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LAND USE DISTRICTS

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CHAPTER TWO
LAND USE DISTRICTS

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:

<table>
<thead>
<tr>
<th>Type of Development</th>
<th>Sewer/Water System</th>
<th>Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>OSTDS* Individual wells</td>
<td>0.5 acre per unit</td>
</tr>
<tr>
<td>Nonresidential</td>
<td>OSTDS* Individual wells</td>
<td>0.5 acre per unit</td>
</tr>
<tr>
<td>Residential</td>
<td>OSTDS* Central water</td>
<td>0.5 acre per unit</td>
</tr>
<tr>
<td>Nonresidential</td>
<td>OSTDS* Central water</td>
<td>0.5 acre per unit</td>
</tr>
</tbody>
</table>

*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:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Minimum Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Confinement Feeding Lot</td>
<td>10.0 acres</td>
</tr>
<tr>
<td>Livestock Auction</td>
<td>10.0 acres</td>
</tr>
<tr>
<td>Slaughter House</td>
<td>20.0 acres</td>
</tr>
</tbody>
</table>
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:

<table>
<thead>
<tr>
<th>BUILDING SETBACK REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Street (public or private)</td>
</tr>
<tr>
<td>Minor Collector</td>
</tr>
<tr>
<td>Major Collector</td>
</tr>
<tr>
<td>Minor Arterial</td>
</tr>
<tr>
<td>Principal Arterial</td>
</tr>
</tbody>
</table>

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. 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.

D. In addition to single family residential development, the following is a list of land uses with notations as to whether they are permitted.
<table>
<thead>
<tr>
<th>USES</th>
<th>CL District</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>P = Permitted</td>
</tr>
<tr>
<td></td>
<td></td>
<td>C = Conditional Use</td>
</tr>
</tbody>
</table>

### Residential
- Single Family: P
- Model Homes (no sales office): P
- Group Home¹: C
- Home Occupation: P
- Accessory Structure: P
- Bed & Breakfast: C
- Group Home¹: C

### Institutional
- Educational Facilities (excluding public schools): C
- Nursing Homes¹: C
- Day Care Centers: C
- Halfway Houses¹: C
- Houses of Worship: C
- Cemeteries (without funeral home/crematory): C
- Assisted Living Facilities¹: C

### Recreational
- Passive Recreation: P
- Golf Course: C
- Playgrounds: P
- Hunting/Fishing Preserves: P
- Preserves/Reserves: P
- Swimming Pools/Bathing Areas: C
- Summer Camps/Retreats: C
- Fishing Docks/Piers: C

### Agricultural
- Croplands/Pastures: P
- Confinement Feeding/Feedlots: C
- Silviculture: P
- Plant Nurseries – wholesale: C
- Aquaculture: P
- Sod Farm: C
- 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 limited within Coastal High Hazard Area to those sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.
² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.
³ 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 one acre shall not exceed 40%
- 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.

<table>
<thead>
<tr>
<th>RUR District</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>P = Permitted</td>
</tr>
<tr>
<td></td>
<td>C = Conditional Use</td>
</tr>
<tr>
<td>Uses</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>P Bed &amp; Breakfast</td>
</tr>
<tr>
<td>Attached Housing</td>
<td>C Home Occupation</td>
</tr>
<tr>
<td>Model Homes (no sales office)</td>
<td>P Accessory Structure</td>
</tr>
<tr>
<td>Group Home¹</td>
<td>C</td>
</tr>
<tr>
<td>Institutional</td>
<td></td>
</tr>
<tr>
<td>Educational Facilities (excluding public schools)</td>
<td>C Nursing Homes¹</td>
</tr>
<tr>
<td>Day Care Centers</td>
<td>C Halfway Houses¹</td>
</tr>
<tr>
<td>Houses of Worship</td>
<td>C Cemeteries (without funeral home/crematory)</td>
</tr>
<tr>
<td>Assisted Living Facilities¹</td>
<td>C</td>
</tr>
<tr>
<td>Recreational</td>
<td></td>
</tr>
<tr>
<td>Passive Recreation</td>
<td>P Stables</td>
</tr>
<tr>
<td>Golf Course</td>
<td>C Preserves/Reserves</td>
</tr>
<tr>
<td>Playgrounds</td>
<td>C</td>
</tr>
<tr>
<td>Agricultural</td>
<td></td>
</tr>
<tr>
<td>Croplands/Pastures</td>
<td>P Confinement Feeding/Feedlots</td>
</tr>
<tr>
<td>Silviculture</td>
<td>C Plant Nurseries – wholesale</td>
</tr>
<tr>
<td>Aquaculture</td>
<td>C Sod Farm</td>
</tr>
<tr>
<td>Viticulture</td>
<td>C</td>
</tr>
<tr>
<td>Public Service/Utility</td>
<td></td>
</tr>
<tr>
<td>Emergency Service Facilities</td>
<td>P Utility Facilities (Water &amp; Wastewater)²</td>
</tr>
</tbody>
</table>
### RUR District

<table>
<thead>
<tr>
<th>Key – Level of Review</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>P</strong> = Permitted</td>
<td><strong>C</strong> = Conditional Use</td>
</tr>
</tbody>
</table>

#### Public Service/Utility (cont’d)

<table>
<thead>
<tr>
<th>Uses</th>
<th>Key Level</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Communications/Transmission Towers (limitations apply)</td>
<td>C</td>
<td>C*</td>
</tr>
<tr>
<td>Railroad rights of way (storage facilities, or related structures)</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Government Facility</td>
<td>C</td>
<td>P</td>
</tr>
</tbody>
</table>

1. Use limited within Coastal High Hazard Area to those sites with direct access to a principal arterial roadway. 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.

### CLR District

<table>
<thead>
<tr>
<th>Key – Level of Review</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>P</strong> = Permitted</td>
<td><strong>C</strong> = Conditional Use</td>
</tr>
</tbody>
</table>

#### Residential

<table>
<thead>
<tr>
<th>Uses</th>
<th>Key Level</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>P</td>
<td>C</td>
</tr>
<tr>
<td>Attached Housing (Density limited to underlying subdivision plat.)</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Multifamily¹X (Density limited to underlying subdivision plat.)</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Model Homes (no sales office)</td>
<td>C</td>
<td></td>
</tr>
</tbody>
</table>

#### Institutional

<table>
<thead>
<tr>
<th>Uses</th>
<th>Key Level</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational Facilities (excluding public schools)</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Day Care Centers</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Houses of Worship</td>
<td>C</td>
<td>C</td>
</tr>
</tbody>
</table>

1 OA-11-07 June 12, 2012
Chapter Two - Land Use Districts
### CLR District

**Key – Level of Review**

<table>
<thead>
<tr>
<th>P</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted</td>
<td>Conditional Use</td>
</tr>
</tbody>
</table>

**Uses**

| Recreational | | |
|---|---|
| Passive Recreation | P | Fishing Docks/Piers | P |
| Golf Course | P | Playgrounds | P |

<table>
<thead>
<tr>
<th>Public Service/Utility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Service Facilities</td>
</tr>
<tr>
<td>Communications/Transmission Towers (limitations apply)</td>
</tr>
<tr>
<td>Government Facility</td>
</tr>
</tbody>
</table>

¹ Use limited within the Coastal High Hazard Area as a PUD. See LDC Atlas for CHHA delineation.
² Use limited within Coastal High Hazard Area to those sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.
³ 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 – 40%, except for lots of record that are less than 10,000 square feet in these areas shall not exceed 50%. For lots greater than 10,000 square feet but less than one (1) acre in size, an extra 10% of ISR may be added provided same is a non-vertical improvement (i.e., walkways, decks, driveways, pool decks, and like or similar improvements).

