

CHAPTER TWO
LAND USE DISTRICTS

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CHAPTER TWO
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2100. LAND USE MAPS

- A. Establishment of land use atlas maps – The locations and boundaries of the land use districts established within the county shall be shown on a map, comprising of one or more paper sheets, or comprised of electronic data, entitled “Land Use Atlas Map of Citrus County, Florida,” adopted (effective date of new LDC), and which is incorporated herein.
- B. Unauthorized changes prohibited - No changes of any nature shall be made on the Land Use Atlas Map or any matter shown thereon except in conformity with the procedures set out in this Code and in applicable state law. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this code.
- C. Interpretation of Land Use district boundaries - The location of any land use district boundaries shown on the Land Use Atlas Map shall be determined using the following rules:
1. Land use district boundary lines are intended to follow property lot lines unless said land use district lines are fixed by dimensions as shown on the Land Use Atlas Map.
 2. Where land use district boundaries approximately follow platted lot lines on the Land Use Atlas Map, said lot lines shall be construed to be said boundaries.
 3. Where land use district boundaries approximately follow county limits, said limits shall be construed to be said boundaries.
 4. Where land use district boundaries approximately follow section lines or subsection lines, said lines shall be construed to be said boundaries.
 5. Where the foregoing rules cannot be applied to a land use district boundary traversing unsubdivided property, or where a land use district boundary divides a lot, the location of any said boundary shall be determined as delineated on the Land Use Atlas Map.
 6. If, after the application of the foregoing rules, uncertainty exists as to the exact location of the land use district boundary, the Land Development Director shall interpret and determine said location in accordance with the intent and purpose of this code. Appeal from the interpretation of the Land Development Director shall be prescribed herein.

- D. Modification of land use district designations on a parcel(s) or portion of a parcel(s) may be considered via public hearings as delineated in Florida Statutes and as provided for on forms supplied by the Citrus County Land Development Division.

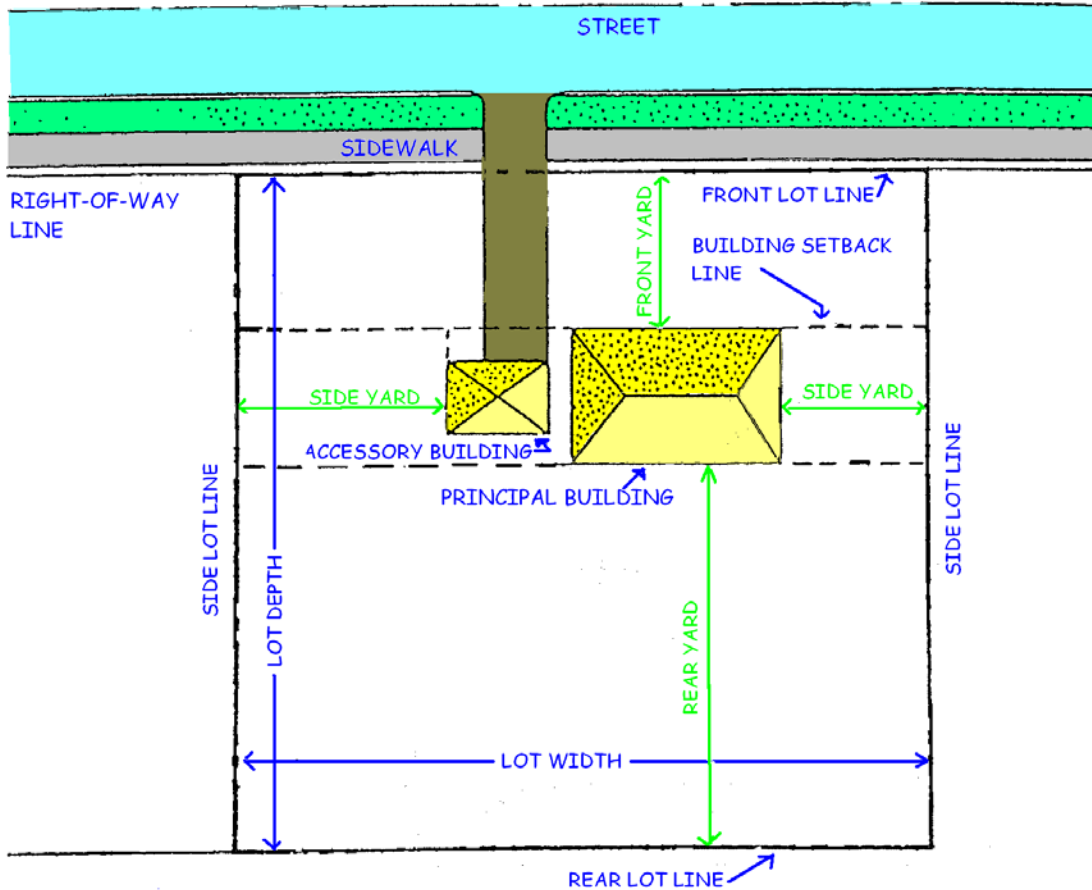
2200. MINIMUM LOT REQUIREMENT FOR ALL USES

- A. All proposed developments shall have a total land area sufficient to meet all site design standards in this LDC including, but not limited to: land required to provide setbacks from abutting rights-of-way, buffers, stormwater management, off-street parking and circulation, protection of wetlands, or other provisions that may require land area to be set aside.
- B. There is no minimum lot area for individual lots within a residential development served by both a central water and central sewer system provided that all of the following requirements shall be met:
1. The land area for the total project is sufficient to meet standards as stated herein.
 2. Gross density of the area shall not exceed the provisions of this LDC.
 3. Land exclusive of individual lots to be conveyed in fee simple ownership shall be controlled and maintained through a condominium association, property owners' association, dedicated to a public agency, or other similar provision. Recordable instruments providing for these common-ownership lands shall be submitted for review with the application for a development order.
 4. All new residential subdivisions and nonresidential developments in areas not served by central water and central sewer shall have the following minimum lot areas:

Type of Development	Sewer/Water System	Lot Area
Residential	OSTDS* Individual wells	0.5 acre per unit
Nonresidential	OSTDS* Individual wells	0.5 acre per unit
Residential	OSTDS* Central water	0.5 acre per unit
Nonresidential	OSTDS* Central water	0.5 acre per unit

*OSTDS - onsite sewage treatment disposal system, aka septic tanks

C. There is no minimum lot width for new individual lots within the planned service area served by both a central water and central sewer system except as provided elsewhere within this LDC. However, those properties located outside the planned service area or not served by central water and central sewer shall maintain a minimum 100 feet for residential and 150 feet for nonresidential new lots.



D. Except as permitted by other provisions of this LDC or approved as a Planned Residential Development or a Planned Unit Development, lot width shall be at least 40 feet on a street.

E. Additional lot area requirements shall apply to those limited agricultural uses, as specified in the following table:

Land Use	Minimum Lot Size
Confinement Feeding Lot	10.0 acres
Livestock Auction	10.0 acres
Slaughter House	20.0 acres

2300. BUILDING SETBACK REQUIREMENTS AND HEIGHT REQUIREMENTS FOR ALL LAND USE DISTRICTS

A. A minimum setback from an abutting right-of-way shall be required for all buildings. The required minimum setback shall be measured from the centerline of the right-of-way. The distance is determined by the functional classification of the roadway, as specified on the Functional Classification Map in this LDC. Minimum distance is shown in the following table:

BUILDING SETBACK REQUIREMENTS	
Local Street (public or private)	50 feet
Minor Collector	65 feet
Major Collector	75 feet
Minor Arterial	100 feet
Principal Arterial	125 feet

1. Principal uses should be located 25 feet from any existing right-of-way line, except as provided elsewhere within this LDC. In cases where private and local streets are 60 feet in width where residential uses may be permitted, the setback may be administratively approved no less than 20 feet from an existing right-of-way line.
 2. Metal or wood carports, awnings, or other open accessory structures may be permitted administratively with up to 20 percent reduction of the required building setback from the centerline of the right-of-way.
- B. There are no minimum setbacks required for side and rear yards (those sides of a building which do not abut a right-of-way) provided that one of the following requirements shall be met:
1. If the distance from the structure to the property line is less than five feet, the applicant must show evidence of a maintenance easement granted by adjacent property owner(s), **OR**
 2. A structure may be built on the property line provided the adjacent property owner shall grant an attachment easement to the property owner(s) making application.

NOTE: Standards for specified individual uses as provided in this LDC may include requirements for setbacks.

C. When a building exceeds 50 feet in height, the minimum distance from an adjacent building or property line shall be increased by two feet for each 10 feet above 50 feet.

- D. Architectural features, eaves, balconies, and the like may project into required front yards not more than three feet.
- E. Special setbacks are established for structures adjacent to existing sinkholes and caves as provided in this LDC.

2400. LAND USE DISTRICTS

2401. LOW INTENSITY COASTAL AND LAKES DISTRICT (CL)

This category designates those areas having environmental characteristics sensitive to development and therefore should be protected. No land use amendment that would increase residential density should be approved except for the Planned Unit Development standards where allowed. No additional high intensity non-residential land uses, specifically new GNC and IND, shall be allowed in the Coastal, Lakes, and River region. Where preservation is not possible, only the lowest intensity development shall be allowed.

- A. Velocity Zones: The predominant land uses shall be single family residential development at a maximum density of one dwelling unit per 40 acres. No PUD provisions will be allowed within the V-zone.
- B. Coastal, Lakes, and River Area (CLRA, all CL District lands excluding V-zones): The predominant land uses shall be single family residential development a maximum density of one dwelling unit per 20 acres. Planned Unit Developments are allowed provided the following provisions are met:
 - 1. A minimum of 160 acres is required for a development plan.
 - 2. Gross density shall not exceed one dwelling unit per five acres.
 - 3. The development shall be serviced by regional water and sewer facilities.
 - 4. One hundred percent of wetlands on site shall be protected. Mitigation shall not be allowed.
 - 5. Clustering of units shall be required to assure preservation of a minimum of 80 percent of the existing uplands on site.

