

A. Single-Family Detached Dwellings and Mobile Homes

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

B. All Other Uses

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

503.7. Coverage Regulations

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

503.8. Yard Regulations

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

- A. Front: Fifty (50) Feet
- B. Side: Twenty-five (25) Feet
- C. Rear: Fifty (50) Feet

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

503.9. Height Regulations

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

503.10. On-Site Parking Regulations

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

503.11. Development Plan

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

Section 4. Section 500 Zoning Standards, Section 504 AC 1 Agricultural District, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 504. AC 1 AGRICULTURAL DISTRICT

504.1. Purpose

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

504.2. Permitted Uses

A. Principal Uses

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

8. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.

3. Private swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.
5. Community Gardens, Market Gardens and Community Farms shall be an accessory to a business or residence on non-vacant parcels in accordance with this Code, Section 530.23.
6. Other accessory uses customarily incidental to an allowed principal use.

504.3. Conditional Uses

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

504.4. Performance Standards for Conditional and Special Exception Uses

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

504.5. Special Exception Uses

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

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

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

504.6. Area, Density, and Lot Width Requirements

A. Single-Family Detached Dwellings and Duplexes

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

B. All Other Uses

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

504.7. Coverage Regulations

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

504.8. Yard Regulations

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

A. Front: fifty (50) feet.

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

C. Rear: fifty (50) feet.

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

504.9. Height Regulations

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

504.10. On-Site Parking Regulations

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

504.11. Development Plan

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

Section 5. Chapter 500, Section 505 AR Agricultural-Residential District, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 505. A R AGRICULTURAL-RESIDENTIAL DISTRICT

505.1. Purpose

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

505.2. Permitted Uses

A. Principal Uses

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

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

10. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.
5. Other accessory uses customarily incidental to an allowed principal use.

6. Community Gardens, Market Gardens and Community Farms shall be an accessory to a business or residence on non-vacant parcels in accordance with this Code, Section 530.23.

505.3. Conditional Uses

A. Residential treatment and care facilities.

B. Gun clubs and indoor or outdoor firing and archery ranges, subject to a minimum site area of ten (10) acres.

C. Aircraft and helicopter landing fields, subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.

D. Parachute drops.

E. Amusement parks.

F. Automobile race tracks.

G. Medical waste disposal facilities.

H. Construction and demolition debris dumps, subject to all local, State, and Federal regulations.

I. Yard trash disposal facilities.

J. Mining and/or reclamation including, but not limited to, mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils, subject to all local, State, and Federal regulations.

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

L. Sludge, septage, and other waste disposal sites.

505.4. Performance Standards for Conditional and Special Exception Uses

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

505.5. Special Exception Uses

A. Bed and breakfast, tourist homes.

B. Duplexes.

C. Major home occupations.

D. Day-care centers.

E. Public and private rights-of-way for utilities.

F. Public and private substations for utilities.

G. Public or private parks, playgrounds, and recreation areas.

H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.

I. Storage and repair facilities for essential services.

J. Animal hospitals or veterinarian clinics and dog kennels.

K. Travel trailer parks and travel trailer or recreational vehicle subdivisions, subject to the requirements set forth in this Code. Park model trailers located on lots within travel trailer and/or recreational vehicle subdivisions or condominiums may be utilized for permanent occupancy.

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

M. Farm Feed and Supplies Establishments

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

1. Feed—livestock, poultry, and pets.

2. Animal health products.

3. Lawn and garden supplies.

4. Fertilizer, insecticides, and pesticides.

5. Leather goods and tack.

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

505.6. Area, Density, and Lot Width Requirements

A. Single-Family Detached Dwellings and Mobile Homes

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

B. All Other Uses

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

505.7. Coverage Regulations

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

505.8. Yard Regulations

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

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

505.9. Height Regulations

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

505.10. On-Site Parking Regulations

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

505.11. Development Plan

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

Section 6. Chapter 500, Zoning Standards, Section 506 AR 1 Agricultural Residential, of the Land Development Code is hereby amended as follows:

Chapter 500. ZONING STANDARDS

Section 506. AR 1 AGRICULTURAL RESIDENTIAL

506.1. Purpose

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

506.2. Permitted Uses

A. Principal uses

1. Commercial farming and agricultural activities, such as citrus groves (as well as other fruits); forestry; plant nurseries; truck farms; fish pools; animal feedlots; hatching and raising of poultry; production of eggs; raising of livestock (hogs, horses, cattle, sheep, etc.), shall require a minimum of five (5) acres. Sheds, stables, barns, and other structures devoted to the on-site agricultural uses shall be required to maintain a 100 foot separation between dwellings existing on adjacent parcels of land at the time the commercial agricultural activity commenced. However, the required separation shall not be less than fifty (50) feet from any property line.
2. General farming pursuits of such extent as to supply the occupant's personal needs.
3. Dwellings: single-family detached dwellings on individual lots.
4. Noncommercial boat slips and piers or private docking facilities with the approval of the various state and/or federal agencies where mandatory.
5. Maintaining livestock for the occupant's use or need only, not to exceed three (3) grazing animals per acre minimum.

6. Swine shall be considered, for the purpose of this section, as grazing animals. The number of swine shall not exceed one (1) per acre, exclusive of area required for other uses.
7. Maintaining small animals and fowl for the occupant's use or need only, not to exceed a ratio of twenty (20) per acre.
8. Public and semipublic buildings and facilities to include the following: county, state, or federal structures and uses; churches; civic organizations; and schools.
9. Temporary roadside stands used on a seasonal basis for the sale of fruits, vegetables, and other agriculturally related products shall require a minimum lot area of two (2) acres.

10. Community Gardens, Market Gardens and Community Farms in accordance with this code, section 530.23.

- B. Accessory Uses
 1. Minor home occupations (unless a special exception per section 530.21.1.d.5).
 2. Private garages and parking areas.
 3. Private swimming pools and cabanas in accordance with this code.
 4. Signs in accordance with this code.

5. Community Gardens, Market Gardens and Community Farms shall be an accessory to a business or residence on non-vacant parcels in accordance with this Code, Section 530.23.

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

506.3. Conditional Uses

- A. Residential treatment and care facilities.
- B. Gun clubs and indoor or outdoor firing and archery ranges, subject to a minimum site area of ten (10) acres.
- C. Aircraft and helicopter landing fields, subject to approval by the federal aviation administration and compliance with appropriate state and local laws, provided that no aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- D. Parachute drops.
- E. Construction and demolition debris dumps, subject to all local, state, and federal regulations.
- F. Yard trash disposal facilities.
- G. Sludge, septage, and other waste disposal sites.

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

I. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils, subject to all local, state, and federal regulations.

506.4. Performance Standards for Conditional and Special Exception Uses

All activities shall be in conformance with standards established by the county, state, and federal government.

506.5. Special exception uses

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

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

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

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

506.6. Area, Density, and Lot Width Requirements

- A. Single-family detached dwellings
1. Minimum lot area: one (1) acre.
 2. Maximum possible gross density: one (1) dwelling unit per acre.
 3. Minimum lot width: 125 feet.
 4. Single-family detached dwellings in the ar 1 agricultural-residential district are required to meet all of the standards above, except when such units are developed in a CS MPUD conservation subdivision master planned unit development in accordance with this code, the minimum lot area requirements and lot width requirements shall not apply.
- B. All other uses

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

506.7. Coverage Regulations

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

506.8. Yard Regulations

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

- A. Front: fifty (50) feet
- B. Side: twenty-five (25) feet
- C. Rear: fifty (50) feet
- D. Single-family detached dwellings in the ar 1 agricultural-residential district are required to meet all of the standards above, except when such units are developed in a cs mpud in accordance with this code, section 522.10, the minimum lot area requirements and lot width requirements shall not apply.

506.9. Height Regulations

Building height. Thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exemptions, see this code, chapter 500, supplemental regulations.

506.10. On-Site Parking Regulations

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

506.11. Development Plan

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

Section 7. Chapter 500 Zoning Standards. Section 507 AR-5 Agricultural-Residential District, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 507. AR 5 AGRICULTURAL-RESIDENTIAL DISTRICT

507.1. Purpose

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

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

507.2. Permitted Uses

A. Principal Uses

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

7. Temporary roadside stands used on a seasonal basis for the sale of fruits, vegetables, and other agriculturally related products.

8. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private swimming pools and cabanas in accordance with this Code.
4. Public and private rights-of-way for utilities.

5. Community Gardens, Market Gardens and Community Farms shall be an accessory to a business or residence on non-vacant parcels in accordance with this Code, Section 530.23.

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

507.3. Conditional Uses

A. Gun clubs and indoor or outdoor firing and archery ranges, subject to a minimum site area of ten (10) acres.

B. Aircraft and helicopter landing fields, subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.

C. Construction and demolition debris dumps, subject to all local, State, and Federal regulations.

D. Yard trash disposal facilities.

E. Sludge, septage, and other waste disposal sites.

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

G. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils, subject to all local, State, and Federal regulations.

507.4. Performance Standards for Conditional and Special Exception Uses

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

507.5. Special Exception Uses

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

507.6. Area, Density, and Lot Width Requirements

Single-Family Detached Dwellings

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

507.7. Coverage Regulations

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

507.8. Yard Regulations

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

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

507.9. Height Regulations

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

507.10. On-Site Parking Regulations

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

507.11. Development Plan

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

Section 8. Chapter 500, Section 508 AR-5MH Agricultural-Residential District, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 530. AR-5MH AGRICULTURAL MOBILE HOME DISTRICT

530.1. Purpose

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

530.2. Permitted Uses

A. Principal Uses

1. Commercial farming and agricultural activities, such as citrus groves (as well as other fruits); forestry; plant nurseries; animal feed lots; hatching and raising of poultry; production of eggs; raising of livestock (horses, cattle, sheep, excluding hogs), shall be permitted and shall require a minimum of five (5) acres. Sheds, stables, barns, and other structures devoted to the on-site agricultural uses shall not be located within 200 feet of residentially zoned property or within fifty (50) feet from any lot line.
2. General farming pursuits of such extent as to supply the occupant's personal needs.
3. Dwellings: single-family mobile homes on individual lots where they are securely anchored as required by the County Building Code.
4. Maintaining livestock for the occupant's use or need only, not to exceed three (3) grazing animals per acre minimum.
5. Swine shall be considered, for the purpose of this section, as grazing animals. The number of swine shall not exceed one (1) per acre.
6. Public schools.
7. Temporary roadside stands used on a seasonal basis for the sale of fruits, vegetables, and other agriculturally related products.
8. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.

3. Private swimming pools and cabanas in accordance with this Code.
4. Public and private rights-of-way for utilities.
5. Community Gardens, Market Gardens and Community Farms shall be an accessory to a business or residence on non-vacant parcels in accordance with this Code, Section 530.23.
6. Other accessory uses customarily incidental to an allowed principal use.

530.3. Conditional Uses

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

530.4. Performance Standards for Conditional and Special Exception Uses

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

530.5. Special Exception Uses

- A. Bed and breakfast, tourist homes.
- B. Major home occupations.
- C. Day-care centers.
- D. Public and private rights-of-way for utilities.
- E. Public and private substations for utilities.

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

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

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

- M. Private schools.

530.6. Area, Density, and Lot Width Requirements

Single-Family Mobile Homes:

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

530.7. Coverage Regulations

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

530.8. Yard Regulations

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

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

530.9. Height Regulations

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

530.10. On-Site Parking Regulations

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

530.11. Development Plan

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

Section 9. Chapter 500, Section 509 E-R Estate-Residential District, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 509. E-R ESTATE-RESIDENTIAL DISTRICT

509.1. Purpose

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

509.2. Permitted Uses

- A. Principal Uses
 - 1. Dwellings: single-family detached dwellings on individual lots.

2. General farming pursuits of such extent as to supply the occupant's personal needs.
3. Maintaining livestock for the occupant's use or need only, not to exceed three (3) grazing animals per acre minimum.
4. Swine shall be considered, for the purpose of this section, as grazing animals. The number of swine shall not exceed one (1) per acre.
5. Maintaining small animals, birds, and fowl for the occupant's use or need only, not to exceed a ratio of twenty (20) per acre. No roosters shall be permitted.
6. Noncommercial boat slips and piers or private docking facilities with the approval of the various State and/or Federal agencies where mandatory.
7. Public schools.

8. Community Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.
5. Community Gardens and Community Farms shall be an accessory to a business or residence on non-vacant parcels in accordance with this Code, Section 530.23.
6. Other accessory uses customarily incidental to an allowed principal use.

509.3. Conditional Use

- A. Wastewater treatment plants, unless accessory to a development.

B. Market Gardens in accordance with this Code, Section 530.23.

509.4. Special Exception Uses

- A. Bed and breakfast, tourist homes.
- B. Duplexes.
- C. Major home occupations.