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.
<table>
<thead>
<tr>
<th>CRR District</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>P = Permitted</td>
<td></td>
</tr>
<tr>
<td>C = Conditional Use</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
</tr>
<tr>
<td>Single Family</td>
</tr>
<tr>
<td>Attached Housing</td>
</tr>
<tr>
<td>Model Homes (no sales office)</td>
</tr>
<tr>
<td><strong>Institutional</strong></td>
</tr>
<tr>
<td>Educational Facilities (excluding public schools)</td>
</tr>
<tr>
<td>Day Care Centers</td>
</tr>
<tr>
<td>Houses of Worship</td>
</tr>
<tr>
<td>Assisted Living Facilities¹</td>
</tr>
<tr>
<td><strong>Recreational</strong></td>
</tr>
<tr>
<td>Passive Recreation</td>
</tr>
<tr>
<td>Golf Course</td>
</tr>
<tr>
<td>Playgrounds</td>
</tr>
<tr>
<td>Summer Camps/Retreats</td>
</tr>
<tr>
<td><strong>Agricultural</strong></td>
</tr>
<tr>
<td>Silviculture</td>
</tr>
<tr>
<td>Aquaculture</td>
</tr>
<tr>
<td>Viticulture</td>
</tr>
<tr>
<td><strong>Public Service/Utility</strong></td>
</tr>
<tr>
<td>Emergency Service Facilities</td>
</tr>
<tr>
<td>Communications/Transmission Towers</td>
</tr>
<tr>
<td>Government Facility</td>
</tr>
</tbody>
</table>

¹ Use limited within Coastal High Hazard Area to those areas with direct access to a principal arterial roadway. 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.
### LDR District

#### Key – Level of Review

- **P** = Permitted
- **C** = Conditional Use

#### Uses

<table>
<thead>
<tr>
<th>Uses</th>
<th>Key Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>P</td>
</tr>
<tr>
<td>Attached Housing</td>
<td>C</td>
</tr>
<tr>
<td>Duplex</td>
<td>C</td>
</tr>
<tr>
<td>Model Homes (no sales office)</td>
<td>P</td>
</tr>
<tr>
<td><strong>Institutional</strong></td>
<td></td>
</tr>
<tr>
<td>Educational Facilities</td>
<td>C</td>
</tr>
<tr>
<td>(excluding public schools)</td>
<td></td>
</tr>
<tr>
<td>Day Care Centers</td>
<td>C</td>
</tr>
<tr>
<td>Houses of Worship</td>
<td>C</td>
</tr>
<tr>
<td>Assisted Living Facilities</td>
<td>C</td>
</tr>
<tr>
<td><strong>Recreational</strong></td>
<td></td>
</tr>
<tr>
<td>Passive Recreation</td>
<td>P</td>
</tr>
<tr>
<td>Golf Course</td>
<td>C</td>
</tr>
<tr>
<td><strong>Public Service/Utility</strong></td>
<td></td>
</tr>
<tr>
<td>Emergency Service Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Communications/Transmission Towers</td>
<td>C</td>
</tr>
<tr>
<td>Government Facility</td>
<td>P</td>
</tr>
</tbody>
</table>

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. 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.
<table>
<thead>
<tr>
<th>MDR District</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>P = Permitted</td>
</tr>
<tr>
<td></td>
<td>C = Conditional Use</td>
</tr>
<tr>
<td></td>
<td>PUD = Planned Unit Development</td>
</tr>
</tbody>
</table>

## Uses

### Residential

<table>
<thead>
<tr>
<th>Uses</th>
<th>P</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Attached Housing</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td>PUD</td>
<td>P</td>
</tr>
<tr>
<td>Boarding House</td>
<td>C</td>
<td></td>
</tr>
</tbody>
</table>

### Institutional

<table>
<thead>
<tr>
<th>Uses</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational Facilities (excluding public schools)</td>
<td>Nursing Homes¹</td>
</tr>
<tr>
<td>Day Care Centers</td>
<td>Halfway Houses¹</td>
</tr>
<tr>
<td>Houses of Worship</td>
<td>Cemeteries (without funeral home/crematory)</td>
</tr>
<tr>
<td>Assisted Living Facilities¹</td>
<td>C</td>
</tr>
</tbody>
</table>

### Recreational

<table>
<thead>
<tr>
<th>Uses</th>
<th>P</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Passive Recreation</td>
<td>Playgrounds</td>
<td></td>
</tr>
<tr>
<td>Golf Course</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Public Service/Utility

<table>
<thead>
<tr>
<th>Uses</th>
<th>P</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Service Facilities</td>
<td>Wellfields (Greater than 100,000 gpd)²</td>
</tr>
<tr>
<td>Communications/Transmission Towers</td>
<td>Wellfields (Less than or equal to 100,000 gpd)²</td>
</tr>
<tr>
<td>Utility Facilities²</td>
<td></td>
</tr>
</tbody>
</table>

### Office

<table>
<thead>
<tr>
<th>Uses</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Professional Business Office</td>
<td>Government Facility</td>
</tr>
<tr>
<td>Medical/Dental Office</td>
<td>Personal Service Businesses</td>
</tr>
<tr>
<td>Clinic</td>
<td>Photography Studios</td>
</tr>
<tr>
<td>Financial Institution (without drive-up facilities)</td>
<td>Barbershop/Beauty Parlor</td>
</tr>
<tr>
<td>Model Home Center</td>
<td>Dispatch/Communication Office (excludes warehousing/ distribution of goods)</td>
</tr>
<tr>
<td>Model Home (with sales office)</td>
<td></td>
</tr>
</tbody>
</table>

### Neighborhood Commercial

<table>
<thead>
<tr>
<th>Uses</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health Club/Spa</td>
<td>Light Mechanical Repair Shop</td>
</tr>
<tr>
<td>Community Center</td>
<td>Restaurants (No drive-up facilities)</td>
</tr>
<tr>
<td>Fraternal Organization/Lodge</td>
<td>Open Air Café</td>
</tr>
<tr>
<td>Dance/Martial Arts/Instructional Studio</td>
<td>Bed &amp; Breakfast</td>
</tr>
<tr>
<td>Small Retail Shops</td>
<td>Art Gallery/Museum</td>
</tr>
<tr>
<td>Strip Center – multi-use</td>
<td>Library</td>
</tr>
</tbody>
</table>

OA-11-07 June 12, 2012  
Chapter Two - Land Use Districts
<table>
<thead>
<tr>
<th>MDR District</th>
<th><strong>Key – Level of Review</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>P = Permitted</td>
</tr>
<tr>
<td></td>
<td>C = <strong>Conditional Use</strong></td>
</tr>
<tr>
<td></td>
<td>PUD = Planned Unit Development</td>
</tr>
</tbody>
</table>

### Uses

#### Neighborhood Commercial (cont’d)

<table>
<thead>
<tr>
<th>Uses</th>
<th>Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funeral Home/Mortuaries (no crematorium)</td>
<td>C</td>
</tr>
<tr>
<td>Tackle/Bait Shop</td>
<td></td>
</tr>
<tr>
<td>Specialty Food Store</td>
<td>C</td>
</tr>
<tr>
<td>Veterinary Off/Animal Hosp./Pet Groom (No outside kennels)</td>
<td></td>
</tr>
<tr>
<td>Services Businesses</td>
<td>C</td>
</tr>
<tr>
<td>Convenience Store</td>
<td></td>
</tr>
<tr>
<td>Laundries/Dry Cleaners</td>
<td>C</td>
</tr>
<tr>
<td>Medical Marijuana Treatment Center (less than 7,000 square feet)</td>
<td></td>
</tr>
<tr>
<td>Pharmacy/Drug Store (less than 7,000 square feet)</td>
<td>C</td>
</tr>
</tbody>
</table>

1. Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. 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.