6. A 1,000 foot buffer shall be provided around all lands designated as part of the [St. Martin's Marsh Aquatic Preserve](#).



7. All development shall be encouraged to utilize best management practices for a stormwater management, erosion control, and wildlife preservation by a Wildlife Educational Program.
- C. Within the CLRA, Florida Quality Development pursuant to [Chapter 380, F.S.](#), will be allowed without a [Comprehensive Plan](#) amendment at a maximum gross density of one unit per acre, however, residential dwellings and non-residential uses shall be clustered to ensure the preservation of at least 70 percent of the gross site acreage as permanent conservation areas and open space, excluding active recreation areas.
 - D. A Planned Unit Development within the upland areas of the Lakes and River Region may be permitted at a density not to exceed 0.1 dwelling units per acre (one dwelling unit per 10 acres) subject to the following special conditions:
 1. A minimum of 20 upland acres is required.
 2. Documentation of sufficient upland soils on-site shall be provided by the applicant based on data from the [Natural Resources Conservation Service \(NRCS\)](#), water management district or other appropriate agency.
 3. Clustering of units to preserve 80 percent of the gross site area as permanent open space is required; and
 4. All projects proposed under this option shall provide a biological survey.
 - E. In addition to single family residential development, the following is a list of land uses with notations as to whether they are permitted.

<u>CL District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
USES			
Residential			
Single Family	P	Home Occupation	P
Model Homes (no sales office)	P	Accessory Structure	P
Group Home ¹	C	Bed & Breakfast	C
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational			
Passive Recreation	P	Hunting/Fishing Preserves	P
Golf Course	C	Stables	C
Playgrounds	P	Shooting Range	C
Swimming Pools/Bathing Areas	C	Preserves/Reserves	P
Fishing Docks/Piers	C	Summer Camps/Retreats	C
Agricultural			
Croplands/Pastures	P	Confinement Feeding/Feedlots	C
Silviculture	P	Plant Nurseries – wholesale	P
Aquaculture	P	Sod Farm	P
Viticulture	P		
Public Service/Utility			
Emergency Service Facilities	P	Utility Facilities (Water & Wastewater) ²	P
Communications/Transmission Towers (limitations apply)	C	Wellfields (Greater than 100,000 gpd) ²	C*
Government Facility	P	Wellfields (Less than or equal to 100,000 gpd) ²	P

¹ Use not allowed within Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the [BCC](#).

Area Requirements:

Maximum Lot Coverage – 25%, except for lots of record that are less than one acre shall not exceed 30%

Floor Area Ratio (non-residential uses only) – 0.2

2402. RURAL RESIDENTIAL DISTRICT (RUR)

This category represents primarily those areas that are transitional between higher density developments and agricultural or conservation uses. This district is intended to preserve economically viable agricultural land and large tracts of residential land in order to maintain a rural atmosphere in appropriate areas of the County.

This category allows for residential use at a maximum density of 1.0 unit per 10 acres. Single family residential may be permitted at a density not to exceed one unit per five (5) acres when having at least fifty percent (50%) open space, provided additional standards are met, including a PUD as outlined in Chapter Four.

In addition to residential development, the following is a list of land uses with notations as to whether they are permitted.

<u>RUR District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
Uses			
Residential			
Single Family	P	Bed & Breakfast	C
Attached Housing	C	Home Occupation	P
Model Homes (no sales office)	P	Accessory Structure	P
Group Home ¹	C		
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational			
Passive Recreation	P	Stables	C
Golf Course	C	Preserves/Reserves	C
Playgrounds	C		
Agricultural			
Croplands/Pastures	P	Confinement Feeding/Feedlots	C
Silviculture	C	Plant Nurseries – wholesale	C
Aquaculture	C	Sod Farm	C
Viticulture	C		
Public Service/Utility			
Emergency Service Facilities	P	Utility Facilities (Water & Wastewater) ²	P

<u>RUR District</u>		<u>Key – Level of Review</u>	
		P = Permitted	C = Conditional Use
Uses			
Public Service/Utility (cont'd)			
Communications/Transmission Towers (limitations apply)	C	Wellfields (Greater than 100,000 gpd) ²	C*
Railroad rights of way (storage facilities, or related structures)	C	Wellfields (Less than or equal to 100,000 gpd) ²	P
Government Facility	C		

¹ Use not allowed within Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the [BCC](#).

Area Requirements:

Maximum Lot Coverage – 20%, except for lots of record that are less than one acre shall not exceed 30%

Floor Area Ratio (non-residential uses only) – 0.2

2403. COASTAL AND LAKES RESIDENTIAL DISTRICT (CLR)

This category recognizes lawful unrecorded and recorded subdivisions within the coastal, lakes, and river regions of the County. Density shall be limited to the maximum provided by the final development order approved for the underlying subdivision plat. Replatting to accomplish clustering and/or development consistent with current standards will be permitted provided gross density is not increased.

<u>CLR District</u>		<u>Key – Level of Review</u>	
		P = Permitted	C = Conditional Use
Uses			
Residential			
Single Family	P	Group Home ¹	C
Attached Housing (Density limited to underlying subdivision plat.)	P	Home Occupation	P
Multifamily ^{1X} (Density limited to underlying subdivision plat.)	P	Accessory Structure	P
Model Homes (no sales office)	C		
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Assisted Living Facilities ¹	C

<u>CLR District</u>		<u>Key – Level of Review</u>	
		P = Permitted	C = Conditional Use
Uses			
Recreational			
Passive Recreation	P	Fishing Docks/Piers	P
Golf Course	P	Playgrounds	P
Public Service/Utility			
Emergency Service Facilities	P	Utility Facilities ²	P
Communications/Transmission Towers (limitations apply)	C	Wellfields (Greater than 100,000 gpd) ²	C*
Government Facility	C	Wellfields (Less than or equal to 100,000 gpd) ²	P

^{1x}Use not allowed within the Coastal High Hazard Area except areas east of US-19 as a **Conditional Use**. See [LDC Atlas](#) for CHHA delineation.

¹ Use not allowed within Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation

*Wellfields greater than 100,000 gpd are subject to approval by the [BCC](#).

Area Requirements:

Maximum Lot Coverage – 35%, except for lots of record that are less than 10,000 square feet in these areas shall not exceed 40%
 Floor Area Ratio (non-residential uses only) – 0.2

2404. CENTRAL RIDGE RESIDENTIAL DISTRICT (CRR)

This category is designed to protect the rural character of existing large lot subdivisions by prohibiting any increase in residential density beyond the approved final plat or accepted unrecorded subdivision plan.

This district consists of lawful unrecorded and recorded subdivisions located within the Planned Service Area (PSA). Density shall be limited to the maximum provided by the final development order under the approved subdivision plat and any subsequent lot divisions up to the effective date of the established CRR District on the [GFLUM](#). Lot reconfiguration is permitted. Replatting to accomplish clustering and/or development consistent with the current standards is permitted provided the gross density is not increased.

This category, permitted only within the PSA, allows for single family residential development at a density no greater than the density of the existing subdivision. This category may be assigned to only a portion of a subdivision and shall not apply to undivided land.

<u>CRR District</u>	<u>Key – Level of Review</u>		
	P = Permitted C = Conditional Use		
Uses			
Residential			
Single Family	P	Home Occupation	P
Attached Housing	P	Accessory Structure	P
Model Homes (no sales office)	P	Group Home ¹	C
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational			
Passive Recreation	P	Stables	C
Golf Course	C	Shooting Range	C
Playgrounds	C	Preserves/Reserves	C
Summer Camps/Retreats	C	Hunting/Fishing Preserves	C
Agricultural			
Silviculture	C	Plant Nurseries – wholesale	C
Aquaculture	C	Sod Farm	C
Viticulture	C		

Public Service/Utility			
Emergency Service Facilities	P	Utility Facilities ²	P
Communications/Transmission Towers	C	Wellfields (Greater than 100,000 gpd) ²	C*
Government Facility	C	Wellfields (Less than or equal to 100,000 gpd) ²	P

¹ Use not allowed within Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the [BCC](#).

Area Requirements:

Maximum Lot Coverage – 35%

Floor Area Ratio (non-residential uses only) – 0.2

2405. LOW DENSITY RESIDENTIAL DISTRICT (LDR)

This category allows for residential development at a maximum of up to 2.0 dwelling units per acre. Higher density developments, 2.1 to 6.0 units per acre, may be allowed provided additional standards are met, including a PUD as outlined in Chapter Four.

<u>LDR District</u>	<u>Key – Level of Review</u>		
	P = Permitted C = Conditional Use		
Uses			
Residential			
Single Family	P	Group Home ¹	C
Attached Housing	C	Home Occupation	P
Duplex	C	Accessory Structure	P
Model Homes (no sales office)	P		
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational			
Passive Recreation	P	Playgrounds	C
Golf Course	C		

Public Service/Utility			
Emergency Service Facilities	P	Utility Facilities ²	P
Communications/Transmission Towers	C	Wellfields (Greater than 100,000 gpd) ²	C*
Government Facility	P	Wellfields (Less than or equal to 100,000 gpd) ²	P

¹ Use not allowed within Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the [BCC](#).

Area Requirements:

Maximum Lot Coverage – 35%

Floor Area Ratio (non-residential uses only) – 0.2

2406. MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

This category is representative of an urbanizing area. The category allows for single family residential development at a maximum density of 4.0 units per acre. Higher density developments, 4.1 to 8.0 units per acre, may be permitted, provided additional standards are met including a PUD as outlined in Chapter Four of this LDC.