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

509.5. Performance Standards

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

509.6. Area, Density, and Lot Width Requirements

A. Single-Family Detached Dwellings

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

B. All Other Uses

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations. Except where animals or fowl are permitted, there shall be a minimum of a 100-foot separation between dwellings on adjacent property and any stables, feed pens, fowl or bird coops, or other animal

shelters. However, the required separation shall in no case be less than fifty (50) feet from any property line.

509.7. Coverage Regulations

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

509.8. Yard Regulations

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

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

509.9. Height Regulations

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

509.10. On-Site Parking Regulations

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

509.11. Development Plan

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

Section 10. Chapter 500, Section 509 ER-2 Estate Residential, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 510. ER 2 ESTATE-RESIDENTIAL DISTRICT

510.1. Purpose

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

510.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.
2. General farming and agricultural pursuits of such extent as to supply the occupant's personal needs.
3. Maintaining livestock for the occupant's use or need only, not to exceed three (3) grazing animals per acre minimum.
4. Maintaining small animals and fowl for the occupant's use or need only, not to exceed a ratio of twenty (20) per acre. No roosters shall be permitted.
5. Noncommercial boat slips and piers or private docking facilities with the approval of the various State and/or Federal agencies where mandatory.
6. Public schools.

7. Community Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.
5. Public and private rights-of-way for utilities.

6. Community Gardens and Community Farms shall be an accessory to a business or residence on non-vacant parcels in accordance with this Code, Section 530.23.

7. Other accessory uses customarily incidental to a permitted principal use.

510.3. Conditional Use

- A. Wastewater treatment plants, unless accessory to a development.

B. Market Gardens in accordance with this Code, Section 530.23.

510.4. Special Exception Uses

- A. Bed and breakfast, tourist homes.

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

510.5. Performance Standards

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

510.6. Area, Density, and Lot Width Requirements

Single-Family Detached Dwellings

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

510.7. Coverage Regulations

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

510.8. Yard Regulations

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

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

D. Single-family detached dwellings in the ER 2 Estate-Residential District are required to meet all of the standards above, except when such units are developed in a CS MPUD in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

510.9. Height Regulations

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

510.10. On-Site Parking Regulations

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

510.11. Development Plan

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

Section 11. Chapter 500, Section 511 R-MH Mobile Home District, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 511. R MH MOBILE HOME DISTRICT

511.1. Purpose

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

511.2. Establishment Procedure

A. Mobile home projects developed under single ownership or mobile home condominiums not considered to be a subdivision shall be considered mobile home parks.

B. New or revised mobile home subdivisions or condominium projects, if appropriate, shall be required to comply with all provisions of this Code.

C. Developers of mobile home parks shall file an application using the appropriate zoning amendment form, supplemented with a legal description of the property to be included, and a conceptual sketch plan showing the intended overall development plan.

511.3. Permitted Uses

A. Principal Uses

1. Dwellings: mobile homes, single-family detached modular, or factory built dwellings.

2. Noncommercial boat slips, piers, or private, residential docking facilities with the approval of various State and/or local agencies where appropriate.

3. Public schools.

4. Community Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Private garages and parking areas.

3. Private or community swimming pools and cabanas in accordance with this Code.

4. Signs in accordance with this Code.

5. Management and maintenance offices and private recreational facilities including, but not limited to, golf courses and laundry facilities, provided that:

a. Such facilities shall be restricted to the use of the occupants and guests.

b. Such facilities shall be accessible only from a street within the development.

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

7. Model mobile homes or mobile home sales offices within a mobile home park or condominium. However, after ninety (90) percent occupancy of the park or condominium, model mobile homes and sales offices shall have one (1) year to convert to residential uses unless extended by the Board of County Commissioners. Rental offices or homes sales offices shall be permitted as an accessory use within a mobile home park.

8. Community Gardens and Community Farms shall be an accessory to a business or residence on non-vacant parcels in accordance with this Code, Section 530.23.

511.4. Conditional Uses

A. Market Gardens in accordance with this Code, Section 530.23.

511.5. Special Exception Uses

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

A. Public or private utilities: electrical, gas, telephone, water or sewage, and railroad rights-of-way.

B. Private utility substations, provided there is not storage of trucks or materials on site.

C. Private schools or day-care centers.

- D. Public or private parks, playgrounds, and recreation areas.
- E. Golf courses open to nonresidents, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- F. Governmental buildings or churches.
- G. Professional services, such as medical, dental, legal, and engineering, excluding the parking and storage of commercial vehicles or commercially related equipment.
- H. Accessory uses customarily incidental to an allowed special exception use.

511.6. Area and Density Requirements

Mobile homes and modular or factory built dwelling units:

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

511.7. Yard Regulations

A. The minimum building line setbacks, measured from the front, side or rear property lines, are required in yard areas listed below within a mobile home subdivision, condominium, or park, unless otherwise specified:

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

511.8. Streets and Roads

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

A. Internal collector streets shall be thirty (30) feet in width, with a minimum of twenty-four (24) feet of paved surface.

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

511.9. Existing Parks and Subdivisions

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

511.10. On-Site Parking Regulations

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

511.11. Development Plan

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

511.12. Neighborhood Park(s)

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

Section 12. Chapter 500 Zoning Standards, Section 512 R-1 MH Mobile Home District, of the Land Development code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

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

512.1. Purpose

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

512.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots and single-family mobile homes on individual lots where they are securely anchored as required by the County Building Code.

2. Noncommercial boat slips and piers or private docking facilities with the approval of various State and/or Federal agencies where appropriate.

3. Public schools.

4. Community Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Private garages and parking areas.

3. Private or community swimming pools and cabanas in accordance with this Code.

4. Signs in accordance with this Code.

5. Community Gardens and Community Farms shall be an accessory to a business or residence on non-vacant parcels in accordance with this Code, Section 530.23.

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

512.3. Conditional Uses

A. Residential treatment and care facilities

B. Market Gardens in accordance with this Code, Section 530.23.

512.4. Special Exception Uses

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

A. Duplexes.

B. Day-care centers.

C. Public or private rights-of-way for utilities.

D. Public and private substations for utilities.

E. Private schools.

F. Public or private parks, playgrounds, and recreation areas.

G. Churches.

H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.

I. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.

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

512.5. Area, Density, and Lot Width Requirements

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

1. Minimum lot area: 20,000 square feet.

2. Maximum possible gross density: 2.2 dwelling units per acre, except duplexes (four (4) dwelling units per acre), subject to compliance with the Comprehensive Plan Future Land Use Map classification.

3. Minimum lot width: 100 feet.

4. Minimum lot depth: 150 feet.

B. All Other Uses

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

512.6. Coverage Regulations

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

512.7. Yard Regulations

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

A. Front: thirty (30) feet.

B. Side: fifteen (15) feet.

C. Rear: thirty (30) feet.

512.8. Height Regulations

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

512.9. On-Site Parking Regulations

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

512.10. Performance Standards for Conditional Uses and Special Exceptions

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

512.11. Development Plan

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

512.12. Neighborhood Park(s)

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

Section 13. Chapter 500, Zoning Standards, Section 513 R-2MH Mobile Home District, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 513. R 2MH RURAL DENSITY MOBILE HOME DISTRICT

513.1. Purpose

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

513.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family mobile homes on individual lots where they are securely anchored as required by the County Building Code.
2. Noncommercial boat slips, piers, or private docking facilities with the approval of various State and/or Federal agencies where mandatory.
3. Public schools.
4. Community Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private or community swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.

5. Community Gardens and Community Farms shall be an accessory to a business or residence on non-vacant parcels in accordance with this Code, Section 530.23.

6. Other accessory uses customarily incidental to a permitted principal use.

513.3. Conditional Uses

A. Residential treatment and care facilities.

B. Market Gardens in accordance with this Code, Section 530.23

513.4. Special Exception Uses

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

A. Day-care centers.

B. Public or private rights-of-way for utilities.

C. Public and private substations for utilities.

D. Private schools.

E. Public or private parks, playgrounds, and recreation areas.

F. Churches.

G. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.

H. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.

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

513.5. Area, Density, and Lot Width Requirements

A. Mobile Homes

1. Minimum lot area: 20,000 square feet.

2. Maximum possible gross density: 2.2 dwelling units per acre, subject to compliance with the Comprehensive Plan Future Land Use Map designation.

3. Minimum lot width: 100 feet.

4. Minimum lot depth: 150 feet.

B. All Other Uses

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

513.6. Coverage Regulations

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

513.7. Yard Regulations

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

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

513.8. Height Regulations

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

513.9. On-Site Parking Regulations

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

513.10. Performance Standards for Conditional Uses and Special Exceptions

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

513.11. Development Plan

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

513.12. Neighborhood Park(s)

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

Section 14. Chapter 500, Zoning Standards, Section 514, R-1 Rural Density Residential District is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 514. R-1 RURAL DENSITY RESIDENTIAL DISTRICT

514.1. Purpose

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

514.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.
2. Noncommercial boat slips and piers or private docking facilities with the approval of various State and/or Federal agencies where mandatory.
3. Public schools.
4. Community Gardens, in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private or community swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.
5. Community Gardens and Community Farms shall be an accessory to a business or residence on non-vacant parcels in accordance with this Code, Section 530.23.
6. Other accessory uses customarily incidental to an allowed principal use.

514.3. Conditional Uses

- A. Residential treatment and care facilities.
- B. Wastewater treatment plants, except when accessory to a development.
- C. Market Gardens in accordance with this Code, Section 530.23.

514.4. Special Exception Uses

- A. Duplexes.
- B. Major home occupations.

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

514.5. Area, Density, and Lot Width Requirements

A. Single-Family Detached Dwellings and Duplexes

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

B. All Other Uses

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

514.6. Coverage Regulations

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

514.7. Yard Regulations

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

- A. Front: thirty (30) feet.
- B. Side: fifteen (15) feet.
- C. Rear: twenty-five (25) feet.

514.8. Height Regulations

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

514.9. On-Site Parking Regulations

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

514.10. Performance Standards for Conditional Uses and Special Exceptions

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

514.11. Development Plan

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

Section 15. Chapter 500, Zoning Standards, Section 515, R-2 Low Density Residential District, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 515. R-2 LOW DENSITY RESIDENTIAL DISTRICT

515.1. Purpose

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

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

515.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.
2. Noncommercial boat slips and piers or private docking facilities with the approval of various State and/or Federal agencies where mandatory.
3. Public schools.
4. Community Gardens in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.
5. Other accessory uses customarily incidental to an allowed principal use.

515.3. Conditional Uses

- A. Residential treatment and care facilities.
- B. Wastewater treatment plants, except when accessory to a development.
- C. Market Gardens and Community Farms in accordance with this Code, Section 530.23.

515.4. Special Exception Uses

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

515.5. Area, Density, and Lot Width Requirements

- A. Single-Family Detached Dwellings and Duplexes

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

B. All Other Uses

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

515.6. Coverage Regulations

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

515.7. Yard Regulations

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

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

515.8. Height Regulations

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

515.9. On-Site Parking Regulations

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

515.10. Performance Standards for Conditional Uses and Special Exceptions

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

515.11. Development Plan

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

Section 16. Chapter 500, Zoning Standards, Section 516, R-3 Medium Density Residential District, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 516. R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT

516.1. Purpose

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

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

516.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.
2. Noncommercial boat slips and piers or private docking facilities with the approval of various State and/or Federal agencies where mandatory.
3. Public schools.
4. Community Gardens in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.
5. Other accessory uses customarily incidental to an allowed principal use.

516.3. Conditional Uses

- A. Residential treatment and care facilities.
- B. Wastewater treatment plants, except when accessory to a development.
- C. Market Gardens and Community Farms in accordance with this Code.

Section 530.23.

516.4. Special Exception Uses

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

516.5. Area, Density, and Lot Width Requirements

A. Single-Family Detached Dwellings and Duplexes

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

B. All Other Uses

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

516.6. Coverage Regulations

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

516.7. Yard Regulations

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

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

516.8. Height Regulations

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

516.9. On-Site Parking Regulations

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

516.10. Performance Standards for Conditional Uses and Special Exceptions

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

516.11. Development Plan

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

Section 17. Chapter 500, Zoning Standards, Section 517 R-4 High Density Residential District, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 517. R-4 HIGH DENSITY RESIDENTIAL DISTRICT

517.1. Purpose

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

517.2. Permitted Uses

- A. Principal Uses
 - 1. Dwellings: single-family detached dwellings on individual lots.
 - 2. Noncommercial boat slips and piers or private docking facilities with

the approval of various State and/or Federal agencies where mandatory.