<table>
<thead>
<tr>
<th>HDR District</th>
<th><strong>Key – Level of Review</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>P = Permitted</td>
</tr>
<tr>
<td></td>
<td>C = <strong>Conditional Use</strong></td>
</tr>
<tr>
<td></td>
<td>PUD = Planned Unit Development</td>
</tr>
</tbody>
</table>

#### Uses

<table>
<thead>
<tr>
<th>Residential</th>
<th>Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>P</td>
</tr>
<tr>
<td>Multifamily¹</td>
<td>P</td>
</tr>
<tr>
<td>Model Homes (no sales office)</td>
<td>P</td>
</tr>
<tr>
<td>Boarding House</td>
<td>C</td>
</tr>
<tr>
<td>Group Home¹</td>
<td>P</td>
</tr>
<tr>
<td>Home Occupation</td>
<td>P</td>
</tr>
<tr>
<td>Accessory Structure</td>
<td>P</td>
</tr>
</tbody>
</table>

1.марія
<table>
<thead>
<tr>
<th>Uses</th>
<th>HDR District</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td>P = Permitted</td>
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<tr>
<td></td>
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<td>C = Conditional Use</td>
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<tr>
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<td></td>
<td>PUD = Planned Unit Development</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Institutional</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Educational Facilities (excluding public schools)?</td>
<td>C</td>
<td>Nursing Homes¹</td>
</tr>
<tr>
<td>Day Care Centers</td>
<td>P</td>
<td>Halfway Houses¹</td>
</tr>
<tr>
<td>Houses of Worship</td>
<td>C</td>
<td>Cemeteries (without funeral home/crematory)</td>
</tr>
<tr>
<td>Assisted Living Facilities¹</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Recreational</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Passive Recreation</td>
<td>P</td>
<td>Playgrounds</td>
</tr>
<tr>
<td>Golf Course</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Public Service/Utility</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Emergency Service Facilities</td>
<td>P</td>
<td>Wellfields (Greater than 100,000 gpd)²</td>
</tr>
<tr>
<td>Communication/Transmission Towers (limited)</td>
<td>C</td>
<td>Wellfields (Less than or equal to 100,000 gpd)²</td>
</tr>
<tr>
<td>Utility Facilities (Water &amp; Wastewater)²</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Professional Business Office</td>
<td>C</td>
<td>Government Facility</td>
</tr>
<tr>
<td>Medical/Dental Office</td>
<td>C</td>
<td>Personal Service Businesses</td>
</tr>
<tr>
<td>Clinic</td>
<td>C</td>
<td>Photography Studios</td>
</tr>
<tr>
<td>Financial Institution (without drive-up facilities)</td>
<td>C</td>
<td>Barbershop/Beauty Parlor</td>
</tr>
<tr>
<td>Model Home Center</td>
<td>C</td>
<td>Dispatch/Communication Office (excludes warehousing/distribution of goods)</td>
</tr>
<tr>
<td>Model Home (with sales office)</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Neighborhood Commercial</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health Club/Spa</td>
<td>C</td>
<td>Light Mechanical Repair Shop</td>
</tr>
<tr>
<td>Community Center</td>
<td>P</td>
<td>Restaurants (No drive-up facilities)</td>
</tr>
<tr>
<td>Fraternal Organization/Lodge</td>
<td>P</td>
<td>Open Air Café</td>
</tr>
<tr>
<td>Dance/Martial Arts/Instructional Studio</td>
<td>C</td>
<td>Bed &amp; Breakfast</td>
</tr>
<tr>
<td>Small Retail Shops</td>
<td>P</td>
<td>Art Gallery/Museum</td>
</tr>
<tr>
<td>Strip Center – multi-use</td>
<td>C</td>
<td>Library</td>
</tr>
<tr>
<td>Funeral Home/Mortuaries (no crematorium)</td>
<td>C</td>
<td>Tackle/Bait Shop</td>
</tr>
<tr>
<td>Specialty Food Store</td>
<td>P</td>
<td>Veterinary Off/Animal Hosp./Pet Groom (No outside kennels)</td>
</tr>
<tr>
<td>Services Businesses</td>
<td>C</td>
<td>Convenience Store</td>
</tr>
<tr>
<td>Laundries/Dry Cleaners</td>
<td>P</td>
<td>Medical Marijuana Treatment Center (less than 7,000 square feet)</td>
</tr>
</tbody>
</table>
## 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.

### Area Requirements:
- Maximum Lot Coverage – 55%
- Floor Area Ratio (non-residential uses only) – 0.5

### PDR District/MPD District

<table>
<thead>
<tr>
<th>Uses</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>P = Permitted</td>
</tr>
<tr>
<td>Single Family</td>
<td>MPD Group Home¹</td>
</tr>
<tr>
<td>Attached Housing</td>
<td>MPD Home Occupation</td>
</tr>
<tr>
<td>Multifamily</td>
<td>MPD Accessory Structure</td>
</tr>
<tr>
<td>Model Homes (no sales office)</td>
<td>MPD Boarding House</td>
</tr>
</tbody>
</table>