<u>MDR District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
		PUD = Planned Unit Development	
Uses			
Residential			
Single Family	P	Group Home ¹	C
Attached Housing	P	Home Occupation	P
Multifamily ^{1X}	PUD	Model Homes (no sales office)	P
Boarding House	C		
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational			
Passive Recreation	P	Playgrounds	C
Golf Course	C		
Public Service/Utility			
Emergency Service Facilities	P	Wellfields (Greater than 100,000 gpd) ²	C*
Communications/Transmission Towers	C	Wellfields (Less than or equal to 100,000 gpd) ²	P
Utility Facilities ²	P		
Office			
Professional Business Office	C	Government Facility	P
Medical/Dental Office	C	Personal Service Businesses	C
Clinic	C	Photography Studios	C
Financial Institution (without drive-up facilities)	C	Barbershop/Beauty Parlor	C
Model Home Center	C	Dispatch/Communication Office (excludes warehousing/ distribution of goods)	C
Model Home (with sales office)	C		

<u>MDR District</u>		<u>Key – Level of Review</u>	
		P = Permitted	C = Conditional Use
PUD = Planned Unit Development			
Uses			
Neighborhood Commercial			
Health Club/Spa	C	Light Mechanical Repair Shop	C
Community Center	C	Restaurants (No drive-up facilities)	C
Fraternal Organization/Lodge	C	Open Air Café	C
Dance/Martial Arts/Instructional Studio	C	Bed & Breakfast	C
Small Retail Shops	C	Art Gallery/Museum	C
Strip Center – multi-use	C	Library	C
Funeral Home/Mortuaries (no crematorium)	C	Tackle/Bait Shop	C
Specialty Food Store	C	Veterinary Off/Animal Hosp./Pet Groom (No outside kennels)	C
Services Businesses	C	Convenience Store	C
Laundries/Dry Cleaners	C		

^{TX}Use not allowed within the Coastal High Hazard Area except areas east of US-19 as a **Planned Unit Development**. See [LDC Atlas](#) for CHHA delineation.

¹ Use not allowed within Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation

*Wellfields greater than 100,000 gpd are subject to approval by the **BCC**.

Area Requirements:

Maximum Lot Coverage – 50%

Floor Area Ratio (non-residential uses only) – 0.40

2407. HIGH DENSITY RESIDENTIAL DISTRICT (HDR)

This is the highest density residential district and is representative of a compact urban growth area. This category primarily allows for multifamily units.

Residential development is allowed at a density of 6.0 units per acre. Higher density developments, 6.1 to 20.0 units per acre, may be permitted if additional standards are met including a PUD as outlined in Chapter Four of this LDC.

Multi-family apartments built as additional stories over nonresidential structures may be allowed in accordance with the density allowances as described within this Section.

<u>HDR District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
		PUD = Planned Unit Development	
Uses			
Residential			
Single Family	P	Group Home ¹	P
Multifamily ^{1X}	P	Home Occupation	P
Model Homes (no sales office)	P	Accessory Structure	P
Boarding House	C		
Institutional			
Educational Facilities (excluding public schools)?	C	Nursing Homes ¹	C
Day Care Centers	P	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	P		
Recreational			
Passive Recreation	P	Playgrounds	C
Golf Course	C		
Public Service/Utility			
Emergency Service Facilities	P	Wellfields (Greater than 100,000 gpd) ²	C*
Communication/Transmission Towers (limited)	C	Wellfields (Less than or equal to 100,000 gpd) ²	P
Utility Facilities (Water & Wastewater) ²	P		
Office			
Professional Business Office	C	Government Facility	P
Medical/Dental Office	C	Personal Service Businesses	C
Clinic	C	Photography Studios	C
Financial Institution (without drive-up facilities)	C	Barbershop/Beauty Parlor	C
Model Home Center	C	Dispatch/Communication Office (excludes warehousing/distribution of goods)	C
Model Home (with sales office)	C		

<u>HDR District</u>		<u>Key – Level of Review</u>	
		P = Permitted	C = Conditional Use
Uses			
Neighborhood Commercial			
Health Club/Spa	C	Light Mechanical Repair Shop	C
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Open Air Café	P
Dance/Martial Arts/Instructional Studio	C	Bed & Breakfast	P
Small Retail Shops	P	Art Gallery/Museum	P
Strip Center – multi-use	C	Library	P
Funeral Home/Mortuaries (no crematorium)	C	Tackle/Bait Shop	C
Specialty Food Store	P	Veterinary Off/Animal Hosp./Pet Groom (No outside kennels)	C
Services Businesses	C	Convenience Store	P
Laundries/Dry Cleaners	P		

^{1x}Use not allowed within the Coastal High Hazard Area except areas east of US-19 as a **Conditional Use**. See [LDC Atlas](#) for CHHA delineation.

¹ Use not allowed within Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the [BCC](#).

Area Requirements:

Maximum Lot Coverage – 55%

Floor Area Ratio (non-residential uses only) – 0.5

2408. PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PDR)

The primary land use within each of the developments is single family residential; however, other uses are allowed. Other permitted land uses include multifamily residential, public/semi-public, recreational, commercial, and limited industrial. PDRs illustrated on the [GFLUM](#) have been approved via the Planned Development process, and are tied to a master development plan which details land uses, acreage, and distribution of uses.

<u>PDR District/MPD District</u>		<i>Key – Level of Review</i>	
		MPD = Subject to approved Master Plan of Development P = Permitted	
Uses			
Residential			
Single Family	MPD	Group Home ¹	MPD
Attached Housing	MPD	Home Occupation	P
Multifamily ^{1X}	MPD	Accessory Structure	P
Model Homes (no sales office)	MPD	Boarding House	MPD
Institutional			
Educational Facilities (excluding public schools)	MPD	Nursing Homes ¹	MPD
Day Care Centers	MPD	Halfway Houses ¹	MPD
Houses of Worship	MPD	Cemeteries (without funeral home/crematory)	MPD
Assisted Living Facilities ¹	MPD		
Recreational			
Passive Recreation	MPD	Swimming Pools/Bathing Areas	MPD
Golf Course	MPD	Stables	MPD
Playgrounds	MPD	Recreational Resort	MPD
Ballfields/ Ball Courts	MPD		
Industrial			
Manufacturing	MPD	Distribution Center	MPD
Wholesaling	MPD	Commercial Recycling Center ¹	MPD
Processing	MPD	Storage	MPD
Public Service/Utility			
Emergency Service Facilities	P	Wellfields (Greater than 100,000 gpd) ^{2*}	MPD
Communication/Transmission Towers	MPD	Wellfields (Less than or equal to 100,000 gpd) ²	P
Utility Facilities ²	MPD		
Office			
Professional Business Office	MPD	Personal Service Businesses	MPD
Medical/Dental Office	MPD	Photography Studios	MPD
Clinic	MPD	Barbershop/Beauty Parlor	MPD
Financial Institution (without drive-up facilities)	MPD	Dispatch/Communication Office (excludes warehousing/distribution of goods)	MPD
Model Home Center	MPD	Government Facility	MPD
Model Home (with sales office)	MPD		
Neighborhood Commercial			
Health Club/Spa	MPD	Light Mechanical Repair Shop	MPD
Community Center	MPD	Restaurants (No drive-up facilities)	MPD
Fraternal Organization/Lodge	MPD	Open Air Café	MPD

<u>PDR District/MPD District</u>		<i>Key – Level of Review</i>	
		MPD = Subject to approved Master Plan of Development P = Permitted	
Uses			
Neighborhood Commercial-continued			
Dance/Martial Arts/Instructional Studio	MPD	Bed & Breakfast	MPD
Small Retail Shops	MPD	Art Gallery/Museum	MPD
Strip Center – multi-use	MPD	Library	MPD
Funeral Home/Mortuaries (no crematorium)	MPD	Tackle/Bait Shop	MPD
Specialty Food Store	MPD	Veterinary Office/Animal Hosp./Pet Groom (No outside kennels)	MPD
Service Businesses	MPD	Convenience Store	MPD
Laundries/Dry Cleaners	MPD	Other substantially similar uses	MPD
General Commercial			
Sales, Rental, Service, Repair – motorized vehicles	MPD	Lawn Care Operations	MPD
Truck Stops	MPD	Funeral Home/Mortuary (with Crematorium)	MPD
Car Wash Facilities	MPD	Hotel/Motel	MPD
Gasoline Sales & Service	MPD	Hospital/Sanitarium ¹	MPD
Mobile Home Sales and Service	MPD	Theater/Auditorium	MPD
Mobile Home/Manufactured Home Park ¹	MPD	Golf Driving Range/Miniature Golf	MPD
Tavern, Bar, Lounge, Night Club, Dance Hall	MPD	Retail Plan Nurseries	MPD
Financial Institution (with drive-up facilities)	MPD	Commercial/Trade Schools	MPD
ATM	MPD	Retail Sales	MPD
Research Lab	MPD	Shopping Center	MPD
Restaurants with Drive-up Facilities	MPD	Grocery Store/Supermarket	MPD
Race Track/Outdoor Arena	MPD	Mini Warehouses	MPD
Veterinary Office/Animal Hosp./Pet Groom (with outside kennels)	MPD	Distribution Center	MPD
Kennels	MPD	Building/Trades Contractors (with outside storage)	MPD

^{1X}Use not allowed within the Coastal High Hazard Area except areas east of US-19 as a [Conditional Use](#). See [LDC Atlas](#) for CHHA delineation.

¹ Use not allowed within Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the [BCC](#).

Area Requirements:

Maximum Lot Coverage – per Master Plan of Development

Floor Area Ratio (non-residential uses only) – per Master Plan of Development

2409. PROFESSIONAL SERVICES/OFFICE DISTRICT (PSO)

This category represents a limited range of uses. This district contains those areas where professional office development is appropriate as the primary use. This category is representative of a buffer area between commercial and residential development.