3. Public schools.

4. Community Gardens, in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Private garages and parking areas.

3. Private swimming pools and cabanas in accordance with this Code.

4. Signs in accordance with this Code.

5. Other accessory uses customarily incidental to a permitted principal use.

517.3. Conditional Uses

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

1. Additional parking for civic clubs.

2. Parking for parks, playgrounds, and recreation areas.

B. Residential treatment and care facilities.

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

D. Market Gardens and Community Farms in accordance with this Code, Section 530.23.

517.4. Special Exception Uses

A. Duplexes.

B. Major home occupations.

C. Public and private utilities: electrical, gas, telephone, water or sewage, and railroad rights-of-way.

D. Public or private utility substations, provided there will be no storage of trucks or materials on site.

E. Private schools and day-care centers.

F. Churches.

G. Public or private parks, playgrounds, recreation centers, and structures used for civic and homeowners' associations.

- H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- I. Cemeteries twenty (20) acres or more in size, provided graves are over fifty (50) feet from an abutting lot or parcel.
- J. Governmental buildings.
- K. Accessory uses customarily incidental to a permitted special exception use.
- L. Mortuaries and funeral homes, excluding crematoriums.
- M. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.

517.5. Area, Density, and Lot Width Requirements

A. Single-Family Detached Dwellings and Duplexes

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

B. All Other Uses

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

517.6. Coverage Regulations

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

517.7. Yard Regulations

- A. The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:
1. Front: twenty (20) feet.
 2. Side: 7.5 feet, each side.
 3. Rear: fifteen (15) feet.

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

517.8. **Height Regulations**

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

517.9. **On-Site Parking Regulations**

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

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

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

517.11. **Development Plan**

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

Section 18. Chapter 500, Zoning Standards, Section 518 MF-1 Multiple Family Medium Density District, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

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

518.1. **Purpose**

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

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

518.2. **Permitted Uses**

A. Principal Uses

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

3. Community Gardens in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.
5. Other accessory uses customarily incidental to an allowed principal use.

518.3. Conditional Uses

- A. Residential treatment and care facilities.
- B. Helicopter landing pads, provided that no such landing pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- C. Market Gardens and Community Farms in accordance with this Code, Section 530.23.

518.4. Special Exception Uses

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

518.5. Area, Density, and Lot Width Requirements

A. Two-Family or Duplex Dwellings

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

B. Other Multiple-Family

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

C. All Other Uses Including Townhouses

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

D. Maximum Possible Gross Density

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

518.6. Coverage Regulations

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

518.7. Yard Regulations

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

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

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

518.8. Height Regulations

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

518.9. On-Site Parking Regulations

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

518.10. Performance Standards for Conditional Uses and Special Exceptions

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

518.11. Development Plan

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

518.12. Neighborhood Park(s)

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

Section 19. Chapter 500, Zoning Standards, Section 519 MF-2 Multiple Family High Density District, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 519. MF 2 MULTIPLE-FAMILY HIGH DENSITY DISTRICT

519.1. Purpose

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

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

519.2. Permitted Uses

A. Principal Uses

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

4. Community Gardens in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.

5. Community gardens shall be an accessory to a business or residence on non-vacant parcels in accordance with this Code, Section 530.23.

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

519.3. Conditional Uses

A. Residential treatment and care facilities.

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

C. Market Gardens and Community Farms in accordance with this Code, Section 530.23.

519.4. Special Exception Uses

A. Public and private utility rights-of-way.

B. Public or private utility substations.

C. Private schools and day-care centers.

D. Public and private parks, playgrounds, and recreation centers.

E. Churches.

F. Golf courses.

G. Cemeteries.

H. Hospitals, clinics, governmental buildings, and private clubhouses.

I. Professional services.

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

K. Marinas, in conjunction with multiple-family use and subject to siting criteria set forth in the Comprehensive Plan.

L. Hotels, motels, condos, bed and breakfasts, and tourist homes.

519.5. Area, Density, and Lot Width Requirements

A. Multiple-Family Structures

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

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

C. Maximum Possible Gross Density: Eighteen (18) dwelling units per acre, subject to compliance with the Comprehensive Plan Future Land Use Map classification.

519.6. Coverage Regulations

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

519.7. Yard Regulations

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

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

519.8. Building Height Regulations

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

519.9. On-Site Parking Regulations

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

519.10. Performance Standards for Conditional Uses and Special Exceptions

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

519.11. Development Plan

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

519.12. Neighborhood Park(s)

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

Section 20. Chapter 500, Zoning Standards, Section 520 MF-3 Multiple Family High Density District, of the Land Development Codes is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 520. MF 3 MULTIPLE-FAMILY HIGH DENSITY DISTRICT

520.1. Purpose

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

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

520.2. Permitted Uses

A. Principal Uses

1. Multiple-family dwellings.
2. Public schools.
3. Community Gardens in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private swimming pools and cabanas in accordance with this Code.
4. Retail and commercial services commercial to serve primarily the needs of the occupants which are permitted uses under the C 1 Neighborhood Commercial District.
5. Signs in accordance with this Code.
6. Community Gardens shall be an accessory to a business or residence on non-vacant parcels in accordance with this Code, Section 530.23.
7. Other accessory uses customarily incidental to an allowed principal use.

520.3. Conditional Uses

- A. Residential treatment and care facilities.
- B. Helicopter landing pads, provided that no such landing pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- C. Market Gardens and Community Farms in accordance with this Code, Section 530.23.

520.4. Special Exception Uses

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

520.5. Area, Density, and Lot Width Requirements

- A. Multiple-Family Structures
 - 1. Minimum lot area: 20,000 square feet.
 - 2. Minimum lot width: 125 feet.
 - 3. Minimum lot depth: 125 feet.
- B. All Other Uses

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

C. Maximum Possible Gross Density

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

520.6. Coverage Regulations

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

520.7. Yard Regulations

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

A. Front: twenty (20) feet.

B. Side: fifteen (15) feet, each side, plus five (5) feet for each additional story above three (3) stories.

C. Rear: fifteen (15) feet, plus five (5) feet for each additional story above three (3) stories.

520.8. Building Height Regulations

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

520.9. On-Site Parking Regulations

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

520.10. Performance Standards for Conditional Uses and Special Exceptions

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

520.11. Development Plan

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

520.12. Neighborhood Park(s)

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

Section 21. Chapter 500, Zoning Standards, Section 522 MPUD Master Planned Unit Development District, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 522. MPUD MASTER PLANNED UNIT DEVELOPMENT DISTRICT

522.1. Purpose

The purposes of the MPUD districts are:

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

522.2. General Requirements for MPUDs

A. Calculation of Density or Intensity

- 1. The general, allowable gross density or intensity for an MPUD, a CS-MPUD Conservation Subdivision Master Planned Unit Development, an EC-MPUD Employment Center Master Planned Unit Development, or a Commercial MPUD cannot exceed that determined by the land use classification of the Pasco County Comprehensive Plan.
 - a. For an MPUD or EC-MPUD, the computation of maximum gross density shall be the maximum density allowed by the land use classification applicable to the subject property, multiplied by the proposed developable residential acreage of the project, plus any density incentives as provided in the adopted Comprehensive Plan. Proposed developable residential acreage means that portion of the total site area which will be developed for residential use, inclusive of street rights-of-way, utility rights-of-way, public and private parks, community facilities, etc. Proposed developable residential acreage does not include any lands within the project which

are classified as wetlands, CON (Conservation Lands), or water bodies. The computation for the CS-MPUD is addressed in Section 522.7.

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

2. Blending of Densities

- a. For proposals in which project boundaries encompass more than one residential land use classification (RES-1 [Residential - 1 du/ga], RES-3 [Residential - 3 du/ga], RES-6 [Residential - 6 du/ga], RES-9 [Residential - 9 du/ga], RES-12 [Residential - 12 du/ga], RES-24 [Residential - 24 du/ga]), the County shall consider the blending of densities where an applicant can demonstrate by site plan within residential land use classifications; an equivalency of development rights; improvement in the overall master plan; and consistency with the Goals, Objectives, and Policies in the Comprehensive Plan.
- b. For proposals in which project boundaries encompass more than one (1) rural land use classification (AG [Agricultural], AG/R [Agricultural/Rural], RES-1 [Residential - 1 du/ga] for lots one [1] acre or greater), the County may consider the blending of densities where an applicant can demonstrate by site plan; an equivalency of development rights; improvement in the overall master plan; and consistency with the Goals, Objectives, and Policies in the Comprehensive Plan. In addition, the location of residential development lots shall be arranged in a context-sensitive manner such that they preserve the integrity of the rural community by buffering, setbacks, or a combination thereof to protect and preserve the rural appearance of land when viewed from public roads and from abutting properties.
- c. Size Requirements. MPUDs that contain only residential uses must be a minimum of five (5) acres, except where located in the coastal high hazard area where there is no minimum size.

522.3. Permitted Uses

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

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

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

- 2. Setback, height, and buffering requirements for convenience and neighborhood commercial shall be set forth in the C-1 Neighborhood Commercial Zoning District, unless otherwise approved.
- 3. Setback, height, and buffering requirements for neighborhood community and regional commercial shall be equivalent to the requirements in the C-2 General Commercial Zoning District, unless otherwise approved.
- 4. Commercial Uses

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

E. Bed and Breakfast

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

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

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

G. Golf courses, which may be calculated as open space as is hereinafter required, provided the clubhouse and other structures are located over 150 feet from any dwelling structure, and

- 1. All golf courses must be managed using Pasco County's Best Management Practices for golf courses when adopted and shall provide industry-standard practices for review during the interim.
- 2. A golf course is subject to the specialized location and buffer requirements of the MPUD.

H. Marinas, subject to marina siting criteria set forth in the Pasco County Comprehensive Plan.

I. Industrial

- J. Colleges, Universities, and Schools
- K. Residential-Treatment and Care Facilities
- L. Hospitals, including helipads when located no closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- M. Public or private utilities and utility substation, lift station, and other accessory uses, provided there is no open storage of trucks or materials on the site.
- N. Major Utilities

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

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

O. Aircraft landing fields and helicopter pads, subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no aircraft landing field or helicopter pad shall be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools. This use must be requested in the original approval; otherwise, a conditional use will be required.

P. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.

Q. Accessory Uses

Community Gardens, Market Gardens and Community Farms shall be an accessory to a business or residence on non-vacant parcels in accordance with this Code, Section 530.23.

R. Conditional Use

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

522.4. Development Standards

A. Site Design

Design shall accomplish the following primary objectives through site design:

1. Compatibility of Use. Land uses near the periphery of the MPUD, the EC-MPUD, or the Commercial MPUD shall be planned so as to be compatible with neighboring areas. Compatibility may be achieved through design that respects the context of the adjacent uses. Applicants must demonstrate through lot sizes, buffers between uses, or other information as identified by the County Administrator or designee, that the project, as designed, transitions appropriately to adjacent uses or effectively shields adjacent uses in the absence of lot/use compatibility. The County Administrator or designee reserves the right to require additional information for projects where compatibility is not clearly demonstrated.
2. Residential Setbacks. The land use standards as enumerated in this Code, Chapter 500, shall be used as the baseline setback for each single-family detached residential housing type. Variations in setbacks from those standards enumerated in this Code, Chapter 500, may be allowed for housing types other than single-family detached where permitted on the master plan. The County may impose standards that are greater than ordinance requirements where deemed necessary to mitigate a compatibility issue. Proposed urban-design standards of Section 601, Traditional Neighborhood Design, for single-family detached uses, where allowed, shall only be permitted when the project is developed consistent with Section 601.
3. Streets
 - a. Streets should be designed to maximize connectivity within an MPUD or EC-MPUD and surrounding areas.
 - b. Roadways shall comply with the standard roadway typical sections for collectors and arterial roadway facilities as adopted by this Code, unless otherwise approved by the DRC.

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

522.5. EC-MPUD Standards

A. Purpose and Intent

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

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

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

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

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

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

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

B. Mix of Uses

1. Mix of Use Requirement. Properties developed under the EC-MPUD that are within the EC (Employment Center) FLU Classification of the Pasco County Comprehensive Plan are required to comply with the mix of use requirements of the EC (Employment Center) FLU Classification. The method for determining the mix of use

requirements/limitations for an individual application/project site provides some flexibility and is described in this Code, Section 522.5.B.2. The Comprehensive Plan requires that employment center areas shall be designed to accommodate an areawide composite land use mix as described below:

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

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

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

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

3. Determination of the Mix. If an areawide master plan has not been prepared for the employment center located at the I-75/U.S. 41 intersection, the specific method for determining the land use mix distributions shall not be implemented as a composite land use mix, but shall be implemented as a specific land use mix on a parcel-by-parcel basis using the mix standards as described hereinabove. Except for the employment center located at the I-75/U.S. 41 intersection, the Pasco County Comprehensive Plan requires an areawide composite land use mix for the EC (Employment Center) FLU Classification, which represents the range of uses that are required to be achieved within each employment center area as designated on the FLU map. An applicant within an EC-MPUD has four (4) options to demonstrate that an individual parcel, site, or project meets the mix of use requirement and must demonstrate one of the following:
 - a. That the specific parcel, site, or project provides the mix of uses, as specified in Section 522.5.B.1, based upon the uses proposed in the MPUD Master Plan.
 - b. That the specific parcel, site, or project is consistent with an areawide employment center plan that has been accepted by the BCC and adopted by a special area policy into the Comprehensive Plan consistent with the mix of uses in Section 522.5.B.1.
 - c. The applicant may prepare an areawide employment center plan consistent with the community planning process of Section 522.6 and the mix of uses in Section 522.5.B.1, and submit a project master plan consistent with the results of this process.
 - d. The applicant may request that the mix be determined on a first-come, first-served basis by submitting a plan for a single site within a designated employment center area. The site master plan shall be mailed to all affected property owners within forty-five (45) days of the date that the rezoning application is deemed complete. If there are objections by landowners within the employment center area to the site master plan and the applicant has not resolved those objections prior to the DRC hearing date, the applicant will need to pursue an alternative option as listed in this section. If there are no objections, then at the time the matter is set for public hearing, the site master plan shall be sent to all affected property owners in addition to the requirements specified in Chapter 300. If there are any objections in writing or at a public hearing that cannot be resolved by the adoption date, the applicant will be required to pursue an alternative option as outlined in Section 522.5.B.2.
4. Mixed Use Buildings. Mixed uses and mixed use buildings are also permitted within the EC-MPUD. Where mixed use buildings are

proposed, the land use mix for that land area shall be determined based upon the percentage of square footage of each use as a percentage of the total land area for that mixed use structure. The corporate business park "use" by definition is a collection of buildings that meet certain requirements as provided in Section 522.5.D.1.a. All buildings within a corporate business park as defined herein shall be recognized as a corporate business park use and shall not be separated into various uses for the purpose of this section.