### Institutional

<table>
<thead>
<tr>
<th>Uses</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational Facilities (excluding public schools)</td>
<td>MPD Nursing Homes¹</td>
</tr>
<tr>
<td>Day Care Centers</td>
<td>MPD Halfway Houses¹</td>
</tr>
<tr>
<td>Houses of Worship</td>
<td>MPD Cemeteries (without funeral home/crematory)</td>
</tr>
<tr>
<td>Assisted Living Facilities¹</td>
<td>MPD</td>
</tr>
<tr>
<td>PDR District/MPD District</td>
<td>Key – Level of Review</td>
</tr>
<tr>
<td>--------------------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td></td>
<td>MPD = Subject to approved Master Plan of Development</td>
</tr>
<tr>
<td></td>
<td>P = Permitted</td>
</tr>
<tr>
<td></td>
<td>Uses</td>
</tr>
<tr>
<td></td>
<td>Recreational</td>
</tr>
<tr>
<td>Passive Recreation</td>
<td>MPD</td>
</tr>
<tr>
<td>Golf Course</td>
<td>MPD</td>
</tr>
<tr>
<td>Playgrounds</td>
<td>MPD</td>
</tr>
<tr>
<td>Ballfields/ Ball Courts</td>
<td>MPD</td>
</tr>
<tr>
<td></td>
<td>Industrial</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>MDP</td>
</tr>
<tr>
<td>Wholesaling</td>
<td>MDP</td>
</tr>
<tr>
<td>Processing</td>
<td>MDP</td>
</tr>
<tr>
<td></td>
<td>Public Service/Utility</td>
</tr>
<tr>
<td>Emergency Service Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Communication/Transmission Towers</td>
<td>MPD</td>
</tr>
<tr>
<td>Utility Facilities²</td>
<td>MPD</td>
</tr>
<tr>
<td></td>
<td>Office</td>
</tr>
<tr>
<td>Professional Business Office</td>
<td>MPD</td>
</tr>
<tr>
<td>Medical/Dental Office</td>
<td>MPD</td>
</tr>
<tr>
<td>Clinic</td>
<td>MPD</td>
</tr>
<tr>
<td>Financial Institution (without drive-up facilities)</td>
<td>MPD</td>
</tr>
<tr>
<td>Model Home Center</td>
<td>MPD</td>
</tr>
<tr>
<td>Model Home (with sales office)</td>
<td>MPD</td>
</tr>
<tr>
<td></td>
<td>Neighborhood Commercial</td>
</tr>
<tr>
<td>Health Club/Spa</td>
<td>MPD</td>
</tr>
<tr>
<td>Community Center</td>
<td>MPD</td>
</tr>
<tr>
<td>Fraternal Organization/Lodge</td>
<td>MPD</td>
</tr>
<tr>
<td>Dance/Martial Arts/Instructional Studio</td>
<td>MPD</td>
</tr>
<tr>
<td>Small Retail Shops</td>
<td>MPD</td>
</tr>
<tr>
<td>Strip Center – multi-use</td>
<td>MPD</td>
</tr>
<tr>
<td>Funeral Home/Mortuaries (no crematorium)</td>
<td>MPD</td>
</tr>
<tr>
<td>Specialty Food Store</td>
<td>MPD</td>
</tr>
<tr>
<td>Service Businesses</td>
<td>MPD</td>
</tr>
<tr>
<td>Laundries/Dry Cleaners</td>
<td>MPD</td>
</tr>
</tbody>
</table>
### Key – Level of Review

**MPD** = Subject to approved Master Plan of Development  
**P** = Permitted

---

<table>
<thead>
<tr>
<th>PDR District/MPD District</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Commercial</strong></td>
<td></td>
</tr>
</tbody>
</table>
| 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/Sanitarium¹ | MPD  
| Mobile Home Sales and Service | MPD | Theater/Auditorium | MPD  
| Mobile Home/Manufactured Home Park¹ | 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  
| Medical Marijuana Treatment Center | MPD | Pharmacy/Drug Store | MPD  

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. 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.

<table>
<thead>
<tr>
<th>PSO District</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>P = Permitted</td>
<td>C = Conditional Use</td>
</tr>
<tr>
<td>PUD = Planned Unit Development</td>
<td></td>
</tr>
</tbody>
</table>

### Uses

#### Residential
- Single Family (as outlined above) | P | Group Home¹ |
- Multifamily¹X (up to four units per acre) | P | Home Occupation |
- Multifamily¹X (over four units, not to exceed ten units per acre) | PUD | Accessory Structure |
- Model Homes (no sales office) | P |

#### Institutional
- Educational Facilities (excluding public schools) | C | Nursing Homes¹ |
- Day Care Centers | P | Cemeteries (without funeral home/crematory) |
- Houses of Worship | P | Assisted Living Facilities¹ |

#### Recreational
- Playgrounds | P |

#### Public Service/Utility
- Emergency Service Facilities | P | Telephone/Cable Facilities |
- Communication/Transmission Towers (limitations apply) | P | Wellfields (Greater than 100,000 gpd)² |
- Utility Facilities² | P | Wellfields (Less than or equal to 100,000 gpd)² |

#### Office
- Professional Business Office | P | Government Facility |
- Medical/Dental Office | P | Personal Service Businesses |
- Clinic | P | Photography Studios |
- Financial Institution (without drive-up facilities) | P | Barbershop/Beauty Parlor |
<table>
<thead>
<tr>
<th>PSO District</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>P = Permitted</td>
</tr>
<tr>
<td></td>
<td>C = Conditional Use</td>
</tr>
<tr>
<td></td>
<td>PUD = Planned Unit Development</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Uses</th>
<th>Key</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Financial Institution (with drive-up facilities)</td>
<td>C</td>
<td>Dispatch/Communication Office (excludes warehousing/distribution of goods)</td>
</tr>
<tr>
<td>Model Home Center</td>
<td>P</td>
<td>Model Home (with sales office)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Neighborhood Commercial</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Health Club/Spa</td>
<td>P</td>
<td>Light Mechanical Repair Shop</td>
</tr>
<tr>
<td>Community Center</td>
<td>P</td>
<td>Restaurants (No drive-up facilities)</td>
</tr>
<tr>
<td>Fraternal Organization/Lodge</td>
<td>P</td>
<td>Restaurants with drive-up facilities</td>
</tr>
<tr>
<td>Dance/Martial Arts/Instructional Studio</td>
<td>P</td>
<td>Open Air Café</td>
</tr>
<tr>
<td>Grocery/Discount Retail Store (Less than 7,000 sq. ft.)</td>
<td>P</td>
<td>Bed &amp; Breakfast</td>
</tr>
<tr>
<td>Small Retail Shops</td>
<td>P</td>
<td>Pharmacy/Drugstore (Less than 7,000 sq. ft.)</td>
</tr>
<tr>
<td>Strip Center – multi-use</td>
<td>P</td>
<td>Art Gallery/Museum</td>
</tr>
<tr>
<td>Funeral Home/Mortuaries (no crematorium)</td>
<td>C</td>
<td>Library</td>
</tr>
<tr>
<td>Specialty Food Store</td>
<td>P</td>
<td>Tackle/Bait Shop</td>
</tr>
<tr>
<td>Services Businesses</td>
<td>C</td>
<td>Veterinary Off/Animal Hosp./Pet Groom (No outside kennels)</td>
</tr>
<tr>
<td>Laundries/Dry Cleaners (No drive-up facilities)</td>
<td>P</td>
<td>Convenience Store with or without gas pumps</td>
</tr>
<tr>
<td>Laundries/Dry Cleaners with drive-up facilities.</td>
<td>C</td>
<td>Medical Marijuana Treatment Center (less than 7,000 square feet)</td>
</tr>
</tbody>
</table>

¹ Use limited within the Coastal High Hazard Area as a Planned Unit Development. See LDC Atlas for CHHA delineation.
² Use limited within Coastal High Hazard Area to sites that have direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.
³ Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.
⁴ 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.