Single family residential development may be allowed provided the structure has access to a local residential roadway and is in residentially committed areas, or is associated with a business owned and operated by the homeowner.

Multifamily residential development over four units per acre, not to exceed 10 units per acre, may be allowed subject to density limitations as outlined below. However, such residential development shall be required to preserve at least twenty percent (20%) of the gross site area as permanent open space as required by this LDC. Multi-family apartments built as additional stories over nonresidential structures may be allowed in accordance with the density allowances as described within this Section.

<u>PSO District</u>		<u>Key – Level of Review</u>	
		P = Permitted	C = <u>Conditional Use</u>
Uses			
Residential			
Single Family (as outlined above)	P	Group Home ¹	P
Multifamily ^{1x} (up to four units per acre)	P	Home Occupation	P
Multifamily ^{1x} (over four units, not to exceed ten units per acre)	PUD	Accessory Structure	P
Model Homes (no sales office)	P		
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	P	Cemeteries (without funeral home/crematory)	C
Houses of Worship	P	Assisted Living Facilities ¹	C
Recreational			
Playgrounds	P		
Public Service/Utility			
Emergency Service Facilities	P	Telephone/Cable Facilities	C
Communication/Transmission Towers (limitations apply)	P	Wellfields (Greater than 100,000 gpd) ²	C*
Utility Facilities ²	P	Wellfields (Less than or equal to 100,000 gpd) ²	P

PSO District		<u>Key – Level of Review</u>	
		P = Permitted	C = <u>Conditional Use</u>
Uses			
Office			
Professional Business Office	P	Government Facility	P
Medical/Dental Office	P	Personal Service Businesses	P
Clinic	P	Photography Studios	P
Financial Institution (without drive-up facilities)	P	Barbershop/Beauty Parlor	P
Financial Institution (with drive-up facilities)	C	Dispatch/Communication Office (excludes warehousing/distribution of goods)	P
Model Home Center	P		
Model Home (with sales office)	P		
Neighborhood Commercial			
Health Club/Spa	P	Light Mechanical Repair Shop	P
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Restaurants with drive-up facilities	C
Dance/Martial Arts/Instructional Studio	P	Open Air Café	P
Grocery/Discount Retail Store (Less than 7,000 sq. ft.)	P	Bed & Breakfast	P
Small Retail Shops	P	Pharmacy/Drugstore (Less than 7,000 sq. ft.)	P
Strip Center – multi-use	P	Art Gallery/Museum	P
Funeral Home/Mortuaries (no crematorium)	C	Library	P
Specialty Food Store	P	Tackle/Bait Shop	P
Services Businesses	C	Veterinary Off/Animal Hosp./Pet Groom (No outside kennels)	P
Laundries/Dry Cleaners (No drive-up facilities)	P	Convenience Store with or without gas pumps	C
Laundries/Dry Cleaners with drive-up facilities.	C		

^{1X} Use not allowed within the Coastal High Hazard Area except areas east of US-19 as a Conditional Use. See LDC Atlas for CHHA delineation.

¹ Use not allowed within Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

2410. COASTAL AND LAKES COMMERCIAL DISTRICT (CLC)

This category designates those areas suitable for commercial development within the coastal, lakes, and river regions. The commercial uses allowed in this category are water related, water dependent, or necessary for the support of the immediate population. The designation is intended for a single commercial use or business on a single parcel of property. Commercial centers are not allowed, but multiple activities operated by a sole entity are allowed. This requirement is not intended to limit the number of structures as long as the development meets all requirements of this LDC.

Single family residential development shall be allowed only if the structure has access to a local residential roadway and is in a residentially committed area, or is associated with a business owned and operated by the homeowner. In addition to commercial uses, the category allows for a single family residence as an accessory use to the primary commercial use of a lot or parcel. The intent is to allow a business owner or employee to live on-site with his/her family. Such single family dwelling units are allowed on the second floor of a building, or as an attached ground floor unit, or as a detached dwelling unit, preferably to the rear of the property.

Furthermore, CLC designated lands shall not be subdivided for the purpose of increasing residential density beyond the density allowed within the Low Intensity Coastal and Lakes District, that is, one dwelling unit per 20 acres outside of the V-zone and one unit per 40 acres within the V-zone. Existing lots of record smaller than the above standards shall be recognized as valid non-conforming lots.

<u>CLC District</u>		<u>Key – Level of Review</u>	
		P = Permitted	C = Conditional Use
Uses			
Residential			
Single Family (as outlined above)	P	Group Home ¹	P
Single Family (associated with commercial use)	P	Boarding House	P
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	P
Day Care Centers	P	Cemeteries (without funeral home/crematory)	C
Houses of Worship	P	Assisted Living Facilities ¹	C
Recreation			
Playgrounds	P	Summer Camps/Retreats	P
Fishing Docks/Piers	P	Hunting/Fishing Preserves	P

<u>CLC District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
Uses			
Boat Ramps (Excluding marina facilities)	P	Marina Facilities (subject to standards in Comprehensive Plan – Manatee protection Element)	C
Agricultural			
Aquaculture	P		
Public Service/Utility			
Emergency Service Facilities	P	Parking Facilities	P
Communication/Transmission Towers (limitations apply)	P	Wellfields (Greater than 100,000 gpd) ²	C
Utility Facilities ²	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
Office			
Professional Business Office	P	Government Facility	P
Medical/Dental Office	P	Personal Service Businesses	P
Clinic	P	Photography Studios	P
Financial Institution (without drive-up facilities)	P	Barbershop/Beauty Parlor	P
Model Home Center	P	Dispatch/Communication Office (excludes warehousing/distribution of goods)	P
Model Home (with sales office)	P		
Neighborhood Commercial			
Health Club/Spa	C	Light Mechanical Repair Shop	P
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Open Air Café	P
Dance/Martial Arts/Instructional Studio	P	Bed & Breakfast	P
Grocery/Discount Retail Store (Less than 7,000 sq. ft.)	P	Pharmacy/Drugstore (Less than 7,000 sq. ft.)	P
Small Retail Shops	P	Art Gallery/Museum	P
Strip Center – multi-use	C	Library	P
Funeral Home/Mortuaries (no crematorium)	C	Tackle/Bait Shop	P
Specialty Food Store	P	Veterinary Office/Animal Hosp./Pet Groom (No outside kennels)	P
Service Businesses	C	Convenience Store (without gas pumps)	P
Laundries/Dry Cleaners	P		
General Commercial			
Sales, Rental, Service, Repair – motorized vehicles	C	Car Wash Facilities	C
Gasoline Sales & Service	C	Golf Driving Range/Miniature Golf	C

<u>CLC District</u>	<u>Key – Level of Review</u>		
	P = Permitted C = Conditional Use		
Uses			
General Commercial-continued			
Mini Warehouses	C	Retail Plant Nurseries	P
Tavern, Bar, Lounge, Night Club, Dance Hall	C	Hotel/Motel	C
Veterinary Office/Animal Hosp./Pet Groom (with outside kennels)	C	Mobile Home Sales and Service	C
Financial Institution (with drive-up facilities)	C	Restaurants with drive-up facilities	C
Building/Trades Contractors (with outside storage)	C	Lawn Care Operations	C

¹ Use not allowed within Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.
² Regional facilities not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.
*Wellfields greater than 100,000 gpd are subject to approval by the [BCC](#).

Area Requirements:

Maximum Lot Coverage – 35%

Floor Area Ratio (non-residential uses only) – 0.3

2411. NEIGHBORHOOD COMMERCIAL DISTRICT (NEC)

The NEC District is intended to serve the needs of nearby residents, visitors, and businesses (within two to three miles). Uses in the NEC District are limited to neighborhood commercial uses and must be located on either a collector or arterial roadway. Single family residential development, up to 6 dwelling units per acre, shall be allowed only if the structure has access to a local residential roadway and is in a residentially committed area, or is associated with a business owned and operated by the homeowner.

<u>NEC District</u>	<u>Key – Level of Review</u>		
	P = Permitted C = Conditional Use		
Uses			
Residential			
Single Family (as outlined above)	P	Group Home ¹	P
Model Homes (no sales office)	P	Accessory Structure	P
Boarding House	P		
Institutional			
Educational Facilities (excluding public schools)	P	Assisted Living Facilities ¹	C
Day Care Centers	P	Nursing Homes ¹	C

<u>NEC District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = <u>Conditional Use</u>	
Uses			
Houses of Worship (less than 100 required parking spaces)	P	Houses of Worship (100 or more required parking spaces)	C
Outdoor Recreation			
Passive Recreation	P	Playgrounds	P
Public Service/Utility			
Emergency Service Facilities	P	Wellfields (Greater than 100,000 gpd) ²	C*
Communications/Transmission Towers (limitations apply)	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
Utility Facilities ²	P		
Office			
Professional Business Office	P	Personal Service Businesses	P
Medical/Dental Office	P	Photography Studios	P
Clinic	P	Barbershop/Beauty Parlor	P
Government Facility	P		
Neighborhood Commercial			
Health Club/Spa	P	Motor Vehicle Repair (limited to two bays)	P
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Open Air Café	P
Dance/Martial Arts/Instructional Studio	P	Tavern/Lounge	P
Grocery/Discount Retail Store (Less than 7,000 sq. ft.)	P	Pharmacy/Drugstore (Less than 7,000 sq. ft.)	P
Small Retail Shops	P	Bed & Breakfast	P
Strip Center – multi-use	C	Art Gallery/Museum	P
Funeral Home/Mortuaries (no crematorium)	P	Library	P
Specialty Food Store	P	Tackle/Bait Shop	P
Service Businesses	P	Veterinary Off/Animal Hosp./Pet Groom (No outside kennels)	P
Laundries/Dry Cleaners	P	Convenience Store	P
Light Mechanical Repair Shop	P	Fruit/Vegetable Stands	P
Light Equipment Repair Shops	P		

^{1X} Use not allowed within the Coastal High Hazard Area except areas east of US-19 as a Conditional Use. See LDC Atlas for CHHA delineation.