C. Compatibility

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

1. Internal Compatibility. If applicable (when not under the de minimis size exemption set forth hereinabove, in which case no range of uses is required), the master plan shall demonstrate compliance with the following characteristics:
 - a. That the land uses within the master plan are arranged and designed in a complementary and compatible manner;
 - b. That different uses within the proposed parcel, site, or project are effectively buffered to encourage full use and enjoyment of all property within the district;
 - c. That the vehicular circulation system throughout the master plan directs traffic in an efficient and safe manner; and
 - d. That the individual land use components of the master plan are interconnected by safe and convenient pedestrian linkages.
2. External Compatibility. The master plan shall include appropriate development order conditions that accomplish "stepping down" building heights and transitioning land uses; e.g., gradual reduction of intensities and uses to minimize visual and noise impacts on either adjacent residential developments or the Northeast Pasco rural area, where applicable. Such standards that address external compatibility may include adjacent buffers and screening such that the arrangement of uses on site do not unreasonably impair the long-term use of properties adjoining the EC-MPUD District as established by the master plan. The County may require additional buffering, landscape, and screening following the evaluation of compatibility, including special standards to minimize visual and noise impacts when an EC-MPUD is adjacent to the Northeast Pasco rural area.
 - a. Setback. When a nonresidential or multiple-family use is abutting any property with a residential FLU classification, there shall be an additional building setback required for that use when contiguous to the residential property as follows:

- (1) When any side of a structure equal to or less than thirty-five (35) feet in height abuts the residential property, that portion of the structure(s) shall be set back a minimum of twenty (20) feet from the property line adjacent to such residential land.
- (2) The specific minimum setbacks and other compatibility requirements for structures greater than thirty-five (35) feet in height shall be determined during the rezoning process and shall become a condition of the rezoning action. At a minimum, structures that are greater than thirty-five (35) feet in height shall comply with the following building height, transition zone requirements:

Building Height	Minimum Setback when Adjacent to a Property with a Residential FLU Classification
≤35 Feet	20 Feet
36-45 Feet	50 Feet
46-55 Feet	80 Feet
55-65 Feet	110 Feet
>65 Feet	110 Feet, plus an additional 10 feet for each additional story over 65 feet, plus additional buffering and screening as deemed appropriate to transition from the edge of the EC-MPUD development.

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

D. Description of Uses

1. **Preferred Uses.** The preferred uses permitted within the EC-MPUD include any one (1) or a combination of the following: corporate business park, industrial, or target primary business.
 - a. **Corporate Business Park.** An office park that provides a collection of office buildings in a campus like setting that permits uses and activities conducted in an office setting generally focusing on business, government, professional, medical, or financial services, but excludes personal-services uses. To qualify as a "corporate business park" for the purposes of meeting the mix of use requirement for an employment center, the park must be consistent with the

requirements of this section and consist of one of the following:

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

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

- (4) Accessory uses may occur within the multistory office building and generally have limited-external access or signs. Ancillary uses may generally be permitted as a part of a corporate business park and may count as a part of a corporate business park for the purposes of determining various economic development incentives; however, when these uses are permitted within an EC (Employment Center) FLU Classification, the land area identified for such ancillary uses shall be recognized as "support commercial/office use" for the purposes of determining the required mix of uses under the Comprehensive Plan. Principle uses: administrative and professional offices, including medical clinics, but excluding hospitals; corporate headquarters, including related supporting services and storage; sales and marketing offices; sales and service offices related to electronic equipment, computers, and similar office equipment, including repair incidental to sales and service; data and communication centers, including information processing facilities; research and development facilities, including target business medical research, testing, and pharmaceuticals; business services, such as office supplies, copy/print centers, medical supplies, pharmacies; and travel agencies.
- (5) Accessory Uses (for a Multistory Corporate Business Park): Ancillary storage; cafeteria; restaurant; bank; health facility; meeting room; off-street parking; on-site day care or facility where children are cared for while

parents or guardians are occupied on the premises; other neighborhood, convenience-type amenities for the use of on-site employees; and technical library.

- (6) Ancillary Uses: college, university, vocational, trade, or business schools; transient accommodations (hotel with on-site conference and catering facilities only); and other support commercial/office uses.
- (7) Uses not Included. Building, heating, plumbing, landscaping, or electrical contractor and others who perform services off site, but store equipment and materials for perform fabrication or similar work on site; bulk mailing services; mail order house; and urgent care or emergency medical office.

b. Industrial. In addition to the target primary businesses identified in Section 522.8.D.1.c., an EC-MPUD may also include the specific industrial uses listed below that are also permitted within the County's I-1 Light Industrial Park Zoning District:

- (1) Businesses with related offices and showroom, which manufacture, assemble, process, package, and/or distribute small unit products, such as optical devices, tool and die manufactures, electronic equipment, precision instruments, and toys.
- (2) Wholesale distribution centers, including related offices and showrooms, rail or highway freight transportation, distribution, and associated warehousing, but not to include highway freight transportation and warehousing or the retail sale of gasoline or propane.
- (3) Printing, publishing, engraving, and related reproductive process.
- (4) Ornamental iron manufacturing.
- (5) Building material manufacturing and associated storage.
- (6) Boat manufacturing.
- (7) Distribution plants, beverage bottling, and/or distribution.
- (8) Dairy products manufacturing.
- (9) Furniture, decorating materials, and upholstery manufacturing.

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

determining the required mix of uses under the Comprehensive Plan.

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

(1) Manufacturing

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

composition or concentration of samples of solid, fluid, gaseous, or composite material.

- (g) Laboratory Apparatus and Furniture. Establishments primarily engaged in manufacturing laboratory apparatus and furniture.
- (h) Optical Instruments and Lenses. Establishments primarily engaged in manufacturing instruments and apparatus that measure an optical property and optically project, measure, or magnify an image, such as binoculars, microscopes, prisms, and lenses.
- (i) Packaging Machinery. Establishments primarily engaged in manufacturing packaging machinery, including wrapping and bottling machinery.
- (j) Process Control devices. Establishments primarily engaged in manufacturing industrial instruments and related products for measuring, displaying (indicating and/or recording), transmitting, and controlling process variables in manufacturing, energy conversion, and public-service utilities.
- (k) Power Transmission Equipment. Establishments primarily engaged in manufacturing mechanical-power transmission equipment and parts for industrial machinery.
- (l) Publishing - Books. Establishments primarily engaged in publishing or in publishing and printing books and pamphlets. Establishments primarily engaged in printing or in printing and binding, but not publishing, books and pamphlets that are classified in Industry 2732.
- (m) Publishing - Periodicals. Establishments primarily engaged in publishing periodicals or in publishing and printing periodicals. These establishments carry on the various operations necessary for issuing periodicals, but may or may not perform their own printing.
- (n) Publishing - Miscellaneous. Establishments primarily engaged in miscellaneous publishing activities, not elsewhere classified, whether or not engaged in printing.

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

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

in providing hospital, medical, and other health services to subscribers or members in accordance with prearranged agreements or service plans.

- (h) Insurance - Life Insurance (Nonretail). Establishments primarily engaged in underwriting life insurance.
- (i) Pension, Health and Welfare Funds. Establishments primarily engaged in managing pension, retirement, health, and welfare funds.
- (j) Prepackaged Software. Establishments primarily engaged in the design, development, and production of prepackaged computer software. Important products of this industry include operating, utility, and applications programs.

- 2. Multiple-Family Residential Uses. Multiple-family residential uses are allowed in an EC-MPUD consistent with the percentage requirements of this section. The purpose of this requirement is to allow for the creation of multiple-family residential use (excluding duplexes) consistent with this Code, Chapter 500, Section 520.
- 3. Support Commercial/Office Uses. The intent of the support uses within an EC-MPUD is to provide local and neighborhood scale retail and office uses in support of the principal target industry uses and not to provide for regional scale uses, such as malls, theaters, car sales, home improvement centers, and department stores that would potentially serve an even larger area, detracting from the purpose of target industry employment. The support uses proposed as part of the EC-MPUD should be designed to support the needs of the employment generating uses and residents either living or working in the employment center. Support uses shall be permitted consistent with the provisions of this Code, Section 525, C-1 Neighborhood Commercial District. Uses proposed as support uses within an EC-MPUD that are consistent with this Code, Section 526, C-2 General Commercial District, shall be specifically listed and subject to approval by the BCC.

E. Light Industrial Flex Space Supplemental Design Standards

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

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

522.6. Areawide Employment Center Planning Process

A. Intent

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

B. Applicability

The areawide employment center planning process shall serve as one (1) option for reviewing and approving the required mix-of-uses within an EC-MPUD. The purpose of this process is to help facilitate an expedited

process to create and/or amend a conceptual plan for an employment center area and to provide an opportunity for the concurrent approval of a proposed development within an EC-MPUD. The County shall process an amendment to the Comprehensive Plan during the next available plan amendment cycle to include the conceptual plan, which will guide the location and mix of uses within an employment center area.

C. General Elements

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

D. Specific Elements

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

3. An applicant shall include the following information in their submittal:
 - a. Information concerning the surrounding area to demonstrate the relationship of the EC-MPUD District to adjoining, existing and planned uses. The plan must demonstrate compliance with the provisions in Section 522.5.C relating to compatibility; and
 - b. Any plan which requires more than five (5) years to complete shall include a phasing plan as a part of the submittal.

4. Review Process

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

- a. Identification of where and when the neighborhood workshop was held.
 - b. A copy of the advertisement with the Notice of Publication.
 - c. A copy of the Letter of Notification sent to affected property owners.
 - d. A copy of the sign-in sheet from the neighborhood workshop.
 - e. The questions or concerns asked by the audience and the applicant's response to those issues.
5. During its review, County staff shall distribute copies of the proposal to the DRC for study and comment. In considering the plan, County staff shall seek to determine that:
 - a. Resulting development will be consistent with the Comprehensive Plan and zoning objectives for the area;
 - b. The parcel is suitable for the proposed uses considering its size, shape, location, topography, existence of improvements, and natural features; and
 - c. The proposed uses will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying district.

522.7. CS-MPUD Standards

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

A. CS-MPUD Permitted Uses

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

B. CS-MPUD Open Space Uses

1. Permitted Uses

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

- a. Active recreation areas, including neighborhood parks, which do not exceed ten (10) percent of the required minimum CS-MPUD open space or five (5) acres, whichever is less.
- b. Bike paths and trails.
- c. Equestrian uses and trails.
- d. Public and private natural areas and wildlife-management areas if proposed by the applicant.
- e. Restoration and maintenance activities to sustain or enhance the functions of native habitats, where applicable.
- f. Agricultural uses and accessory uses and structures, such as stables, barns, corrals, storage sheds, fences, gates, waterlines, and cattle troughs.
- g. Private hunting or fishing.