<table>
<thead>
<tr>
<th>CLC District</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>P = Permitted</td>
</tr>
<tr>
<td></td>
<td>C = Conditional Use</td>
</tr>
</tbody>
</table>

**Uses**

**Residential**
- Single Family (as outlined above) | P Group Home¹ | P
- Single Family (associated with commercial use) | P Boarding House | P

**Institutional**
- Educational Facilities (excluding public schools) | C Nursing Homes¹ | P
- Day Care Centers | P Cemeteries (without funeral home/crematory) | C
- Houses of Worship | P Assisted Living Facilities¹ | C

**Recreation**
- Playgrounds | P Summer Camps/Retreats | P
- Fishing Docks/Piers | P Hunting/Fishing Preserves | P

---

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Chapter Two - Land Use Districts
<table>
<thead>
<tr>
<th>CLC District</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>P = Permitted</td>
</tr>
<tr>
<td></td>
<td>C = Conditional Use</td>
</tr>
<tr>
<td><strong>Uses</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Recreation (cont’d)</strong></td>
<td></td>
</tr>
<tr>
<td>Boat Ramps (Excluding marina facilities)</td>
<td>P</td>
</tr>
<tr>
<td>Aquaculture</td>
<td>P</td>
</tr>
<tr>
<td><strong>Agricultural</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Public Service/Utility</strong></td>
<td></td>
</tr>
<tr>
<td>Emergency Service Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Communication/Transmission Towers (limitations apply)</td>
<td>P</td>
</tr>
<tr>
<td>Utility Facilities²</td>
<td>P</td>
</tr>
<tr>
<td><strong>Office</strong></td>
<td></td>
</tr>
<tr>
<td>Professional Business Office</td>
<td>P</td>
</tr>
<tr>
<td>Medical/Dental Office</td>
<td>P</td>
</tr>
<tr>
<td>Clinic</td>
<td>P</td>
</tr>
<tr>
<td>Financial Institution (without drive-up facilities)</td>
<td>P</td>
</tr>
<tr>
<td>Model Home Center</td>
<td>P</td>
</tr>
<tr>
<td>Model Home (with sales office)</td>
<td>P</td>
</tr>
<tr>
<td><strong>Neighborhood Commercial</strong></td>
<td></td>
</tr>
<tr>
<td>Health Club/Spa</td>
<td>C</td>
</tr>
<tr>
<td>Community Center</td>
<td>P</td>
</tr>
<tr>
<td>Fraternal Organization/Lodge</td>
<td>P</td>
</tr>
<tr>
<td>Dance/Martial Arts/Instructional Studio</td>
<td>P</td>
</tr>
<tr>
<td>Grocery/Discount Retail Store (Less than 7,000 sq. ft.)</td>
<td>P</td>
</tr>
<tr>
<td>Small Retail Shops</td>
<td>P</td>
</tr>
<tr>
<td>Strip Center – multi-use</td>
<td>C</td>
</tr>
<tr>
<td>Funeral Home/Mortuaries (no crematorium)</td>
<td>C</td>
</tr>
<tr>
<td>Specialty Food Store</td>
<td>P</td>
</tr>
<tr>
<td>Service Businesses</td>
<td>C</td>
</tr>
<tr>
<td>Laundries/Dry Cleaners</td>
<td>P</td>
</tr>
</tbody>
</table>
### CLC District

<table>
<thead>
<tr>
<th>Uses</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>P = Permitted</td>
</tr>
<tr>
<td></td>
<td>C = Conditional Use</td>
</tr>
</tbody>
</table>

#### General Commercial

<table>
<thead>
<tr>
<th>Uses</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sales, Rental, Service, Repair – motorized vehicles</td>
<td>C</td>
</tr>
<tr>
<td>Gasoline Sales &amp; Service</td>
<td>C</td>
</tr>
<tr>
<td>Mini Warehouses</td>
<td>C</td>
</tr>
<tr>
<td>Tavern, Bar, Lounge, Night Club, Dance Hall</td>
<td>C</td>
</tr>
<tr>
<td>Veterinary Office/Animal Hosp./Pet Groom (with outside kennels)</td>
<td>C</td>
</tr>
<tr>
<td>Financial Institution (with drive-up facilities)</td>
<td>C</td>
</tr>
<tr>
<td>Building/Trades Contractors (with outside storage)</td>
<td>C</td>
</tr>
<tr>
<td>Sales, Rental, Service, Repair – non-motorized watercraft</td>
<td>P</td>
</tr>
</tbody>
</table>

1 Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. 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) – 0.3

### 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.
## NEC District

### Key – Level of Review

<table>
<thead>
<tr>
<th></th>
<th>P = Permitted</th>
<th>C = Conditional Use</th>
</tr>
</thead>
</table>

### Uses

#### Residential

<table>
<thead>
<tr>
<th>Uses</th>
<th>Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family (as outlined above)</td>
<td>P</td>
</tr>
<tr>
<td>Model Homes (no sales office)</td>
<td>P</td>
</tr>
<tr>
<td>Boarding House</td>
<td>P</td>
</tr>
</tbody>
</table>

#### Institutional

<table>
<thead>
<tr>
<th>Uses</th>
<th>Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational Facilities (excluding public schools)</td>
<td>P</td>
</tr>
<tr>
<td>Day Care Centers</td>
<td>P</td>
</tr>
<tr>
<td>Houses of Worship (less than 100 required parking spaces)</td>
<td>P</td>
</tr>
<tr>
<td>Assisted Living Facilities¹</td>
<td>C</td>
</tr>
<tr>
<td>Nursing Homes¹</td>
<td>C</td>
</tr>
<tr>
<td>Houses of Worship (100 or more required parking spaces)</td>
<td>C</td>
</tr>
</tbody>
</table>

#### Outdoor Recreation

<table>
<thead>
<tr>
<th>Uses</th>
<th>Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Passive Recreation</td>
<td>P</td>
</tr>
<tr>
<td>Playgrounds</td>
<td>P</td>
</tr>
</tbody>
</table>

#### Public Service/Utility

<table>
<thead>
<tr>
<th>Uses</th>
<th>Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Service Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Communications/Transmission Towers (limitations apply)</td>
<td>P</td>
</tr>
<tr>
<td>Utility Facilities²</td>
<td>P</td>
</tr>
<tr>
<td>Wellfields (Greater than 100,000 gpd)²</td>
<td>C</td>
</tr>
<tr>
<td>Wellfields (Less than or equal to 100,000 gpd)²</td>
<td>P</td>
</tr>
</tbody>
</table>

#### Office

<table>
<thead>
<tr>
<th>Uses</th>
<th>Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Professional Business Office</td>
<td>P</td>
</tr>
<tr>
<td>Medical/Dental Office</td>
<td>P</td>
</tr>
<tr>
<td>Clinic</td>
<td>P</td>
</tr>
<tr>
<td>Government Facility</td>
<td>P</td>
</tr>
</tbody>
</table>

#### Neighborhood Commercial

<table>
<thead>
<tr>
<th>Uses</th>
<th>Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health Club/Spa</td>
<td>P</td>
</tr>
<tr>
<td>Community Center</td>
<td>P</td>
</tr>
<tr>
<td>Fraternal Organization/Lodge</td>
<td>P</td>
</tr>
<tr>
<td>Dance/Martial Arts/Instructional Studio</td>
<td>P</td>
</tr>
<tr>
<td>Grocery/Discount Retail Store (Less than 7,000 sq. ft.)</td>
<td>P</td>
</tr>
<tr>
<td>Small Retail Shops</td>
<td>P</td>
</tr>
<tr>
<td>Strip Center – multi-use</td>
<td>C</td>
</tr>
<tr>
<td>Funeral Home/Mortuaries (no crematorium)</td>
<td>P</td>
</tr>
<tr>
<td>Specialty Food Store</td>
<td>P</td>
</tr>
<tr>
<td>Service Businesses</td>
<td>P</td>
</tr>
<tr>
<td>Laundries/Dry Cleaners</td>
<td>P</td>
</tr>
<tr>
<td>Light Mechanical Repair Shop</td>
<td>P</td>
</tr>
<tr>
<td>Motor Vehicle Repair (limited to two bays)</td>
<td>P</td>
</tr>
<tr>
<td>Restaurants (No drive-up facilities)</td>
<td>P</td>
</tr>
<tr>
<td>Open Air Café</td>
<td>P</td>
</tr>
<tr>
<td>Tavern/Lounge</td>
<td>P</td>
</tr>
<tr>
<td>Pharmacy/Drugstore (Less than 7,000 sq. ft.)</td>
<td>P</td>
</tr>
<tr>
<td>Bed &amp; Breakfast</td>
<td>P</td>
</tr>
<tr>
<td>Art Gallery/Museum</td>
<td>P</td>
</tr>
<tr>
<td>Library</td>
<td>P</td>
</tr>
<tr>
<td>Tackle/Bait Shop</td>
<td>P</td>
</tr>
<tr>
<td>Veterinary Off/Animal Hosp./Pet Groom (No outside kennels)</td>
<td>P</td>
</tr>
<tr>
<td>Convenience Store</td>
<td>P</td>
</tr>
<tr>
<td>Fruit/Vegetable Stands</td>
<td>P</td>
</tr>
</tbody>
</table>
Chapter Two - Land Use Districts