¹ Use not allowed within Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 0.5

2412. GENERAL COMMERCIAL DISTRICT (GNC)

This district is limited to commercial activity and activities of similar impact or consistent with commercial activity. No new GNC shall be allowed in the Coastal, Lakes, and River region.

Multifamily residential development over six units per acre, not to exceed ten units per acre, shall be allowed. However, such residential development shall be required to preserve at least twenty percent (20%) of the gross site area as permanent open space as required by this LDC. Single family residential development shall be allowed only if the structure has access to a local residential roadway and is in a residentially committed area, or is associated with a business owned and operated by the homeowner. Multi-family apartments built as additional stories over nonresidential structures may be allowed in accordance with the density allowances as described within this Section.

<u>GNC District</u>		<u>Key – Level of Review</u>	
		P = Permitted	C = <u>Conditional Use</u>
Uses			
Residential			
Single Family (as outlined above)	P	Boarding House	P
Multifamily ^{1X} (up to six units per acre)	P	Group Home ¹	P
Multifamily ^{1X} (over six units per acre, not to exceed 10 units per acre)	PUD	Accessory Structure (limitations apply)	P
Model Homes (no sales office)	P		
Institutional			
Educational Facilities	P	Nursing Homes ¹	P
Day Care Centers	P	Halfway Houses ¹	P
Houses of Worship	P	Cemeteries	P
Assisted Living Facilities ¹	P		
Outdoor Recreation			
Golf Driving Range/ Miniature Golf Course	P	Boat Ramps (excluding marina facilities)	P
Playgrounds	P	Summer Camps/Retreats	P
Ballfields/ Ball Courts	P	Shooting Range	C
Swimming Pools/Bathing Areas	P	Recreational Resort	C
Fishing Docks/Piers	P		
Industrial			
Distribution Center	C	Commercial Recycling Center ¹	C

GNC District		Key – Level of Review	
		P = Permitted C = <u>Conditional Use</u> PUD = Planned Unit Development	
Uses			
Public Service/Utility			
Emergency Service Facilities	P	Truck/Bus Terminals	P
Communication/Transmission Towers (limitations apply)	P	Parking Facilities	P
Utility Facilities ²	P	Wellfields (Greater than 100,000 gpd) ²	C*
Telephone/Cable Facilities	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
LP Gas Storage/Distribution (up to 1,000 gals)	P		
Office			
Professional Business Office	P	Government Facility	P
Medical/Dental Office	P	Personal Service Businesses	P
Clinic	P	Photography Studios	P
Financial Institution (with drive-up facilities)	P	Barbershop/Beauty Parlor	P
Model Home Center	P	Dispatch/Communication Office (excludes warehousing/distribution of goods)	P
Model Home (with sales office)	P		
Neighborhood Commercial			
Health Club/Spa	P	Light Mechanical Repair Shop	P
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Open Air Café	P
Dance/Martial Arts/Instructional Studio	P	Bed & Breakfast	P
Retail Sales	P	Art Gallery/Museum	P
Strip Center	P	Library	P
Funeral Home/Mortuaries (no crematorium)	P	Tackle/Bait Shop	P
Specialty Food Store	P	Veterinary Office/Animal Hosp./Pet Groom (No outside kennels)	P
Service Businesses	P	Convenience Store	P
Laundries/Dry Cleaners	P		
Other Commercial			
		Solid Waste Haulers Facilities	C
Sales, Rental, Service, Repair – motorized vehicles	P	Flea Market	P
Truck Stops	C	Funeral Home/Mortuary (with Crematorium)	P

<u>GNC District</u>		<u>Key – Level of Review</u>	
		P = Permitted	C = <u>Conditional Use</u>
		PUD = Planned Unit Development	
Uses			
Other Commercial-continued			
Car Wash Facilities	P	Billboard & Offsite Advertising	P
Gasoline Sales & Service	P	Hotel/Motel	P
Mobile Home Sales and Service	P	Hospital/Sanitarium ¹	P
Tavern, Bar, Lounge, Night Club, Dance Hall	P	Theater/Auditorium	P
Financial Institution (with drive-up facilities)	P	Marina	C
ATM	P	Retail Plant Nurseries	P
Restaurants with Drive-up Facilities	P	Commercial/Trade Schools	P
Race Track/Outdoor Arena	C	Retail Sales	P
Veterinary Office/Animal Hosp./Pet Groom (with outside kennels)	P	Shopping Center	P
Kennels	P	Grocery Store/Supermarket	P
Building/Trades Contractors (with outside storage)	P	Mini Warehouses	C
Lawn Care Operations	P	Medical Cannabis Dispensing Facility (limitations apply) ³	C

¹X Use not allowed within the Coastal High Hazard Area except areas east of US-19 as a Conditional Use. See LDC Atlas for CHHA delineation.

¹ Use not allowed within Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

³ Use not allowed within Interchange Management Areas (IMA). See Section 7400 for IMA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

2413. LIGHT INDUSTRIAL DISTRICT (LIND)

The purpose of the LIND District is to encourage light industrial development by providing an environment exclusively for such development, subject to standards that protect the nearby residential, commercial, agricultural, and public uses of property from hazards, noise, and other disturbances.

<u>LIND District</u>		<u>Key – Level of Review</u>	
		P = Permitted	C = <u>Conditional Use</u>
<u>Uses</u>			
Outdoor Recreation			
Shooting Range	P		
Agricultural			
Aquaculture	P	Viticulture	P
Industrial			
Light Manufacturing – includes compounding, assembling or treatment of personal articles and household goods, articles of merchandise from previously prepared products, malleable metals, signs, instruments, toys, or similar goods.			P
Spraying supplies/equipment	P	Mini-warehouses (retail limited to 15% of gross floor area)	P
Automotive/Truck/Equipment Rental	P	Blacksmith	P
Towing Services	P	Welding	P
Motor Vehicle Assembly/Repair	P	LP Gas Storage/Distribution (up to 1,000 gals.)	P
Auto Body/Fender Shops	P	Building Trade Assembly	P
Truck/Bus/Heavy Equipment Garages	P	Cement Batch Plant	C
Distribution Center	P	Warehousing (associated with light manufacturing)	P
Processing	C		
Public Service/Utility			
Emergency Service Facilities	P	Truck/Bus Terminals	C
Communication/Transmission Towers (limitations apply)	P	Parking Facilities	P
Utility Facilities ²	P	Wellfields (Greater than 100,000 gpd) ²	C*
Maintenance Facilities	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
LP Gas Storage/Distribution (up to 1,000 gals)	P		
Office			
General Office (associated with industrial park)	P	Government Facility	P
Neighborhood Commercial			
Catering/Food Service	P	Financial Institutions (with drive-up facilities)	P
Laundromats/Dry Cleaners	P	Fraternal Organization/Lodge	P
Barber Shops and Salons	P		
Professional offices	P		

<u>LIND District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = Conditional Use	
<u>Uses</u>			
General Commercial			
Retail Commercial Operations associated with the primary industrial use (must not exceed 15% of gross floor area)			P
Sales, Rental, Service, Repair – motorized vehicles	P	Funeral Home/Mortuary (with Crematorium)	P
Truck Stops	P	Billboard & Offsite Advertising	P
Tavern, Bar, Lounge, Night Club, Dance Hall	P	Hotel/Motel	P
Medical/Dental Clinics including laboratories	P	Marina	P
Veterinary Off/Animal Hosp./Pet Groom (with outside kennels)	P	Commercial/Trade Schools	P
Building/Trades Contractors (with outside storage)	P	Restaurants (includes those with drive-up facilities)	P
Lawn Care Operations	P	Solid Waste Haulers Facilities	P
Medical Cannabis Dispensing Facility (limitations apply) ³	C		

¹ Use not allowed within Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

³ Use not allowed within Interchange Management Areas (IMA). See Section 7400 for IMA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the [BCC](#).

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

2414. HEAVY INDUSTRIAL DISTRICT (IND)

This category is intended for manufacturing, processing, storage and warehousing, wholesaling, and distribution. The industrial category allows for any industrial use, or for transportation, communication, and utility use.

<u>IND District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = Conditional Use	
<u>Uses</u>			
Outdoor Recreation			
Shooting Range	P		

<u>IND District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = <u>Conditional Use</u>	
Uses			
Agricultural			
Aquaculture	P	Confinement Feeding	P
Viticulture	P		
Other Industrial			
Vegetative Debris/Disposal	P	Junkyards/Salvage Yards ¹	P
Commercial Incinerators	P	Commercial Recycling Centers ¹	P
Manufacturing	P	Landfills ¹	P
Wholesaling	P	Hazardous Material Facilities ¹	P
Processing	P	Crematorium	P
Storage	P	Power Generation Facilities	P
Distribution Center	P	C & D Facilities ¹	P
Warehousing	P	Slaughter House	P
LP Gas Storage/Distrib. (exceeding 1,000 gals.)	P	Bulk Fuel Storage	P
Public Service/Utility			
Emergency Service Facilities	P	Airports/Airfields	C
Communication/Transmission Towers (limitations apply)	P	Truck/Bus Terminals	P
Utility Facilities (Water & Wastewater) ²	P	Parking Facilities	P
Maintenance Facilities	P	Wellfields (Greater than 100,000 gpd) ²	C*
LP Gas Storage/Distribution (up to 1,000 gals)	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
Office			
General Office	P	Government Facility	P
Neighborhood Commercial			
Fraternal Organization/Lodge	P		
General Commercial			
Sales, Rental, Service, Repair – motorized vehicles	P	Billboard & Offsite Advertising	P
Truck Stops	P	Hotel/Motel	P
Tavern, Bar, Lounge, Night Club, Dance Hall	P	Marina	P
Race Track/Outdoor Arena	C	Golf Driving Range/Miniature Golf	P
Veterinary Off./Animal Hosp./Pet Groom (with outside kennels)	P	Commercial/Trade Schools	P
Building/Trades Contractors (with outside storage)	P	Retail Sales	P
Lawn Care Operations	P	Shopping Center	P

<u>IND District</u>	<u>Key – Level of Review</u>		
	P = Permitted C = Conditional Use		
Uses			

General Commercial - continued			
Solid Waste Haulers Facilities	P	Grocery Store/Supermarket	P
Flea Market	P	Mini Warehouses	P
Funeral Home/Mortuary (with Crematorium)	P	Medical Cannabis Dispensing Facility (limitations apply) ³	P

¹ Use not allowed within Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

³ Use not allowed within Interchange Management Areas (IMA). See Section 7400 for IMA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the [BCC](#).