- h. Structures shall be limited in CS-MPUD open space to include only uses and structures that support the other permitted uses in the CS-MPUD open space including, but not limited to, accessory agricultural structures and uses set forth above and one (1) caretaker dwelling unit (with permitted accessory structures) for the residence of the owner, operator, or resident caretaker of agricultural or conservation activity on agricultural open space of forty (40) acres or more.
- i. Minor utilities (nonregional in nature, except those facilities permitted by Subsection I.(4), below).
- j. Golf courses, provided that:
 - (1) They are in compliance with the *Best Management Practices for the Golf Course Maintenance Departments*, published by the Florida Department of Environmental Protection; and *Environmental Principles for Golf Courses in the United States*, published by the Golf Course Superintendents Association of America, with respect to the golf course's design, operation, and maintenance.
 - (2) Only that portion of the golf course that has pervious surfaces in a natural, vegetative state (this does not include fairways, greens, tee boxes, clubhouse, equipment shed or areas, golf-cart barns, and parking areas) may qualify as up to one-third of the CS-MPUD open space uplands required below. Any ponds, lakes, or wetlands shall be counted against the nonupland, open-space requirement below.
- k. Landscape and other buffers and setbacks (excluding any setbacks associated with residential lots) as required in this Code, Section 522.7.D.2, or otherwise required by this Code or the County as part of the approval of the CS-MPUD.
- l. A minimum of fifty (50) percent of the total area of the CS-MPUD open space must be uplands. No more than fifty (50) percent of the CS-MPUD open space may include the following, either singularly or in any combination:
 - (1) Category I, II, or III wetlands.
 - (2) Natural water bodies.
 - (3) Manmade lakes that are designed to function year-round as recreational amenities for the development.
 - (4) Stormwater management systems serving the CS-MPUD or designed to accommodate needs beyond those of the proposed subdivision (regional stormwater

facilities) may be located within the CS-MPUD open space, provided that the stormwater systems are unfenced and are surrounded by or adjoin areas that are improved for use as a recreation area for use by the subdivision residents.

2. Prohibited Uses

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

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

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

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

C. Density Incentives - CS-MPUD

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

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

The density incentives contained herein are subject to demonstrated compliance prior to the issuance of each site plan with Section 381.0065, Florida Statutes, and Rule 64E-6.005, FAC, both as amended from time-to-time, concerning the location and design of well and septic systems as well as public water and sewerage systems, and applicable sections of this Code. Rule 64E-6.005(7), FAC, and Section 381.0065, Florida Statutes, presently permit on-site sewage treatment and disposal systems; e.g., septic tanks, where (a) a sewerage system is not available and (b) certain statutory conditions under Sections 381.0065(4)(a)-(g), Florida Statutes, are met. The minimum area of each lot under Rule 64E-6.005(7), FAC, is "at least ½ acre (21,780 square feet), exclusive of all paved areas and prepared road beds within public rights-of-way or easements and exclusive of surface water bodies." Subject to the limitations above concerning density incentive entitlements, nothing contained herein shall limit the authority of the BCC to otherwise lawfully approve, deny, or condition a CS-MPUD.

D. CS-MPUD - Design Standards

1. General

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

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

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

2. Master Plan

A master plan shall be submitted in accordance with this Code, Section 402.2. Greater flexibility and creativity in the design of residential developments to preserve on-site environmental resources and preservation areas is permitted through the conservation-subdivision development approval process and as established through the design criteria and guidelines provided herein. CS-MPUDs and the development plan for CS-MPUDs shall be organized into two components: (1) residential development and (2) CS-MPUD open space.

a. Residential Development

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

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

b. Residential Development Setback and Buffer Requirements

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

c. CS-MPUD Open Space

(1) Required Minimum Open Space

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

(2) Perpetual Easement

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

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

(3) External Connectedness

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

(4) Internal Connectedness

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

(5) Context Sensitive Site Design

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

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

(6) Permitted Uses

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

(7) CS-MPUD Open Space Land Management Plan

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

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

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

d. CS-MPUD - Street Standards

(1) Minimum Street Design Specifications

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

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

(2) Additional Standards

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

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

- (5) Public Safety. The network shall be designed to accommodate all applicable codes pertaining to emergency response, coordinating the design with the intent to maintain the rural character.

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

522.8. MUTRM-MPUD

A. Intent and Purpose

The intent of a MUTRM-MPUD, or a Mixed-Use Trip Reduction Measures MPUD, is to promote a connected, mixed-use compact development pattern that incorporates multimodal opportunities. The purpose is to reduce automobile dependency and Vehicle Miles Traveled (VMT) through this form of development.

B. Requirements

An MUTRM-MPUD shall be reviewed in accordance with this Code, Section 901.13, Mixed-Use Trip Reduction Measures (MUTRM).

Section 23. Chapter 500, Section 523, PO-1 Professional Office District, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 523. PO-1 PROFESSIONAL OFFICE DISTRICT

523.1 Purpose

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

523.2 Permitted Uses

A. Permitted Uses

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

4. Community Gardens in accordance with this Code, Section 530.23.

B. Accessory Uses

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

2. Community Gardens shall be an accessory to a business or residence on non-vacant parcels in accordance with this Code, Section 530.23.

C. Conditional Uses

1. Market Gardens and Community Farms in accordance with this Code, Section 530.23.

523.2 Special Exception Use

Day-care Centers

523.3 Areas, Density, and Lot Width Requirements

523.3.1.1 Minimum Lot Area: 10,000 Square Feet

523.3.1.2 Minimum Lot Width: Eighty (80) Feet

523.3.2 Coverage Regulations

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

523.3.3 Yard Regulations

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

523.3.3.1 Front: Thirty-Five (35) Feet

523.3.3.2 Side: 7.5 Feet

523.3.3.3 Rear: Fifteen (15) Feet

523.3.4 Height Regulations

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

523.3.5 On-Site Parking

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

523.3.6 Development Plan

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

Section 24. Chapter 500, Zoning Standards, Section 524, PO-2 Professional Office District, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 524. PO-2 PROFESSIONAL OFFICE

524.1. Purpose

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

524.2. Permitted Uses

A. Principal Uses

1. Professional offices or services.
2. Business services, such as advertising agencies, travel agencies, secretarial and telephone answering services, publishing (business office only), data processing, and court reporter services.
3. Financial services, such as insurance, accountants, economic consultants, and stock brokerage and investments firms, but excluding banks and savings and loans.
4. Public and semipublic buildings and facilities to include the following: County, State, or Federal structures and uses; churches; civic organizations; and public schools.
5. Post office, police and fire stations, hospitals, libraries, and museums.
6. Personal services, such as beauty and barber shops, tailor shops, laundries, shoe repair, dry cleaners, and florists.
7. Photographic studios.
8. Community Gardens in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Accessory uses and structures customarily incidental to an allowed principal use.
2. Community Gardens shall be an accessory to a business or residence on non-vacant parcels in accordance with this Code, Section 530.23.

C. Conditional Uses

1. Market Gardens and Community Farms in accordance with this Code, Section 530.23.

524.3. Special Exception Use

Private Schools and Day-care Centers.

524.4. Areas, Density, and Lot Width Requirements

A. Minimum Lot Area: 15,000 Square Feet

B. Minimum Lot Width: 100 Feet

524.5. Coverage Regulations

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

524.6. Yard Regulations

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

A. Front: Thirty-Five (35) Feet

B. Side: 7.5 Feet

C. Rear: Fifteen (15) Feet

524.7. Height Regulations

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

524.8. On-Site Parking

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

524.9. Development Plan

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

Section 25. Chapter 500, Zoning Standards, Section 525, C-1 Neighborhood Commercial District, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 525. C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

525.1. Purpose

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

525.2. Permitted Uses

A. Principal Uses

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

7. Medical, dental, photographic, or similar laboratories and clinics or hospitals.
8. Radio and television broadcasting studios.
9. Other uses which are similar or compatible to the permitted uses.
10. Residential treatment and care facilities.
11. One (1) single-family unit which is accessory to a permitted commercial use and located on the same lot.
12. Public buildings and public utility facilities to include the following: government structures and uses, churches, civic organizations, day nurseries, and public schools. However, any public school located within 1,000 feet of a pre-existing, alcoholic beverage business establishment shall not object to the proximity of such business to the school.
13. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Accessory uses customarily incidental to an allowed principal use.
2. Signs in accordance with this Code.
3. Community Gardens, Market Gardens and Community Farms shall be an accessory to a business or residence on non-vacant parcels in accordance with this Code, Section 530.23.

525.3. Conditional Uses

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

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

525.4. Special Exception Uses

- A. Vehicle service station, repair garages, and washing uses provided:
 - 1. No principal structure or accessory structure is located closer than thirty (30) feet to a residential district.
 - 2. No street entrance or exit for vehicles and no portion or equipment of such service station or other drive-in uses shall be located:
 - a. Within 200 feet of a street entrance or exit of any school, park, or playground conducted for and attended by children.
 - b. Within 100 feet of any hospital, church, or library.
 - c. Within seventy-five (75) feet of a lot in a residential district as established in this chapter.
 - 3. No canopy shall be closer than fifteen (15) feet of the right-of-way of any road or street subject to this Code.
 - 4. No pump island shall be closer than twenty-five (25) feet of the right-of-way of any road or street subject to this Code.
- B. Establishments providing dancing or entertainment.
- C. Animal hospital or veterinary clinic provided that any such use shall be conducted wholly within a completely enclosed building, except for fenced kennel areas, and further provided that no such fenced kennel area shall be located closer than 1,500 feet to a residential district.

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

E. Miniwarehousing and storage units:

1. The development shall be limited to dead storage only and excludes sales and offices.
2. A landscaped strip, twenty (20) feet in width, shall be provided along all street frontages and along borders where subject property abuts any residential zoning district.
3. Fencing shall be required around the perimeter of the project, a minimum six (6) feet in height, either decorative concrete block or chain-link fence with slats or similar material.
4. All outdoor storage yards shall be screened from view of surrounding properties.
5. One (1) office space and living quarters for a manager shall be permitted.

F. Private schools

525.5. Area and Lot Width Regulations

Neighborhood commercial stores:

- A. Minimum lot area: 10,000 square feet.
- B. Minimum lot width: Eighty (80) feet.

525.6. Coverage Regulations

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

525.7. Yard Regulations

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

- A. Front: Twenty-five (25) feet.

Side: a side depth of thirty (30) feet per side from residential districts; no side yard shall be required where two or more commercial districts or an industrial and commercial district adjoin side by side; however, in no case shall common walls be permitted between properties of separate ownership. In the case of such a series of adjoining structures on lots of single and separate ownership abutting and paralleling a public right-of-way, a passage

of at least twenty (20) feet in width shall be provided at grade levels at intervals not more than 400 feet apart where required for public access from adjacent residential areas or for the safety of the public.

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

525.8. Height Regulations

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

525.9. On-Site Parking

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

525.10. Performance Standards for Conditional Uses and Special Exceptions

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

525.11. Development Plan

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

Section 26. Chapter 500, Zoning Standards, Section 526, C-2 General Commercial District, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 526. C-2 GENERAL COMMERCIAL

526.1. Purpose

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

526.2. Permitted Uses

A. Principal Uses

1. Unless otherwise provided in this Code, all permitted and special exception uses in the C-1 Neighborhood Commercial District.
2. Automobile parts. New or secondhand, from enclosed buildings only, and provided there is no outside display of parts or tires.
3. New or preowned passenger and commercial vehicle, truck, trailer, motorcycle, boat, and recreational vehicle sales and leasing, and

incidental displays and/or storage and/or service departments where such service work is carried on altogether within the building, shall be Permitted Uses within the C-2 General Commercial District only if the property is designated as mixed use or retail/office/residential on the County Comprehensive Plan Future Land Use Map and the standards of this Code, Section 1101, are met.

4. Automobile washing, body, and painting, including steam cleaning in enclosed buildings only.
5. Bakery stores, retail only. Baking allowed on the premises.
6. Barbecue stands and pits.
7. Bicycle stores and repair shops. All repairs, storage, and displays shall be inside the building.
8. Amusement facilities.
9. Bowling alleys within a building shall not be located closer than 1,500 feet to any residential district unless such building is so constructed as to prevent the emission of odors, sounds, and/or vibrations.
10. Cabinet and carpentry shops. All storage and work shall be inside the building.
11. Dancing halls or dancing academies, provided no alcoholic beverages of any type are served. Shall not be located within 500 feet of any residential district unless such building is so constructed as to prevent the emission of odors, sound, and/or vibrations.
12. Dressed poultry and seafood stores. Retail sales shall be done inside the building.
13. Dry cleaning.
14. Electrical appliances and fixture stores and repair shops. All repairs, storage, and displays to be done inside the building.
15. Exterminating products. Where the materials or ingredients are stored, mixed, or packaged, but not manufactured.
16. Food distribution, wholesale, provided no outside storage.
17. Garage or mechanical service. All work shall be performed inside the building.
18. Hat cleaning and blocking.
19. Hotels, motels, and condotels.

20. Kennels.
21. Laundries, hand and self-service.
22. Lawn mowers, rental, sales, and service. All repairs, storage, and displays to be done inside the building.
23. Lumber yards.
24. Model home centers.
25. Mortuaries or funeral homes, including crematoriums.
26. Music, radio, and television stores and repair shops. All repairs, storage, and displays shall be inside the building.
27. Nurseries, plant.
28. Pawn shops.
29. Pet shops.
30. Plumber shops. Materials to be stored in properly sight-screened areas.
31. Pottery and statues. Designed for yard ornaments, retail sales only.
32. Propane sales. Retail only, not exceeding 20,000-gallon storage.
33. Secondhand stores. All sales and displays shall be inside the building.
34. Septic tank sales and installation business.
35. Shooting and archery ranges, indoors only.
36. Single-family unit which is accessory to a permitted commercial use and located on the same lot.
37. Sign painting shops. All work shall be inside the building.
38. Sod sales.
39. Warehousing and general storage, including sales and office.
40. Printing shops and publishing plants. Newspapers, periodicals, books, and related uses.
41. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.
42. Residential treatment and care facilities.