NEC District

<table>
<thead>
<tr>
<th>Uses</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Equipment Repair Shops</td>
<td>P</td>
</tr>
<tr>
<td>Medical Marijuana Treatment Center (less than 7,000 square feet)</td>
<td>P</td>
</tr>
</tbody>
</table>

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. 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.

GNC District

<table>
<thead>
<tr>
<th>Uses</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Single Family (as outlined above)</td>
<td>P Boarding House</td>
</tr>
<tr>
<td>Multifamily¹X (up to six units per acre)</td>
<td>P Group Home¹</td>
</tr>
<tr>
<td>Multifamily¹X (over six units per acre, not to exceed 10 units per acre)</td>
<td>PUD Accessory Structure (limitations apply)</td>
</tr>
<tr>
<td>Model Homes (no sales office)</td>
<td>P</td>
</tr>
<tr>
<td>Uses</td>
<td>GNC District</td>
</tr>
<tr>
<td>---------------------------</td>
<td>-------------</td>
</tr>
<tr>
<td><strong>Institutional</strong></td>
<td></td>
</tr>
<tr>
<td>Educational Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Day Care Centers</td>
<td>P</td>
</tr>
<tr>
<td>Houses of Worship</td>
<td>P</td>
</tr>
<tr>
<td>Assisted Living Facilities</td>
<td>P</td>
</tr>
<tr>
<td><strong>Outdoor Recreation</strong></td>
<td></td>
</tr>
<tr>
<td>Golf Driving Range/ Miniature Golf Course</td>
<td>P</td>
</tr>
<tr>
<td>Playgrounds</td>
<td>P</td>
</tr>
<tr>
<td>Ballfields/ Ball Courts</td>
<td>P</td>
</tr>
<tr>
<td>Swimming Pools/Bathing Areas</td>
<td>P</td>
</tr>
<tr>
<td>Fishing Docks/Piers</td>
<td>P</td>
</tr>
<tr>
<td><strong>Industrial</strong></td>
<td></td>
</tr>
<tr>
<td>Distribution Center</td>
<td>C</td>
</tr>
<tr>
<td>Light Manufacturing</td>
<td>C</td>
</tr>
<tr>
<td><strong>Public Service/Utility</strong></td>
<td></td>
</tr>
<tr>
<td>Emergency Service Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Communication/Transmission Towers (limitations apply)</td>
<td>P</td>
</tr>
<tr>
<td>Utility Facilities²</td>
<td>P</td>
</tr>
<tr>
<td>Telephone/Cable Facilities</td>
<td>P</td>
</tr>
<tr>
<td>LP Gas Storage/Distribution (up to 1,000 gals)</td>
<td>P</td>
</tr>
<tr>
<td><strong>Office</strong></td>
<td></td>
</tr>
<tr>
<td>Professional Business Office</td>
<td>P</td>
</tr>
<tr>
<td>Medical/Dental Office</td>
<td>P</td>
</tr>
<tr>
<td>Clinic</td>
<td>P</td>
</tr>
<tr>
<td>Financial Institution (with drive-up facilities)</td>
<td>P</td>
</tr>
<tr>
<td>Model Home Center</td>
<td>P</td>
</tr>
<tr>
<td>Model Home (with sales office)</td>
<td>P</td>
</tr>
<tr>
<td><strong>Neighborhood Commercial</strong></td>
<td></td>
</tr>
<tr>
<td>Health Club/Spa</td>
<td>P</td>
</tr>
<tr>
<td>Community Center</td>
<td>P</td>
</tr>
<tr>
<td>Fraternal Organization/Lodge</td>
<td>P</td>
</tr>
</tbody>
</table>

**Key – Level of Review**

- P = Permitted
- C = Conditional Use
- PUD = Planned Unit Development

¹ Indicates new uses addressed in this ordinance.
² Indicates new uses addressed in this ordinance.
<table>
<thead>
<tr>
<th>GNC District</th>
<th><strong>Key – Level of Review</strong></th>
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</thead>
<tbody>
<tr>
<td></td>
<td><strong>P</strong> = Permitted</td>
</tr>
<tr>
<td></td>
<td><strong>C</strong> = Conditional Use</td>
</tr>
<tr>
<td></td>
<td><strong>PUD</strong> = Planned Unit Development</td>
</tr>
</tbody>
</table>

### Uses

#### Neighborhood Commercial (con'td)

<table>
<thead>
<tr>
<th>Use</th>
<th>Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dance/Martial Arts/Instructional Studio</td>
<td>P</td>
</tr>
<tr>
<td>Retail Sales</td>
<td>P</td>
</tr>
<tr>
<td>Strip Center</td>
<td>P</td>
</tr>
<tr>
<td>Funeral Home/Mortuaries (no crematorium)</td>
<td>P</td>
</tr>
<tr>
<td>Specialty Food Store</td>
<td>P</td>
</tr>
<tr>
<td>Service Businesses</td>
<td>P</td>
</tr>
<tr>
<td>Laundries/Dry Cleaners</td>
<td>P</td>
</tr>
<tr>
<td><strong>Flea Market</strong></td>
<td>P</td>
</tr>
<tr>
<td><strong>Sales, Rental, Service, Repair – motorized vehicles</strong></td>
<td>P</td>
</tr>
<tr>
<td><strong>Truck Stops</strong></td>
<td>C</td>
</tr>
<tr>
<td><strong>Car Wash Facilities</strong></td>
<td>P</td>
</tr>
<tr>
<td><strong>Gasoline Sales &amp; Service</strong></td>
<td>P</td>
</tr>
<tr>
<td><strong>Mobile Home Sales and Service</strong></td>
<td>P</td>
</tr>
<tr>
<td><strong>Tavern, Bar, Lounge, Night Club, Dance Hall</strong></td>
<td>P</td>
</tr>
<tr>
<td><strong>Financial Institution (with drive-up facilities)</strong></td>
<td>P</td>
</tr>
<tr>
<td><strong>ATM</strong></td>
<td>P</td>
</tr>
<tr>
<td><strong>Restaurants with Drive-up Facilities</strong></td>
<td>P</td>
</tr>
<tr>
<td><strong>Race Track/Outdoor Arena</strong></td>
<td>C</td>
</tr>
<tr>
<td><strong>Veterinary Office/Animal Hosp./Pet Groom (with outside kennels)</strong></td>
<td>P</td>
</tr>
<tr>
<td><strong>Kennels</strong></td>
<td>P</td>
</tr>
<tr>
<td><strong>Building/Trades Contractors (with outside storage)</strong></td>
<td>P</td>
</tr>
<tr>
<td><strong>Lawn Care Operations</strong></td>
<td>P</td>
</tr>
</tbody>
</table>