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

2415. EXTRACTIVE DISTRICT (EXT)

The extractive category allows for surface mining operations and encompasses areas rich in limestone and dolomite. This category permits rock quarries as well as strip mines such as clay, sand, gravel, and peat. Industrial complexes where extracted material is refined, packaged, or further processed are also allowed in this category.

<u>EXT District</u>	<u>Key – Level of Review</u>		
	P = Permitted C = Conditional Use		
Uses			

Recreational			
Preserves/Reserves	P	Race Track/Outdoor Arena	C
Shooting Range	P	Heavy Recreation	P
Agricultural			
Croplands/Pastures	P	Viticulture	P
Silviculture	P	Plant Nurseries – wholesale	P
Aquaculture	P	Sod Farms	P
Industrial			
Commercial Incinerators	P	C & D Facilities ¹	C
Mining	P	Railroad rights of way (including switching, freight, or storage yards)	P
Manufacturing**	P	Processing**	P
Storage	P	Power Generation Facilities	C
Landfills ¹	C	Vegetative Debris/Disposal	P

<u>EXT District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
Uses			
Public Service/Utility			
Emergency Service Facilities	P	Maintenance Facilities	P
Communication/Transmission Towers (limitations apply)	P	Wellfields (Greater than 100,000 gpd) ²	C*
Utility Facilities (Water & Wastewater) ²	P	Wellfields (Less than or equal to 100,000 gpd) ²	P

¹ Use not allowed within Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the [BCC](#).

**Manufacturing or processing uses not directly related to mining activity requires a minimum lot size of 50 acres of EXT.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

2416. PUBLIC/SEMI-PUBLIC, INSTITUTIONAL DISTRICT (PSI)

This category allows for public/semi-public and institutional facilities, including such activities as educational, religious, medical and health care, governmental, and limited recreational uses. This category allows for single family residential development at a maximum of up to 4.0 dwelling units per acre, and shall be allowed only if the structure has access to a local residential roadway and is in a residentially committed area, or is associated with a business owned and operated by the homeowner.

<u>PSI District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
Uses			
Residential			
Single Family	P	Accessory Structure	P
Group Home ¹	P		
Institutional			
Educational Facilities	P	Assisted Living Facilities ¹	P
Public Fairground	P	Nursing Homes ¹	P
Day Care Centers	P	Halfway Houses ¹	P
Houses of Worship	P	Cemeteries (without funeral home/crematory)	P

<u>PSI District</u>	<u>Key – Level of Review</u>		
	P = Permitted C = Conditional Use		
Uses			
Recreational			
Playgrounds	P	Boat Ramps (excluding marina facilities)	P
Ballfields/ Ball Courts	P	Summer Camps/Retreats	P
Swimming Pools/Bathing Areas	P	Shooting Range	P
Fishing Docks/Piers	P		
Public Service/Utility			
Emergency Service Facilities	P	Telephone/Cable Facilities	P
Correctional Facilities ¹	P	LP Gas Storage/Distribution (up to 1,000 gals)	P
Broadcasting Stations	P	Airports/Airfields	C
Communications/Transmission Towers (limitations apply)	P	Parking Facilities	P
Utility Facilities (Water & Wastewater) ²	P	Wellfields (Greater than 100,000 gpd) ²	C*
Maintenance Facilities	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
Office			
Medical/Dental Office	P	Dispatch/Communication Office	P
Government Facility	P		
Neighborhood Commercial			
Art/Gallery/Museum	P	Veterinary Off./Animal Hosp./Pet Groom (no outside kennels)	P
Library	P		
General Commercial			
Sales, Rental, Service, Repair – motorized vehicles	P	Hospital/Sanitarium ¹	P
Car Wash Facilities	P	Commercial/Trade School	P
Gasoline Sales & Service	P		

¹ Use not allowed within Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the [BCC](#).

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 0.5

2417. TRANSPORTATION/COMMUNICATION/UTILITIES DISTRICT (TCU)

This category allows for those uses directly related to transportation, communications, and utilities. It also accommodates service, repair, maintenance, and storage related facilities necessary to support such uses.

<u>TCU District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = <u>Conditional Use</u>	
Uses			
Agricultural			
Croplands/Pastures	P	Viticulture	P
Aquaculture	P		
Industrial			
Power Generation Facilities	P		
Public Service/Utility			
Emergency Service Facilities	P	Telephone/Cable Facilities	P
Broadcasting Stations	P	LP Gas Storage/Distribution (Up to 1,000 gals)	P
Communication/Transmission Towers	P	Airports/Airfields	P
Utility Facilities (Water & Wastewater) ²	P	Wellfields (Greater than 100,000 gpd) ²	C*
Maintenance Facilities	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
Office			
Government Facility	P		
Dispatch/Communication Office	P		

² Regional facilities not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation

*Wellfields greater than 100,000 gpd are subject to approval by the [BCC](#).

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

2418. RECREATION DISTRICT (REC)

This category designates those areas, public and private, where outdoor recreation is the intended use. Recreational Vehicle Parks designed in conjunction with a recognized valid recreational land use are permissible.

<u>REC District</u>		<u>Key – Level of Review</u>	
		P = Permitted	C = Conditional Use
Uses			
Residential			
Single Family	P	Accessory Structure	P
Bed & Breakfast	C	Home Occupation	P
Recreational			
Passive Recreation	P	Summer Camps/Retreats	P
Golf Course	P	Hunting/Fishing Preserves	P
Playgrounds	P	Stables	P
Ballfields/Ball Courts	P	Shooting Range	C
Swimming Pools/Bathing Areas	P	Preserves/Reserves	P
Fishing Docks/Piers	P	Recreational Resort	P
Boat Ramps (Excluding marina facilities)	P		
Agricultural			
Silviculture	P	Viticulture	P
Aquaculture	P		
Public Service/Utilities			
Communication/Transmission Towers	P	Wellfields (Greater than 100,000 gpd) ²	C*
Utility Facilities (Waste & Wastewater) ²	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
Maintenance Facilities	P		
Office			
Government Facility	P		
Neighborhood Commercial			
Health Club/Spa	P	Tackle/Bait Shop	P
Art Gallery/Museum	P		
Commercial			
Recreational Vehicle Park (limitations apply)	PUD	Golf Driving Range/Miniature Golf	P

² Regional facilities not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the [BCC](#).

Area Requirements:

Maximum Lot Coverage – 25%

Floor Area Ratio (non-residential uses only) – 0.2

2419. AGRICULTURAL DISTRICT (AGR)

This category designates those areas most suitable for agricultural uses. It provides for the continued use economically viable agricultural land. All agricultural uses are permitted as well as single family residences at a maximum density of one unit per 10 acres. Single family residential may be permitted at a density not to exceed one unit per five (5) acres when having not less than fifty percent (50%) open space if additional standards are met including a PUD as outlined in Chapter Four of this LDC. No land within a PSA boundary may be designated Agriculture.

<u>AGR District</u>	<u>Key – Level of Review</u>		
	P = Permitted C = Conditional Use		
Uses			
Residential			
Single Family	P	Group Home ¹	C
Attached Housing	C	Boarding House	P
Institutional			
Educational Facilities	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Outdoor Recreational			
Passive Recreation	P	Stables	P
Golf Course	P	Preserves/Reserves	P
Playgrounds	P	Hunting/Fishing Preserves	P
Other Agricultural			
All Agricultural Uses	P	Processing for agricultural operation **	P
Public Service/Utility			
Emergency Service Facilities	P	Railroad rights-of-way, storage facilities, or related structures.	P
Communications/Transmission Towers (limitations apply)	P	Wellfields (Greater than 100,000 gpd) ²	C*
Utility Facilities ²	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
Office			
Government Facility	P		

¹ Use not allowed within Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the [BCC](#).

**Processing for agricultural operation requires a minimum lot size of 10.0 acres.

Area Requirements:

Maximum Lot Coverage – 10%, except for lots of record that are less than one acre shall not exceed 30%

Floor Area Ratio (non-residential uses only) – 1.0

2420. CONSERVATION DISTRICT (CON)

This category designates publicly owned lands where management objectives are directed towards protection and conservation of sensitive land, water, and other natural resources. Development within this area shall be limited to those facilities, which further the purposes of the management plan.