43. Other uses which are similar or compatible to the principal uses.

B. Accessory Uses

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

3. Community Gardens, Market Gardens and Community Farms shall be an accessory to a business or residence on non-vacant parcels in accordance with this Code, Section 530.23.

526.3. Conditional Uses

A. The sale or consumption of alcoholic beverages within alcoholic beverage business establishments are defined in this Code and as permitted under County, State, and Federal regulations provided:

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

B. Automobile towing services and connected storage of vehicles. All storage shall be located to the rear of the building and must be adequately buffered or fenced from adjoining properties and the street or right-of-way, pursuant to this Code. There shall be no outside display or sale of parts or tires.

C. Transfer stations and recycling operations as defined in this Code, Chapter 200, provided:

1. Transfer of petroleum products or similar materials is specifically prohibited.
2. Cardboard may be compressed, cans and glass may be crushed, and aluminum and copper may be cut. Batteries; however, shall be kept intact.
3. All machines, except hydraulic balers, shall be enclosed within a building.

4. All operations shall comply with requirements of this Code regarding buffering of commercial and industrial districts. Any materials stored on the property must be baled, or in a container, and shall not exceed the required buffer height.
- D. Pain management clinics as defined in Chapter 50, County Code of Ordinances, provided that:
1. The hours of operation are limited to 8:00 a.m. to 5:00 p.m., Monday through Saturday.
 2. No pain management clinic shall be located within 1,000 feet from a day care, church, place of worship, park, university, alcohol or drug abuse treatment facility, or school. This distance requirement shall be measured from the structure where a pain management clinic would be located to the nearest property line of the uses referenced above.
 3. There shall be a one-quarter mile separation between each pain management clinic, and a pain management clinic may not be located within one-quarter mile where a conditional use for the same has been previously denied.
 4. A security plan must be submitted with the application illustrating what security devices are to be utilized, including at a minimum unobstructed windows and lighting, and information reflecting the management of patients or clients to ensure the public safety of individuals patronizing or working at any adjacent businesses or individuals residing in the area.
 5. No pain management clinic shall be located closer than 500 feet from the boundary of any residentially zoned property and in no event shall said use abut residential property or be across the street or alley from a lot which is zoned for residential use.
 6. Clinics shall provide sufficient waiting and seating areas for all patients and business invitees expected to be in the clinic at the same time. Outdoor seating, queues, or waiting areas are prohibited. The use shall be entirely within a completely enclosed building. The clinic shall post conspicuous signs that no loitering is allowed on the property.
 7. No pain management clinic shall be collocated in the same office or building with a pharmacy or be located within 500 feet of a pharmacy.
 8. Parking shall be at a ratio of one (1) space per 300 square feet of the clinic. The County Administrator or designee may require the applicant to submit a parking analysis if the County has concerns as to safety, sufficiency, or configuration of available vehicle parking based on the unique circumstances of the site.
 9. The pain management clinic complies with Chapter 50 of the Code of Ordinances, as amended.

- 10. The BCC may apply more stringent standards than those hereinabove based upon the location and unique characteristics of the subject site.
- 11. A minimum distance of three (3) miles shall be required from any off or on ramp to I-75.
- E. Amusement parks.
- F. Automobile racetracks.
- G. Medical waste disposal facilities.
- H. Auction houses.
- I. Flea markets.
- J. Drive-in theaters.
- K. Construction and demolition debris disposal facilities subject to all local, State, and Federal regulations.
- L. Yard trash disposal facilities.
- M. Wastewater treatment plants, except when accessory to a development.
- N. Helipad, provided that no such helipad is located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- O. Commercial marinas subject to the marina-siting criteria set forth in the County Comprehensive Plan.
- P. Multiple-family dwellings.
- Q. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils subject to all local, State, and Federal regulations.

526.4. Special Exception Uses

- A. Travel-trailer parks subject to the requirements set forth in the Supplemental Regulations in this Code, Chapter 500.
- B. Public and private utility facilities to include the following:
 County, State, or Federal structures and uses; water pumping plants; transmission lines for gas, electric, and telephones, or broadcasting or communication towers and facilities; and other conforming uses, which do not cause an undue nuisance or adversely affect existing structures, uses, and residents.

C. Private schools

526.5. **Performance Standards**

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

526.6. **Area and Lot Width Regulations**

General Commercial Stores

A. Minimum lot area: 15,000 square feet.

B. Minimum lot width: Ninety (90) feet.

526.7. **Coverage Regulations**

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

526.8. **Yard Regulations**

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

A. Front: Twenty-five (25) feet.

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

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

526.9. **Height Regulations**

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

526.10. **On-site Parking Regulations**

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

526.11. **Development Plan**

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

Section 27. Chapter 500, Section 527, C-3 Commercial/Light Manufacturing District, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 527. C-3 COMMERCIAL/LIGHT MANUFACTURING DISTRICT

527.1. **Purpose**

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

527.2. **Applicability**

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

527.3. **Permitted Uses**

A. **Principal Uses**

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

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

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

29. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

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

3. Community Gardens, Market Gardens and Community Farms shall be an accessory to a business or residence on non-vacant parcels in accordance with this Code, Section 530.23.

527.4. **Conditional Uses**

A. The sale or consumption of alcoholic beverages within alcoholic beverage business establishments as defined in this Code and as permitted under County, State, and Federal regulations, provided:

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

- B. Public utility substations and relay facilities and other conforming uses within the confines of an enclosed building which do not cause an undue nuisance or adversely affect existing structures, uses, or residents.
- C. Aircraft landing fields and helicopter pads subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no such aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- D. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils subject to all local, State, and Federal regulations.
- E. Medical waste disposal facilities.
- F. Auction houses.
- G. Construction and demolition debris disposal facilities subject to all local, State, and Federal regulations.
- H. Yard trash disposal facilities.
- I. Wastewater treatment plants, except when accessory to a development.

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

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

527.6. **Coverage Regulations**

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

527.7. **Yard Regulations**

The following minimum building line setback shall be:

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

527.8. **Height Regulations**

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

527.9. **Performance Standards**

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

527.10. **On-Site Parking Regulations**

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

527.11. **Development Plan**

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

Section 28. Chapter 500, Zoning Standards, Section 528, I-1 Light Industrial Park District, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 528. I-1 LIGHT INDUSTRIAL PARK DISTRICT

528.1. **Purpose**

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

528.2. **Permitted Uses**

A. **Principal Uses**

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

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

12. Rail and highway freight transportation, distribution, and warehousing.
13. Hospitals.
14. Animal hospital or veterinary clinic provided that any such use shall be conducted wholly within a completely enclosed building, except for fenced kennel areas, and further provided that no such fenced kennel area shall be located closer than 1,500 feet to a residential district.
15. Laboratories devoted to research, design, experimentation, processing, and fabrication incidental thereto.
16. Lumber yards.
17. Machine shops.
18. Manufacture or assembly of electrical equipment and appliances, electronic instruments, and devices.
19. Manufacturing of ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas, and the manufacturing of glass products.
20. Manufacturing, compounding, assembling, or treatment of merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, metals, stone, shell, textiles, tobacco, wax, wood, yarn, and paints.
21. Manufacturing, compounding, processing, packaging, treatment, and distribution of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food, and kindred products.
22. Manufacture of musical instruments, toys, novelties, rubber or metal stamps, and other small molded rubber products.
23. Parking lots and parking garages.
24. Photographic equipment and supplied manufacturing and processing.
25. Police and fire stations, including helicopter landing facilities.
26. Post office.
27. Professional offices.
28. Radio and television facilities and operations, telephone exchange and transformer stations, and broadcasting or communication towers and facilities.
29. Recycling operations.

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

B. Accessory Uses

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

528.3. Conditional Uses

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

- D. Auction houses.
- E. Construction and demolition debris disposal facilities subject to all local, State, and Federal regulations.
- F. Yard trash disposal facilities.
- G. Wholesale storage of chemicals, gasoline, or liquefied petroleum gas.
- H. Wastewater treatment plants, except when accessory to a development.
- I. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone; clay; sand; natural gas; oil; and organic soils to all local, State, and Federal regulations.
- J. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.

528.4. Performance Standards

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

528.5. Storage and Waste Disposal

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

- C. All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise attractive to rodents or insects shall be stored outdoors only if enclosed in containers which are adequate to eliminate such hazards.

528.6. Area and Lot Width Regulations

A. Lot Area:

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

B. Lot width: 100 feet.

528.7. Coverage Regulations

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

528.8. Yard Regulations

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

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

3. Rear: Ten (10) feet.

528.9. Height Regulations

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

528.10. On-Site Parking Regulations

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

528.11. Development Plan

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

Section 29. Chapter 500, Section 529, I-2 General Industrial Park District, of the Land Development Code is hereby amended as follows:

CHAPTER 500. ZONING STANDARDS

SECTION 529. I 2 GENERAL INDUSTRIAL PARK DISTRICT

529.1. Purpose

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

529.2. Permitted Uses

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

- A. Unless otherwise provided in this chapter, all permitted and special exception uses in the I 1 Light Industrial Park District.
- B. Automobile wrecking, junkyards, iron, or rag storage.
- C. Cement, lime, or gypsum mixing or manufacturing of plaster of Paris or other similar products.

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- D. Distillation of bones.
- E. Fat rendering: soap, tallow, grease, or lard manufacturing.
- F. Fertilizer manufacturing.
- G. Garbage, offal, or dead animal reduction or dumping.
- H. Glue, size, or gelatin manufacturing.
- I. Paper or pulp manufacturing.
- J. Recycling operations.
- K. Refining or mixing of petroleum or its products, such as asphalt.
- L. Rubber or gutta-percha manufacturing or treatment.
- M. Smelting of aluminum, tin, copper, zinc, or iron ores.
- N. Stockyards or slaughter of animals.
- O. Tanning, curing, or storage of raw hides.
- P. Transfer stations.
- Q. Any other use that is determined to be of the same general character as those uses allowed under permitted uses.

529.3. Conditional Uses

- A. Aircraft landing fields and helicopter pads subject to the approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no such aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- B. Automobile racetracks.
- C. Medical waste disposal facilities.
- D. Explosive and fireworks manufacturing or wholesale distribution and warehousing.
- E. Construction and demolition-debris dumps, subject to all local, State, and Federal regulations.
- F. Yard trash disposal facilities.
- G. Wastewater treatment plants; all districts unless accessory to a development.

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- H. Hazardous waste storage and transfer sites.
- I. Gas manufacturing.
- J. Fertilizer manufacturing.
- K. Acid manufacturing.
- L. Wholesale storage of chemicals, gasoline, or liquefied petroleum gas.
- M. Chemical manufacturing plants.
- N. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils subject to all local, State, and Federal regulations.

O. Community Gardens, Market Gardens and Community in accordance with this Code, Section 530.23.

529.4. Performance Standards

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

529.5. Storage and Waste Disposal

A. All outdoor facilities for fuel, raw materials, and products; and all fuel, raw material, and products stored outdoors, shall be enclosed by an approved safety fence and visual screen and shall conform to all yard and fencing requirements imposed upon the main building in this district.

B. No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by normal, natural causes or forces, nor shall any substance which can contaminate a stream or watercourse or otherwise render such stream or watercourse undesirable as a source of water supply or recreation or which will destroy aquatic life, be allowed to enter any stream or watercourse.

C. All materials or wastes which might cause fumes or dust, which constitute a fire hazard, or which may be edible or otherwise attractive to rodents or insects shall be stored outdoors only if enclosed in containers which are adequate to eliminate such hazards.

529.6. Area and Lot Width Regulations

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

529.7. Coverage Regulations

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

529.8. Yard Regulations

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

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

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

529.9. Height Regulations

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

529.10. On-Site Parking Regulations

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

529.11. Development Plan

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

Section 30. Chapter 500, Section 530, of the Land Development Code is hereby amended as follows:

500. ZONING STANDARDS

SECTION 530. SUPPLEMENTAL REGULATIONS

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

530.23. **Gardens and Community Farms**

A. Intent and Purpose

The intent of this Section is to:

- Allow the growing of crops and ornamental flowers within Pasco County while minimizing negative impacts to adjacent properties and the community;
- Encourage locally grown produce, promote healthy and nutritional food, and fill gaps in food accessibility within the County;
- Foster community engagement by providing opportunities for recreation education/training, special events, social interaction and economic potential benefits; and
- Provide green space and enhance community character.

The purpose of this Section is to establish design, operations, and maintenance standards for Gardens and Community Farms in Pasco County.

B. Applicability

Community Gardens, Community Farms, and Market Gardens shall be deemed a Permitted Principal Use, Accessory Use or Conditional Use, as per this Code Section 500, Table 530.23 - 1 "Permitted and Accessory Uses...". This section shall not apply to Home Gardening as defined in this Code, Appendix A.