**Notes:**

1. Use limited within the Coastal High Hazard Area as a Planned Unit Development. See LDC Atlas for CHHA delineation.
2. Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC for CHHA delineation.
3. Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.
4. 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.
### LIND District

**Key – Level of Review**

- **P** = Permitted
- **C** = Conditional Use

#### Uses

**Public Service/Utility (cont’d)**

<table>
<thead>
<tr>
<th>Use</th>
<th>Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility Facilities²</td>
<td>P</td>
</tr>
<tr>
<td>Wellfields (Greater than 100,000 gpd)²</td>
<td>C*</td>
</tr>
<tr>
<td>Maintenance Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Wellfields (Less than or equal to 100,000 gpd)²</td>
<td>P</td>
</tr>
<tr>
<td>LP Gas Storage/Distribution (up to 1,000 gals)</td>
<td>P</td>
</tr>
</tbody>
</table>

**Office**

<table>
<thead>
<tr>
<th>Use</th>
<th>Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Office (associated with industrial park)</td>
<td>P</td>
</tr>
<tr>
<td>Government Facility</td>
<td>P</td>
</tr>
</tbody>
</table>

**Neighborhood Commercial**

<table>
<thead>
<tr>
<th>Use</th>
<th>Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Catering/Food Service</td>
<td>P</td>
</tr>
<tr>
<td>Financial Institutions (with drive-up facilities)</td>
<td>P</td>
</tr>
<tr>
<td>Laundromats/Dry Cleaners</td>
<td>P</td>
</tr>
<tr>
<td>Fraternal Organization/Lodge</td>
<td>P</td>
</tr>
<tr>
<td>Barber Shops and Salons</td>
<td>P</td>
</tr>
<tr>
<td>Professional offices</td>
<td>P</td>
</tr>
</tbody>
</table>

**General Commercial**

<table>
<thead>
<tr>
<th>Use</th>
<th>Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Commercial Operations associated with the primary industrial use (must not exceed 15% of gross floor area)</td>
<td>P</td>
</tr>
<tr>
<td>Sales, Rental, Service, Repair – motorized vehicles</td>
<td>P</td>
</tr>
<tr>
<td>Funeral Home/Mortuary (with Crematorium)</td>
<td>P</td>
</tr>
<tr>
<td>Truck Stops</td>
<td>P</td>
</tr>
<tr>
<td>Billboard &amp; Offsite Advertising</td>
<td>P</td>
</tr>
<tr>
<td>Tavern, Bar, Lounge, Night Club, Dance Hall</td>
<td>P</td>
</tr>
<tr>
<td>Hotel/Motel</td>
<td>P</td>
</tr>
<tr>
<td>Medical/Dental Clinics including laboratories</td>
<td>P</td>
</tr>
<tr>
<td>Veterinary Off/Animal Hosp./Pet Groom (with outside kennels)</td>
<td>P</td>
</tr>
<tr>
<td>Commercial/Trade Schools</td>
<td>P</td>
</tr>
<tr>
<td>Building/Trades Contractors (with outside storage)</td>
<td>P</td>
</tr>
<tr>
<td>Restaurants (includes those with drive-up facilities)</td>
<td>P</td>
</tr>
<tr>
<td>Lawn Care Operations</td>
<td>P</td>
</tr>
<tr>
<td>Solid Waste Haulers Facilities</td>
<td>P</td>
</tr>
</tbody>
</table>

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

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Chapter Two - Land Use Districts
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.

<table>
<thead>
<tr>
<th>IND District</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>P = Permitted</td>
</tr>
<tr>
<td></td>
<td>C = Conditional Use</td>
</tr>
<tr>
<td>Uses</td>
<td></td>
</tr>
<tr>
<td>Outdoor Recreation</td>
<td></td>
</tr>
<tr>
<td>Shooting Range</td>
<td>P</td>
</tr>
<tr>
<td><strong>Agricultural</strong></td>
<td></td>
</tr>
<tr>
<td>Aquaculture</td>
<td>P Confinement Feeding</td>
</tr>
<tr>
<td>Viticulture</td>
<td>P</td>
</tr>
<tr>
<td><strong>Other Industrial</strong></td>
<td></td>
</tr>
<tr>
<td>Vegetative Debris/Disposal</td>
<td>P Junkyards/Salvage Yards¹</td>
</tr>
<tr>
<td>Commercial Incinerators</td>
<td>P Commercial Recycling Centers¹</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>P Landfills¹</td>
</tr>
<tr>
<td>Wholesaling</td>
<td>P Hazardous Material Facilities¹</td>
</tr>
<tr>
<td>Processing</td>
<td>P Crematorium</td>
</tr>
<tr>
<td>Storage</td>
<td>P Power Generation Facilities</td>
</tr>
<tr>
<td>Distribution Center</td>
<td>P C &amp; D Facilities¹</td>
</tr>
<tr>
<td>Warehousing</td>
<td>P Slaughter House</td>
</tr>
<tr>
<td>LP Gas Storage/Distrib. (exceeding 1,000 gals.)</td>
<td>P Bulk Fuel Storage</td>
</tr>
<tr>
<td><strong>Public Service/Utility</strong></td>
<td></td>
</tr>
<tr>
<td>Emergency Service Facilities</td>
<td>P Airports/Airfields</td>
</tr>
<tr>
<td>Communication/Transmission Towers (limitations apply)</td>
<td>P Truck/Bus Terminals</td>
</tr>
<tr>
<td>Utility Facilities (Water &amp; Wastewater)²</td>
<td>P Parking Facilities</td>
</tr>
<tr>
<td>Maintenance Facilities</td>
<td>P Wellfields (Greater than 100,000 gpd)²</td>
</tr>
<tr>
<td>LP Gas Storage/Distribution (up to 1,000 gals)</td>
<td>P Wellfields (Less than or equal to 100,000 gpd)²</td>
</tr>
<tr>
<td><strong>Office</strong></td>
<td></td>
</tr>
<tr>
<td>General Office</td>
<td>P Government Facility</td>
</tr>
<tr>
<td>Fraternal Organization/Lodge</td>
<td></td>
</tr>
<tr>
<td><strong>Neighborhood Commercial</strong></td>
<td></td>
</tr>
<tr>
<td>Sales, Rental, Service, Repair – motorized vehicles</td>
<td>P Billboard &amp; Offsite Advertising</td>
</tr>
<tr>
<td>Truck Stops</td>
<td>P Hotel/Motel</td>
</tr>
</tbody>
</table>