<u>CON District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = <u>Conditional Use</u>	
Uses			
Residential			
Single Family	P	Accessory Structure (limited by lot size)	P
Institutional			
Educational Facilities	P		
Outdoor Recreation			
Passive Recreation	P	Summer Camps/Retreats	P
Playgrounds	P	Hunting/Fishing Preserves	P
Swimming Pools/Bathing Areas	P	Stables	P
Fishing Docks/Piers	P	Preserves/Reserves	P
Boat Ramps (Excluding marina facilities)	P		
Agricultural			
Silviculture	P	Viticulture	P
Aquaculture	P		
Public Service/Utility			
Emergency Service Facilities	P	Maintenance Facilities	P
Communication/Transmission Towers	P	Wellfields (Greater than 100,000 gpd) ²	C*
Utility Facilities ²	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
Office			
Government Facility	P		
Neighborhood Commercial Uses			
Art Gallery/Museum	P	Tackle/Bait Shop	P

² Regional facilities not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the [BCC](#).

Area Requirements:

Maximum Lot Coverage – 10%, except for lots of record that are less than one acre shall not exceed 30%

Floor Area Ratio (non-residential uses only) – 1.0

2421. MOBILE HOME PARK (MHP)

This category is established to recognize existing manufactured housing and mobile home parks as well as to provide for the development of new ones. This category is intended to encourage compact, affordable, high quality housing developments with adequate amenities which are compatible with surrounding land uses.

The maximum permitted density is six dwelling units per acre. Up to nine units per acre may be allowed. Convenience retail and personal services to serve park residents may be allowed up to 5,000 square feet, located within the development and not accessible from any county arterial or collector road.

<u>MHP District</u>		<u>Key – Level of Review</u>	
		P = Permitted	C = <u>Conditional Use</u>
Uses			
Residential			
Caretaker’s Residence	P		
Outdoor Recreational			
Passive Recreation	P	Boat Ramps (Excluding marina facilities)	P
Golf Course	P	Summer Camps/Retreats	P
Playgrounds	P	Hunting/Fishing Preserves	P
Ballfields/Ball Courts	P	Preserves/Reserves	P
Swimming Pools/Bathing Areas	P		
Fishing Docks/Piers	P		
Public Service/Utility			
Emergency Service Facilities	P	Maintenance Facilities (private)	P
Communications/Transmission Towers (limitations apply)	P	Telephone/Cable Facilities	P
Utility Facilities (Water & Wastewater) ²	P		
Limited Commercial To Serve Park Residents (not more than 5,000 square feet cumulative)			
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Open Air Café	P
Small Retail Shops	P	Tackle/Bait Shop	P
Specialty Food Store	P	Convenience Store	P
Service Businesses	P	Laundries/Dry Cleaners	P

¹ Use not allowed within Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

Area Requirements:

Maximum Lot Coverage – 40%

Floor Area Ratio (non-residential uses only) – 0.2

2422. RECREATIONAL VEHICLE PARK/CAMPGROUND DISTRICT (RVP)

This category is intended to recognize existing Recreational Vehicle (RV) Parks and Campgrounds, as well as to provide for the location and development of new parks for recreational vehicles. Such parks are intended specifically to allow temporary living accommodation for recreation, camping, or travel use. Convenience retail and personal services to serve park residents may be allowed up to 5,000 square feet, located within the development and not accessible from any county arterial or collector road.

<u>RVP District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
Uses			
Residential			
Caretaker’s Residence	P		
Outdoor Recreational			
Passive Recreation	P	Boat Ramps (Excluding marina facilities)	P
Golf Course	P	Summer Camps/Retreats	P
Playgrounds	P	Stables	P
Ballfields/Ball Courts	P	Preserves/Reserves	P
Swimming Pools/Bathing Areas	P	Recreational Resort	P
Fishing Docks/Piers	P		
Public Service/Utility			
Emergency Service Facilities	P	Maintenance Facilities (private)	P
Communications/Transmission Towers	P	Telephone/Cable Facilities	P
Utility Facilities (Water & Wastewater) ²	P		
Limited Commercial to Serve Campers (no more than 5,000 square feet cumulative)			
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Open Air Café	P
Small Retail Shops	P	Tackle/Bait Shop	P
Specialty Food Store	P	Convenience Store	P
Service Businesses	P	Laundries/Dry Cleaners	P

¹ Use not allowed within Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

Area Requirements:

Maximum Lot Coverage – 40%,

Floor Area Ratio (non-residential uses only) – 0.2

2423. PORT DISTRICT (PORT)

The purpose of the Port District is to promote a waterfront community in Citrus County. This district recognizes those areas suitable for integrating residential, commercial, industrial, and supporting utility uses with water related and water dependent uses. Port Districts require a Subarea Plan Text and Map Amendment to the [Comprehensive Plan](#). The specific uses are outlined in the Subarea Plan.

Prohibited uses include junkyards/salvage yards, commercial recycling centers, slaughterhouse, cemeteries, landfills, hazardous materials facilities, commercial incinerators, confinement feeding, and C&D facilities.

Multi-family apartments built as additional stories over nonresidential structures may be allowed in accordance with the density allowances as described within this Section.

<u>PORT District</u>		Key – Level of Review	
		P = Permitted C = <u>Conditional Use</u> MPD = Subject to approved Master Plan of Development	
Uses			
Residential			
Single Family (up to six units per acre)	P	Boarding House	P
Multifamily (up to six units per acre) ³	P	Workforce Housing ¹ (up to seven units per acre)	P
Single Family Cluster Housing (up to six units per acre)	P		
Institutional			
Educational Facilities	P	Nursing Homes ³	C
Day Care Centers	P	Halfway Houses ³	C
Houses of Worship	P	Assisted Living Facilities ³	C
Outdoor Recreation			
Marinas (Wet & Dry Slips)	P	RV Parks	MPD
Golf Driving Range/ Miniature Golf Course	P	Boat Ramps	P
Playgrounds	P	Summer Camps/Retreats	P
Ballfields/ Ball Courts	P	Shooting Range	C
Swimming Pools/Bathing Areas	P	Recreational Resort	P
Fishing Docks/Piers	P	Golf Courses	P
Hunting Reserves	P	Cruise Ship Facilities ²	P
Agricultural			
Croplands	P	Aquaculture	P
Silviculture	P	Viticulture	P

<u>PORT District</u>		Key – Level of Review	
		P = Permitted C = <u>Conditional Use</u> MPD = Subject to approved Master Plan of Development	
Uses			
Public Service/Utility			
Emergency Service Facilities	P	Heliport	C
Communication/Transmission Towers	P	Government Facilities	P
Utility Facilities (Water & Wastewater) ²	P	Wellfields (Greater than 100,000 gpd) ²	C*
Telephone/Cable Facilities	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
LP Gas Storage/Distribution (up to 1,000 gals)	P	Dispatch/Communication Facility	P
Commercial			
Professional Business Office	P	Commercial Fishing Operations	P
Medical/Dental Office	P	Personal Service Businesses	P
Clinic	P	Barbershop/Beauty Parlor	P
Financial Institution (with drive-up facilities)	P	Flea Market	P
Health Club/Spa	P	Hospital/Sanitarium	C
Model Home Center	P	Theater/Auditorium	P
Model Home (with sales office)	P	Billboard & Offsite Advertising	P
Retail Sales/ Strip Center	P	Light Mechanical Repair Shop	P
Community Center	P	Restaurants (with drive-up facilities)	P
Fraternal Organization/Lodge	P	Open Air Café	
Dance/Martial Arts/Instructional Studio	P	Bed & Breakfast	P
Funeral Home/Mortuaries (no crematorium)	P	Art Gallery/Museum	P
Service Businesses	P	Library	P
Car Wash Facilities	P	Tackle/Bait Shop	P
Gasoline Sales & Service	P	Veterinary Office/Animal Hosp./Pet Groom (with outside kennels)	C
Hotel/Motel	P	Veterinary Office/Animal Hosp./Pet Groom (without outside kennels)	P
Laundries/Dry Cleaners	P	Convenience Store	P
Tavern, Bar, Lounge, Night Club, Dance Hall	P	Grocery Store/Supermarket	P
ATM	P	Kennels	C
Restaurants with Drive-up Facilities	P	Retail Plant Nurseries	P
Building/Trades Contractors (with outside storage)	P	Commercial/Trade Schools	P
Lawn Care Operations	P	Outdoor Arena	P
Resorts and Extended Stay Facilities	P	Open Storage	P

<u>PORT District</u>	Key – Level of Review		
	P = Permitted C = <u>Conditional Use</u> MPD = Subject to approved Master Plan of Development		
Uses			
Commercial-continued			
Boat Sales/Maintenance/Repair	P	Marine Fueling	P
Industrial			
Distribution Center	P	Wholesaling	P
Mini Warehouses	P	Power Generation Facilities	P
Solid Waste Haulers Facilities	C	Manufacturing and Craft Industries	P
Heavy Industrial Uses identified in this section	C	Processing and Shipping of mined material adjacent to existing mine (barge operations)	P
Truck Terminals	C	Truck Stops	C
Bus Terminals	P	Parking Facilities	P
LP Gas Storage/Distribution	P	Warehousing	P
Bulk Fuel Storage	P		

¹ Workforce housing is allowed as a temporary use in the industrial area of the PORT District. The provisions for temporary use workforce housing shall be defined by the Subarea Plan.

² Cruise Ship Facilities are allowed subject to the requirements of [Florida Statutes](#).

³ Uses not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the [BCC](#).

Specific Criteria Port District

- A. Residential uses shall be clustered and may have a density not to exceed 6 units per acre.
- B. Residential development shall be entitled to an additional density of one unit per acre above the residential density standard of the Port District, provided such density is clustered and legally dedicated to workforce housing.
- C. Residential development within the Industrial areas of the Port District will require a Planned Unit Development.
- D. Community design elements shall be promoted within the waterfront area. These include:
 1. A complementary vertically and horizontally mixed range of land uses including educational, recreational, commercial, residential and cultural uses;
 2. Interconnected networks of street designed to encourage golf carts, walking, and bicycling, with traffic calming techniques utilized where appropriate;
 3. Appropriate densities and intensities of uses within walking distance of transit stops;
 4. Daily activities within walking distance of residences, allowing independence of persons who do not drive;
 5. Public uses, streets, and squares that are safe, comfortable, and attractive for the pedestrian, with adjoining buildings open to the street;
 6. Parking not interfering with pedestrian, transit, automobile, and truck travel modes.
 7. Linear pedestrian and bicycle cross access between uses; and
 8. Development along the waterfront will allow for appropriate public access.