Comment [MHD1]: Entire Section 530.23 is new. Only recent edits from ODT and FPAC are shown in red. When the ordinance is presented to BOCC, all of Section 530.23 will be Red as new language.

Deleted: always

Community Gardens and Community Farms may be located on otherwise vacant properties, and shall be deemed the principal use until such time that the parcel is developed as per this Code. At that time, the subject Community Garden or Community Farm shall be deemed an accessory use.

Deleted: primary

Comment [MHD2]: ODT simplified this section on 11/3/2016.

Deleted: Applicable fees will be in accordance with this Code.¶

Comment [MHD3]: While the owner must sign the permit application, the owner may designate another party as their agent to work with staff on the permit application. The owner would be responsible if any nuisance complaints occurred.

C. Application, Permit and Fees

A permit shall be required for a Community Garden, Market Garden or Community Farm.

- 1. Application and permit fees shall apply in accordance with this Code, Section 400 Permit Types and Application, Section 402 Use Permits.

Deleted: <#>An application for a Community Garden/Market Garden/Community Farm permit shall include the following information in addition to the information generally required for a zoning or development permit application.¶

¶ Letter of authorization from the property owner.

D. Registration

Community Gardens and Community Farms are required to register with the Food Policy Advisory Council of Pasco County annually.

Comment [MHD4]: Registry to be provided on FPAC webpage. PPD

E. Permitted Uses

The following uses, as detailed in Table 530.23-1 shall be located on private property, on the ground or on a portion of a building roof or other structure. These uses may be located on public property with the written approval of the County Administrator or Designee.

Comment [MHD5]: ODT strongly recommended deleting any reference to Non-profit or for-profit or ownership structure or small scale. The principal difference between CGs, MGs and CF's is how the produce is consumed and/or sold. ISSUE: with deletions, not Market Garden and Community Farm are defined the same. ODT needs to discuss this topic again. Duke recommends adding "via an on-site market" to "the general public" make the distinction.

- 1. Community Garden

A community garden is a garden used to grow and harvest food crops or ornamental plants (including flowers) for use, consumption or donation.

Deleted: not-for-profit

Deleted:

Deleted: with limited sales that support the community

Deleted: .

- 2. Market Garden

A market garden is used to produce fruits, vegetables and other garden derived edibles for via on-site market sales directly to wholesale or retail vendors or the general public.

Comment [MHD6]: ODT recommended strongly not to limit size of community garden or community farm. Difficult for staff to inspect/admin.

- 3. Community Farm

A community farm is used to produce fruits, vegetables and other garden derived edibles for sale directly to wholesale or retail vendors.

Comment [MHD7]: FPAC specifically wants to limit the size of Community Gardens. If over 1 acres, it would be defined as a Community Farm.

Comment [MHD8]: ODT: Do not limit size.

Deleted: Community gardens shall be small-scale, on one (1) acre or less

Deleted: , and managed and maintained for use by one or more individuals, such as: civic associatio...

Deleted: a for-profit small-scale, one (1) acre or less,

Deleted: a for-profit large-scale, between one (1) and five (5) acres

**Table 530.23-1
Table of Principal Uses and Accessory Uses and Conditional Uses by District
Community Gardens, Market Gardens and Community Farms**

Zoning Classification	PRINCIPAL USE			ACCESSORY USE			CONDITIONAL USE		
	Community Garden	Market Garden	Community Farm	Community Garden	Market Garden	Community Farm	Community Garden	Market Garden	Community Farm
<u>A-C Agricultural District</u>	X	X	X	X	X	X			
<u>AC-1 Agricultural District</u>	X	X	X	X	X	X			
<u>A-R Agricultural Residential District</u>	X	X	X	X	X	X			
<u>AR-1 Agricultural Residential District</u>	X	X	X	X	X	X			
<u>AR-5 Agricultural Residential District</u>	X	X	X	X	X	X			
<u>AR-5MH Agricultural Residential District</u>	X	X	X	X	X	X			
<u>E-R Estate Residential District</u>	X		X	X		X		X	
<u>ER-2 Estate Residential District</u>	X		X	X		X		X	
<u>R-MH Mobile Home District</u>	X		X	X		X		X	
<u>R-1MH Single Family Mobile Home District</u>	X		X	X		X		X	
<u>R-2MH Rural Density Mobile Home District</u>	X		X	X		X		X	
<u>R-1 Rural Density Residential District</u>	X		X	X		X		X	
<u>R-2 Low Density Residential District</u>	X							X	X
<u>R-3 Medium Density Residential District</u>	X							X	X
<u>R-4 High</u>	X							X	X

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Comment [DBH9]: ODT concern about Community farm in this district. HOA's may not allow community gardens, market gardens or community farms., therefore eliminating any concern.

Density Residential District									
MF-1 Multiple Family Medium Density District	X			X				X	X
MF-2 Multiple Family High Density District	X			X				X	X
MF-3 Multiple Family High Density District	X			X				X	X
MPUD Master Planned Unit Development	X	X	X	X	X	X			
PO-1 Professional Office District	X			X				X	X
PO-2 Professional Office District	X			X				X	X
C-1 Neighborhood Commercial	X	X	X	X	X	X			
C-2 General Commercial	X	X	X	X	X	X			
C-3 Commercial Light Manufacturing District	X	X	X	X	X	X			
I-1 Industrial Park District							X	X	X
I-2 General Industrial Park District							X	X	X

Deleted: <#>Revocation of Special Exceptions and Conditional Use Approvals. This approval is subject to the provisions of this Codee Land Development Code, Section 402.4.1, Revocation of Special Exception and Conditional Use Approvals. In addition, staff may initiate a revocation for violations of the Conditions of Approval by any of the methods available in the Land Development Code, Section 108, or through revocation of the Conditional Use pursuant to the provisions of the Land Development Code, Section 402.4.1, Revocation of Special Exception and Conditional Use Approvals, or both."¶

F. Development Standards

1. Community Gardens, Market Gardens, and Community Farms are allowable as a Permitted Principal Use and Accessory Use in all Agricultural zoning districts.
2. Uses allowable as Permitted Principal Uses, Accessory Uses or Conditional Uses are detailed in the Table of Permitted Principal Uses, Accessory Uses and Conditional Uses for Community Gardens, Market Gardens and Community Farms as detailed in Table 530.23-1 Table of Permitted Principal Uses and Accessory Uses and Conditional Uses by District for Community Gardens, Market Gardens and Community Farms.

All of these uses shall meet the requirements outlined in Table 530.23-2. Those uses that are permitted Conditional Uses, shall meet the additional requirements outlined identified during the Conditional Use permit process, in accordance with Chapter 400, Permit Types and Applications, Section 402 Use Permits, 402.3 Conditional Uses. Additionally.

Comment [MHD10]: ODT recommended deletion of Revocation section on 11/3/2016.

Comment [MHD11]: PDD reworded language approved by FPAC to reference Appendix B.

Deleted: A

Deleted: Conditional

Deleted: . in all Residential Districts C-1 Neighborhood Commercial Districts, and C-2 General Commercial Districts, PO-1 Professional Office Districts, PO-2 Professional Office Districts as per this Code, Section 530.23.

Deleted: <#>Community Gardens, Market Gardens, and Community Farms shall not be permitted in C-3 ¶ ¶

Deleted: be

Deleted: add

Deleted: in Table 530.23-3.¶

Deleted: <#>Home gardeners who chose to operate a market garden on their own property are not required to operate indoors, but shall meet Home Occupation standards outlined in this Code, Section 530.21.¶

**Table 530.23–2
Gardens and Community Farms Development Standards**

General Standards			
Standard	Community Garden	Market Garden	Community Farm
Can be the primary use on a vacant parcel	X		X
If parcel is not vacant the garden or farm shall be an accessory to a business or residence.	X	X	X
Educational and charitable uses pertaining to the creation and operation of gardens or community farms are allowed	X	X	X
All state and federal regulations shall be met.	X	X	X
Allowed in Residential <u>districts only if heavy vehicles do not exceed 10% of all vehicle trips.</u>		X	X

Deleted: regulations

Deleted: zones

Deleted: 10% or less

Deleted: of trips are by heavy vehicles.

Comment [MHD12]: ODT – CH – Who can provide this site plan? Response: PPD: Applicant provides either a sketch plan or a site plan. Sketch plans are for gardens only. Site plans will be required if permanent structures are proposed. Permanent structures do not include compost bins, garden trellis', garden art, picnic tables, etc.

Deleted: is

Deleted: and conditions of approval for distribution shall be set by a County transportation planner

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Comment [MHD13]: PDD has asked Current Planning to provide recommendations. Joquin suggested requiring a "Plot Plan" instead of a "Site Plan" Language shown is similar to the City of St. Petersburg Community Garden ...

Comment [MHD14]: ODT – CH – Who can provide this site plan? An owner, surveyor or ...

Comment [MHD15]: ■Plot Plan Definition (Source: Planners Dictionary) \$plot plan### ...

Deleted: Site

Deleted: to be consistent with this Code, Section

Design Standards			
Standard	Community Garden	Market Garden	Community Farm
Transportation review <u>may be required in accordance with Section 901 of this Code.</u>		X	X
A <u>Garden Plan</u> review is required by the County Administrator or designee. <u>At a minimum, the Garden plan should: a) show the property size with</u>	X	X	X

<p><u>readable dimensions; b) show the location of all existing and proposed structures on the property as well as on adjacent properties within 100 feet of the perimeter boundary of the site; c) reflect existing streets (label), easements or land reservations within the site; d) include proposed fencing and screening, if any; e) indicate any buildings to be removed or demolished; f) show setbacks to all structures and from adjoining property lines; g) show existing driveways and any changes proposed to said driveways; h) label adjacent property owners; and i) identify the source of water that will be used for irrigation purposes.</u></p> <p><u>If structures are proposed, a Site Plan is required, consistent with this Code, Section 530.23 (See Table 530.23-3 Community Gardens, Market Gardens and Community Farms Required Site Plans..</u></p>			
Located on a vacant parcel will not require buffers	X		X
Accessory structures must follow set back guidelines <u>and buffer requirements</u> within the underlying zoning classification.	X	X	X
Accessory structures such as farm stands, hoop houses, green houses, storage shed, hydroponic and aquaponics systems enclosures can occupy up to one-third of the total available garden or farm area collectively.	X	X	X
<u>Requested</u> irrigation hook-up must use water conservation techniques (such as micro-irrigation or drip)	X	X	X
<u>Gates, Fences and Walls in accordance with this Code, Chapter 1000 Miscellaneous Structure Regulations, Section 1003 Gates, Fences and Walls.</u> No new chain linked fences permitted.	X	X	X
<u>ADA accessible</u> , suitable materials may be used for disabled participants	X	X	X
Signs are permitted in accordance with this Code, Section 406.1	X	X	X
Composting plant material bins shall be located at the center or rear of the site	X	X	X
<u>Must meet parking requirements of this Code, Section 907</u>		X	X
<u>Benches, Picnic Tables and garden art and similar amenities are allowed as on-site.</u>			
<u>All site drainage must be retained on-site and be in accordance with this Code.</u>	X	X	X
<u>All structures associated must meet Florida</u>	X	X	X

Comment [MHD16]: FPAC specified drawings will not have to be scaled.

Comment [MHD17]: ODT – CH – Drawn at a readable scale.

Comment [MHD18]: Response: Design standards and parking requirements are listed below.

Comment [MHD19]: ODT – CH – What are the buffer requirements, design standards, parking?

Comment [MHD20]: ODT – CH – Who Reviews this?

Comment [MHD21]: Response: A county Plumbing Inspector would perhaps inspect to see that the irrigation system was put into place correctly. Would a DART review irrigation plans?.

Comment [MHD22]: ODT – CH ADA requires a paved surface.

Deleted: Bricks, pavers or other

Deleted: Off-street parking is not required for gardens on property less than 20,000 square feet in lot area.

Deleted: amenities.

Comment [MHD23]: ODT – CH – This requires review by one of current planning tech support. May require a professional engineer.

Comment [MHD24]: ODT recommendation. FPAC agreed.