- E. All development within the Port district must comply with the Subarea Plan Standards and provide mitigation to maximize compatibility between uses. Mitigation shall include:
 - 1. Appropriate buffers and proper plantings and may include fences, walls and berms;
 - 2. Stormwater Management systems appropriate for Karst Sensitive Areas as outlined in the Plan;
 - 3. Impacts of waterfront development on Manatees as outlined in the Plan; and
 - 4. Use of best management practices outlined in the Clean Marina Program for Marina development within the PORT district.
- F. Any residential component of a Port District shall comply with the standards of, “Animals” and “Trucks” in Selected Land Use Districts”, of this LDC.
- G. RV Parks in the Port District (if authorized) shall comply with the standards of the Recreational Vehicle Parks section of this LDC.
- H. Communication/Transmission Towers are limited to the PORT Industrial and PORT Commercial areas as outlined in the specific Subarea Plan and shall comply with all standards in the Communication/Transmission Towers section of this LDC.

Area Requirements:

Maximum Lot Coverage – 50% (or as outlined in the Sub-Area Plan)

Floor Area Ratio (non-residential uses only) – 0.3 (or as outlined in the Sub-Area Plan)

2500. TYPES OF USES

This section contains a list of allowable uses within each land use district described in the [Comprehensive Plan](#) and this LDC. Specific uses are either a) permitted subject to the minimum requirements for development within the district, b) allowable subject to PUD standards for developments of greater intensity than the designated predominant use or conditional uses, or c) prohibited as incompatible with the intent and character of the district.

- A. Residential. This is a broad group of uses, including single family dwellings, accessory apartments, multifamily dwellings, and accessory structures and uses, modular and manufactured housing, but specifically excluding recreational vehicles. While an area may be designated for residential use, it does not follow that any housing type (single family, apartment, townhouse, etc.) is allowed. Certain areas are limited to one or more housing types in order to preserve the established character of the area. In addition, each district that allows residential use has a maximum density under minimum development standards. Some districts allow additional density when a proposed project meets PUD standards.

NOTE: It is understood that, for marketing purposes, a residential development may use such terms as single family attached dwelling to describe a single-family-type character and design of a project. However, for the purposes of determining allowable use and appropriate development standards, any attached dwelling shall be considered multifamily.

The utilization of Residential Design and Standard Design Manufactured Housing units shall be permitted within all residential land use districts that have allowed manufactured housing units as permitted uses under the previous Zoning Ordinance (No. 86-12).

- B. Institutional Uses. This type of use includes educational facilities (public or private), preschool and day care facilities (public or private), houses of worship, cemeteries without funeral homes, residential care facilities, halfway housing, nursing home facilities, and all other similar institutional uses.
- C. Recreational Uses. These uses include areas for outdoor recreational activities such as picnicking, jogging, cycling, arboretums, hiking, golf courses, play grounds, ball fields, outdoor ball courts, stables, outdoor swimming pools, and water related or water dependent uses such as boat ramps, fishing docks and piers, and all similar outdoor recreational uses, whether public or private.

Other recreational uses such as firing ranges, marinas, miniature golf courses, race tracks, and similar recreational or quasi-recreational activities may be allowable subject to PUD standards for developments of greater intensity than the designated predominant use or conditional use.

- D. Professional Service and Office Uses. This group of uses includes business and professional offices, medical offices or clinics, government offices, financial institutions without drive-up facilities, and personal service businesses where the service is performed on an individual-to-individual basis as opposed to services that are performed on objects or personal property. Examples of personal service businesses are barbershops, beauty shops, or photography studios. This group of uses may include a dispatching/communications/office center for the distribution of goods, but specifically excludes warehousing or actual distribution of goods.
- E. Neighborhood Commercial Uses. A wide variety of neighborhood commercial, service businesses, and related activities are included in this group of uses. Examples include the professional and office uses listed above as well as the following specific uses and all substantially similar types of uses.
 - 1. Grocery or discount retail stores having less than 7,000 square feet gross floor area. A grocery or discount retail store can exceed the gross floor area standard by securing a Conditional Use approval.
 - 2. Pharmacy or drugstores having less than 7,000 square feet gross floor area. A pharmacy or drugstore can exceed the gross floor area standard by securing a Conditional Use approval.

3. Spas/health clubs, etc.
 4. Community centers, fraternal lodges, etc.
 5. Dance studios, martial arts, etc.
 6. Small retail shops, such as shoe stores, clothing stores, florists, book stores, etc. In the Floral City PSA, these uses are limited to less than 3,000 square feet per individual use. Where developed as part of a multiple-use facility/strip center the total square feet of gross floor area shall not exceed 12,800 square feet.
 7. Funeral homes and mortuaries.
 8. Specialty food stores such as meat markets, bakeries, etc.
 9. Service businesses such as blueprint, printing (excluding publishing), catering, tailoring, travel agencies, upholstery shops, laundries/dry cleaners, and light mechanical repair stores such as camera, TV, or bicycle repair shops.
 10. Restaurants (standard sit-down and high-turnover sit-down, including open air cafés, but excluding all restaurants with drive-up facilities).
 11. Art gallery, museum, library.
 12. Fish and bait shops, etc.
 13. Veterinary offices and animal hospitals, provided the facility has no outside kennels.
 14. Convenience stores.
- F. General Commercial. The uses in this group include those activities that require outdoor storage, have higher trip generations than neighborhood commercial listed above, or have potential for greater nuisance effect on adjacent properties due to noise, light and glare, or typical hours of operation. This group of uses includes the following list of specific uses and all substantially similar activities based upon similarity of characteristics:
1. Sales, rental, service, and repair of: new or used automobiles, boats, buses, farm equipment, motorcycles, trucks, recreational vehicles, and mobile homes including truck stops, body shops, road services, and car wash facilities.

2. Gasoline sales and services, combination gasoline sale and food marts, and similar facilities.
3. Taverns, bars, lounges, night clubs, and dance halls.
4. Financial institutions with drive-up facilities.
5. Restaurants with drive-up facilities.
6. Roadside produce stands, temporary or permanent.
7. Outdoor arenas, rodeo grounds, livestock auction facilities, race tracks (auto, dog, go-kart, horse, motorcycle, shooting and firing ranges, etc.)
8. Veterinary offices and animal hospitals with outside kennels.
9. Storage yards for equipment, machinery, and supplies for building and trades contractors, garbage haulers, etc.
10. Flea markets or similar outdoor or indoor/outdoor sales complexes.
11. Hotel, motels.
12. Hospitals.
13. Theaters and auditoriums.
14. Marinas.
15. Miniature golf courses, golf driving ranges.
16. Plant nurseries.
17. Commercial or trade schools.
18. Department stores and other retail sales stores greater than 3,000 square feet gross area.
19. Shopping center.
20. Grocery stores, supermarkets.
21. Mini-warehouses.
22. Distribution centers.

G. Public Service/Utility Uses. This group of activities includes those uses that provide essential or important public services, and that may have the characteristics of outdoor storage, or create a potential nuisance to adjacent properties due to noise, light and glare, or appearance. Government offices or government agency offices are specifically not included in this group of uses. Uses include the following substantially similar activities based upon similarity of characteristics:

1. Emergency service activities such as buildings, garages, parking, and/or dispatch centers for ambulances, fire, police, rescue, etc.
2. Broadcasting stations and transmission towers.
3. Utility facilities such as water plants, wastewater treatment plants, electricity substations serving 230 KV or greater.
4. Maintenance facilities and storage yards for schools, government agencies, telephone and cable companies, etc.
5. LP gas storage and/or distribution facilities for up to 1,000 gallons.

NOTE: This should not be construed to prevent retail sales of LP gas in canisters or similar prefilled containers.

6. Airports, airfields, truck or bus terminals, etc.

H. Agricultural Uses. Agricultural uses include croplands, pastures, forestry, aquaculture, silviculture, viticulture, feed lots, and buildings that are an accessory to these agricultural uses. This category of uses does not include processing or distribution plants for agricultural products and supplies unless the processing is for products on the agricultural site having a minimum lot size of ten acres. Residential use of the land is included at a density of one unit per 10 acres.

I. Industrial Uses. This type of use includes those wholesale and retail businesses for manufacturing, processing, storing, or distributing goods. Included in this category are uses which require primarily outdoor storage or when the industrial activity itself is conducted outdoors. Such uses include, for example, LP gas storage and/or distribution exceeding 1,000 gallons, junkyard or salvage yards, recycling centers, landfills, and hazardous waste collection and handling centers.

J. Mining Uses. The types of uses in this group include surface mining, rock quarries, strip mining, and any extractive activities as may be permitted pursuant to the mining standards found in this LDC. Buildings and

businesses for refinement, processing, packaging, and transportation of extracted materials are included in this group of uses.

(Ordinance No. 2013-A08, Sections 2100., 2300., 2413., 2415., 2419., adopted April 23, 2013)

(Ordinance No. 2014-A10, Section 2416., adopted June 24, 2014)

(Ordinance No. 2016-A07, Sections 2200., 2401., 2406., 2410., 2418., 2500., adopted April 12, 2016)

(Ordinance No. 2016-A25, Sections 2412, 2413, 2414, adopted October 11, 2016)

(Ordinance No. 2017-A21, Sections 2300, 2402, 2405, 2406, 2407, 2409, 2410, 2411, 2412, 2419 adopted May 9, 2017)