Comment [MHD25]: ODT recommendation. FPAC agreed

<u>Building Code, unless specifically exempted by the Florida Statutes, Chapter 553.73.</u>			
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Operational Standards			
Standard	Community Garden	Market Garden	Community Farm
<u>Sales are permitted in accordance with Section 66-97 of the Pasco County Code of Ordinances</u>	X		
<u>In accordance with the Pasco County Code of Ordinances, Article IV, Division 2 Noise, Section 66-97 Specific Noises Prohibited and this Code, Ambient noises or other noises resulting from the sales operation shall not result in public nuisances as measured at the permittee's property lines and shall not generate noise in excess of that allowed by regulation of any local, State, or Federal agency.</u>	X		
<u>Special events are limited to a maximum of 3 days per event and all sales must be in accordance with The Pasco County Code of Ordinances, Article II – Occupational License Tax.</u>	X		
Raw and processed sales of produce is allowed on or off-site		X	X
Employee(s) or equivalent are permitted, in addition to the property owner	X		
Employees, or equivalent, are permitted, in addition to the property owner		X	
A farm manager is required and equivalent employees are allowed, in addition to the property owner			X
<u>The property owner must apply for the permit. A principal point of contact must be provided annually through an annual garden registration application.</u>	X	X	X
<u>In residential zones, motor vehicles associated with the operations of a garden/farm shall be in accordance with this Code, Section 530.16 (Parking and Storage of Commercial Vehicles and Commercial Equipment in Certain Areas is Prohibited). The use or operation of power tools or portable mechanical equipment used outdoors in residentially zoned districts is prohibited between sunset and sunrise so as to avoid disturbance in the community, in accordance with this Code.</u>	X	X	X
Aquaponics and Hydroponics operations are allowed. Water conservation practices must be followed, at minimum in accordance with county, state and federal laws		X	X
Pest, <u>Herbicides</u> and Fertilizer Products must be	X	X	X

Comment [MHD26]: ODT recommended separating sales from noise provision.

Comment [MHD27]: PC Code of Ordinances Section 66-97 spells out times noises are prohibited.

Comment [DBH28]: ODT is ok with sunrise and sunset.

Comment [MHD29]: FPAC wants sales operations to only be within the hours allowed by County Codes related to noise. Need code citation for this.

Deleted: Sales are permitted between sunrise and sunset

Deleted: Special events are limited to a maximum of 3 days per event

Comment [MHD30]: ODT – Do not limit the number of employees. This typically is not managed by the LDC. FPAC agreed.

Comment [MHD31]: ODT – Do not limit the number of employees. This typically is not managed by the LDC. FPAC agreed.

Comment [MHD32]: ODT – CH – Owner.

Comment [MHD33]: This is to provide PC with a single point of contact for the site each year of operation.

Comment [MHD34]: ODT: These types of requirements could be referenced in any operational guidelines (example: create a Pasco County Community Gardens/Market Gardens/Community Farms Operational Guidance Instruction Handbook). FPAC agreed.

Deleted: Relevant Florida Department of Agriculture and Consumer Services permits required to sell produce

Comment [MHD35]: ODT.

used in accordance with the label <u>and Article IV, Section 42 of the Pasco County Code of Ordinances.</u>			
<u>If selling or bartering raw or processed produce, a relevant license may be required to apply pest, herbicides and fertilizer products</u>	X	X	X
<u>Hours of operations shall be between sunrise to sunset</u>	X	X	X
<u>The following activities are prohibited: amplified sound above 55 dBAs in accordance with this Code and the Pasco County Code of Ordinances, Article IV, Division 2. Crops which require any agricultural appurtances related to pest mitigation above 55 dBAs as measured from the nearest adjacent property line, and crops prohibited by State or Federal law,are prohibited.</u>			

- Comment [MHD37]:** ODT: The deleted statement Re; UF/IFAS could be part of an operational Guidance Instructional Handbook. FPAC Agreed.
- Comment [MHD36]:** FPAC will put additive statement in the Operational Guidance Instruction Handbook.
- Deleted:** The use of additives to the Garden/Farm will adhere to the use of organic inputs as listed by the Organic Material Review Institute (OMRI)
- Deleted:** If selling or bartering raw or processed produce a relevant licensing may be required to apply pest and fertilizer products
- Deleted:** Hours of operations shall be between sunrise to sunset
- Comment [MHD38]:** ODT recommended deleting littering, dumping and illegal activities and recreational sports
- Deleted:** littering, dumping and illegal activities;
- Deleted:** and recreational sports,
- Comment [MHD39]:** Blueberry cannons are an example.
- Deleted:** related to pest mitigation
- Deleted:** If there will be sales to the public the garden/farm owner or manager must participate in an annual food safety program as recommended by the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) and produce a certification of such participation to the County upon request
- Deleted:** Strongly encourage - The use of additives to the Garden/Farm will adhere to the use of organic inputs as listed by the Organic Material Review Institute (OMRI)

Maintenance Standards			
Standard	Community Garden	Market Garden	Community Farm
Gardeners shall properly tend to the garden, for example Gardeners shall prepare planting areas for off-season in a manner that creates positive aesthetics in addition to controlling dust, erosion, and run-off. This shall include but is not limited to removal or tilling of dead plant debris, etc.	X	X	X
Equipment, fertilizers and pesticides must be secured at all times if left on-site with a locked storage box or equipment shed	X	X	X
Proper handling of composting will occur regularly to reduce odor	X	X	X
Trash and waste will be removed from site at the minimum weekly	X	X	X

Table 530.23-3
Community Gardens, Market Gardens and Community Farms
Require Site Plans

<u>Type</u>	<u>Site Plan Required</u>	
	<u>No Structures</u>	<u>Structures</u>
<u>Home Garden</u>	<u>No</u>	<u>Yes</u>
<u>Community Garden</u>	<u>No</u>	<u>Yes</u>
<u>Market Garden</u>	<u>Yes</u>	<u>Yes</u>
<u>Community Farm¹</u>	<u>Yes</u>	<u>Yes</u>
<u>¹If not exempt under Florida Statutes, Chapter 193.46</u>		

3. Thresholds by Use Type are detailed in Table 530.23-4 for Vehicle Trips, Parking, Heavy Vehicles, Business Tax Receipts and Special Events.

Table 530.23-4
Thresholds by Use Type

<u>Use Type</u>	<u>Vehicle Trips</u>	<u>Parking</u>	<u>Heavy Vehicles</u>	<u>Business Tax Receipt</u>	<u>Special Events</u>
<u>Code Citation</u>	<u>Vehicle Trips in accordance with Section 901 of this Code.</u>	<u>Parking in accordance with Section 907.1 of this Code.</u>	<u>Heavy Vehicles in accordance with Section 901 of this Code.</u>	<u>Business Tax Receipt in accordance with Article II, Occupational License Tax, Section 102 of the Pasco County Code of Ordinances.</u>	<u>Special Events in accordance with Section 10-28 Special entertainment permit of the Pasco County Code of Ordinances.</u>
<u>Home Garden</u>	<u>< 14 vehicle trips</u> <u>In accordance with Section 530.21 Home Occupations of this Code.</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>Community Garden</u>	<u>> 14 vehicle trips < 100 vehicle trips</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No, if event attendance is <500 people</u>
<u>Market</u>	<u>> 100 vehicle</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>No, if event</u>

<u>Garden</u>	<u>trips</u>				<u>attendance is < 500 people</u>
<u>Community Farm</u>	<u>> 100 vehicle trips</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>No, if event attendance is <500 people.</u>

G. Community Gardens on Public Land

1. Community Gardens are allowed on public lands through the use of a Land Use Agreement for non-profit entities engaged in community development activities. Community Gardens on lands funded by impact fees shall only be allowed as an interim use.

Community Farms may be allowed through ground lease agreements with the County, for profit with payment to the County to be specifically allocated to the Food Policy Advisory Council for its stated public purpose.

Comment [MHD40]: FPAC did not want this section deleted, as not all public lands are funded through the Park Impact Fee ordinance. Other public lands may have been owned by PC prior to impact fee ordinance and/or owned by other public entities, such as Pasco County Public Schools. Additionally, FPAC reports that the original reason FPAC started working on this ordinance at BOC's request was due to a citizen wanting to start a community garden on public land.

Deleted: (not funded through impact fees)

Deleted: or not-for-profit

2. All public infrastructures on-site must retain or provide a direct access path, five (5) foot in width from the closest right-of-way (ROW) and have a five (5) foot clear buffer around such infrastructure. A hardscape damage waiver must be filed with the Pasco County Utilities Engineering & Contracts Management Department.

3. The applicant shall register the garden and provide the County with a completed Community Garden application, which shall include:

- a. Contact information of Garden Manager and Sponsor;
- b. A narrative stating the purpose and objective of the Community Garden;
- c. A non-profit or not-for-profit entity must sponsor the garden and be the primary contracting entity for the Land Use Agreement and Insurance;
- d. A Land Use Agreement between the applicant and the County;
- e. Approved Site Plan
- f. A General Liability Policy with a food rider in the Amount of one (1) Million dollars with the County as the beneficiary. Insurance must be active as long as the community garden is active, or all approvals shall be withdrawn and the Community Garden shall be dissolved.
- g. Each participant must fill out and return a participation waiver before working within the community garden. All documents must be on file with the sponsor and made available to the County upon request
- h. If there will be sales to the public the garden/farm owner or manager must participate in an annual food safety program as recommended by the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) and produce a

certification of such participation to the County upon request. This requirement will be outlined specifically in the Memorandum of Agreement for Use of Public Lands.

- i. Critical places such as potable water wells, water plants, wastewater plants by their nature need to remain secured for the overall public health and wellbeing and as such shall not be included for access by the public at any point.

Comment [MHD41]: Charles Cullen, Utilities

Section 31. Chapter 500, Appendix A, Definitions, of the Land Development Code is hereby amended as follows:

Community Development. Community development is a process where community members come together to take collective action and generate solutions to common problems. Community wellbeing (economic, social, environmental and cultural) often evolves from this type of collective action being taken at a grassroots level. Community development ranges from small initiatives within a small group to large initiatives that involve the broader community.

Comment [MHD42]: Source: www.PeerNetBC.com

Community Garden. A community garden is a garden used to grow and harvest food crops or ornamental plants (including flowers) for use, consumption or donation.

Comment [MHD43]: Alternative Definition of Community Development: Community development seeks to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income persons. The primary means toward this end is the development of partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations.

Community Farm. A community farm is, used to produce fruits, vegetables and other garden derived edibles for sale directly to wholesale or retail vendors.

Food. A raw, cooked or processed edible substance, ice, beverage, or ingredient used or intended for use or for sale in whole or in part for human consumption, or chewing gum.

Comment [MHD44]: FPAC recommended adding in a citation for Food definition: FDA Food Code (2009): Chapter 1-2 Definition. PDD questioned appropriateness. Typically, sources of definitions are not cited in the Land Development Code. This was recommended by a lawyer on the FPAC. What does ODT recommend?

Greenhouse. A building made of glass, plastic, or fiberglass, etc. where plants are cultivated.

Home Garden. A piece of ground adjoining the dwelling for the cultivation of herbs, fruits, flowers or vegetables, excluding the keeping of livestock. Home gardens do not require permits.

Comment [MHD45]: ODT recommended a home garden definition for clarity.

Hoophouse. A structure made of PVC piping or other material covered with translucent plastic, constructed in a "half-round" or "hoop" shape".

Market Garden. A market garden is used to produce fruits, vegetables and other garden derived edibles for via on-site market sales directly to wholesale or retail vendors or the general public.

Processing. The transporting, washing, sizing, flotation, storage, drying, grinding, and shipping of mined material and all activities reasonably related thereto. Processing also includes activities such as washing, packaging, chopping, drying, freezing, or otherwise preparing food.

Raw. Any unprocessed natural product in a natural, unrefined state not yet changed by process, by manufacture, or by preparation for consumption.

Garden Plan. An informal readable plan that: a) shows the property size with readable dimensions; b) shows the location of all existing and proposed structures on the property as well as on adjacent properties within 100 feet of the perimeter boundary of the site; c) show existing

Comment [MHD46]: PPD Added.

streets (label), easements or land reservations within the site; d) includes proposed fencing and screening, if any; e) indicates any buildings to be removed or demolished; f) shows setbacks to all structures and from adjoining property lines; g) shows existing driveways and any changes proposed to said driveways; h) labels adjacent property owners; and i) identifies the source of water that will be used for irrigation purposes.

Section 32. Applicability.

All provisions of this Ordinance shall apply to the unincorporated areas of Pasco County, Florida.

Section 33. Repealer.

Any and all ordinances in conflict herewith are hereby repealed to the extent of any conflict.

Section 34. Severability.

All Sections of this Ordinance are severable and if any other section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a Court of competent jurisdiction to be unconstitutional, inoperative, or void, such holding shall not affect the remainder of this Ordinance.

Section 35. Inclusion into the Land Development Code.

It is the intent of the Board of County Commissioners that the provisions of this ordinance shall become and be made part of the Pasco County Land Development Code and that the sections of this ordinance may be renumbered or relettered.

Section 36. Scrivener's Error.

The County Attorney may correct scrivener's error found in this Ordinance by filing a corrected copy of this Ordinance with Board Records.

Section 37. Effective Date.

This Ordinance shall be transmitted to the Department of State by the Clerk to the Board by electronic mail within ten (10) days of the adoption of this Ordinance, and this Ordinance shall take effect upon filing with the Department of State.

ADOPTED with a quorum present and voting this th day of _____, 2017.

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY

| VZ

ATTEST:

BY: _____

Paula S. O'Neil, Ph.D.
Clerk & Comptroller

BY: _____

Mike Moore, Chairman