OA-11-07 June 12, 2012
Chapter Two - Land Use Districts
# IND District

<table>
<thead>
<tr>
<th>Uses</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Commercial (cont’d)</strong></td>
<td></td>
</tr>
<tr>
<td>Tavern, Bar, Lounge, Night Club, Dance Hall</td>
<td>P</td>
</tr>
<tr>
<td>Race Track/Outdoor Arena</td>
<td>C</td>
</tr>
<tr>
<td>Veterinary Off/Animal Hosp./Pet Groom (with outside kennels)</td>
<td>P</td>
</tr>
<tr>
<td>Building/Trades Contractors (with outside storage)</td>
<td>P</td>
</tr>
<tr>
<td>Lawn Care Operations</td>
<td>P</td>
</tr>
<tr>
<td>Solid Waste Haulers Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Flea Market</td>
<td>P</td>
</tr>
<tr>
<td>Funeral Home/Mortuary (with Crematorium)</td>
<td>P</td>
</tr>
<tr>
<td>Pharmacy/Drug Store</td>
<td>P</td>
</tr>
<tr>
<td><strong>Area Requirements:</strong></td>
<td></td>
</tr>
<tr>
<td>Maximum Lot Coverage – 70%</td>
<td></td>
</tr>
<tr>
<td>Floor Area Ratio (non-residential uses only) – 1.0</td>
<td></td>
</tr>
</tbody>
</table>

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

## 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.

<table>
<thead>
<tr>
<th>Uses</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Recreational</strong></td>
<td></td>
</tr>
<tr>
<td>Preserves/Reserves</td>
<td>P</td>
</tr>
<tr>
<td>Shooting Range</td>
<td>P</td>
</tr>
<tr>
<td><strong>Agricultural</strong></td>
<td></td>
</tr>
<tr>
<td>Croplands/Pastures</td>
<td>P</td>
</tr>
<tr>
<td>Silviculture</td>
<td>P</td>
</tr>
<tr>
<td>Aquaculture</td>
<td>P</td>
</tr>
</tbody>
</table>

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Chapter Two - Land Use Districts
### EXT District

<table>
<thead>
<tr>
<th>Uses</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Industrial</strong></td>
<td></td>
</tr>
<tr>
<td>Commercial Incinerators</td>
<td>P</td>
</tr>
<tr>
<td>Mining</td>
<td>P</td>
</tr>
<tr>
<td>Manufacturing**</td>
<td>P</td>
</tr>
<tr>
<td>Storage</td>
<td>P</td>
</tr>
<tr>
<td>Landfills¹</td>
<td>C</td>
</tr>
<tr>
<td><strong>Public Service/Utility</strong></td>
<td></td>
</tr>
<tr>
<td>Emergency Service Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Communication/Transmission Towers</td>
<td>P</td>
</tr>
<tr>
<td>Utility Facilities (Water &amp; Wastewater)²</td>
<td>P</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Uses</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>P</td>
</tr>
<tr>
<td>Group Home¹</td>
<td>P</td>
</tr>
</tbody>
</table>

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

**Key – Level of Review**

<table>
<thead>
<tr>
<th>Uses</th>
<th>P = Permitted</th>
<th>C = Conditional Use</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Institutional</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Educational Facilities</td>
<td>P</td>
<td>Assisted Living Facilities¹</td>
</tr>
<tr>
<td>Public Fairground</td>
<td>P</td>
<td>Nursing Homes¹</td>
</tr>
<tr>
<td>Day Care Centers</td>
<td>P</td>
<td>Halfway Houses¹</td>
</tr>
<tr>
<td>Houses of Worship</td>
<td>P</td>
<td>Cemeteries (without funeral home/crematory)</td>
</tr>
<tr>
<td><strong>Recreational</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Playgrounds</td>
<td>P</td>
<td>Boat Ramps (excluding marina facilities)</td>
</tr>
<tr>
<td>Ballfields/ Ball Courts</td>
<td>P</td>
<td>Summer Camps/Retreats</td>
</tr>
<tr>
<td>Swimming Pools/Bathing Areas</td>
<td>P</td>
<td>Shooting Range</td>
</tr>
<tr>
<td>Fishing Docks/Piers</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td><strong>Public Service/Utility</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Emergency Service Facilities</td>
<td>P</td>
<td>Telephone/Cable Facilities</td>
</tr>
<tr>
<td>Correctional Facilities¹</td>
<td>P</td>
<td>LP Gas Storage/Distribution (up to 1,000 gals)</td>
</tr>
<tr>
<td>Broadcasting Stations</td>
<td>P</td>
<td>Airports/Airfields</td>
</tr>
<tr>
<td>Communications/Transmission Towers (limitations apply)</td>
<td>P</td>
<td>Parking Facilities</td>
</tr>
<tr>
<td>Utility Facilities (Water &amp; Wastewater)²</td>
<td>P</td>
<td>Wellfields (Greater than 100,000 gpd)²</td>
</tr>
<tr>
<td>Maintenance Facilities</td>
<td>P</td>
<td>Wellfields (Less than or equal to 100,000 gpd)²</td>
</tr>
<tr>
<td><strong>Office</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical/Dental Office</td>
<td>P</td>
<td>Dispatch/Communication Office</td>
</tr>
<tr>
<td>Government Facility</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td><strong>Neighborhood Commercial</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Art/Gallery/Museum</td>
<td>P</td>
<td>Veterinary Off/Animal Hosp./Pet Groom (no outside kennels)</td>
</tr>
<tr>
<td>Library</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td><strong>General Commercial</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sales, Rental, Service, Repair – motorized vehicles</td>
<td>P</td>
<td>Hospital/Sanitarium¹</td>
</tr>
<tr>
<td>Car Wash Facilities</td>
<td>P</td>
<td>Commercial/Trade School</td>
</tr>
<tr>
<td>Gasoline Sales &amp; Service</td>
<td>P</td>
<td></td>
</tr>
</tbody>
</table>

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. 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.*
Chapter Two - Land Use Districts

2.4.17. 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.

<table>
<thead>
<tr>
<th>TCU District</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>P = Permitted</td>
</tr>
<tr>
<td></td>
<td>C = Conditional Use</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural</td>
</tr>
<tr>
<td>Croplands/Pastures</td>
</tr>
<tr>
<td>Aquaculture</td>
</tr>
<tr>
<td>Industrial</td>
</tr>
<tr>
<td>Power Generation Facilities</td>
</tr>
<tr>
<td>Public Service/Utility</td>
</tr>
<tr>
<td>Emergency Service Facilities</td>
</tr>
<tr>
<td>Broadcasting Stations</td>
</tr>
<tr>
<td>Communication/Transmission Towers</td>
</tr>
<tr>
<td>Utility Facilities (Water &amp; Wastewater)²</td>
</tr>
<tr>
<td>Maintenance Facilities</td>
</tr>
<tr>
<td>Office</td>
</tr>
<tr>
<td>Government Facility</td>
</tr>
<tr>
<td>Dispatch/Communication Office</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>REC District</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential</td>
</tr>
<tr>
<td></td>
<td>P Accessory Structure</td>
</tr>
<tr>
<td></td>
<td>C Home Occupation</td>
</tr>
<tr>
<td></td>
<td>Recreational</td>
</tr>
<tr>
<td></td>
<td>P Summer Camps/Retreats</td>
</tr>
<tr>
<td></td>
<td>P Hunting/Fishing Preserves</td>
</tr>
<tr>
<td></td>
<td>P Stables</td>
</tr>
<tr>
<td></td>
<td>P Shooting Range</td>
</tr>
<tr>
<td></td>
<td>P Preserves/Reserves</td>
</tr>
<tr>
<td></td>
<td>P Recreational Resort</td>
</tr>
<tr>
<td></td>
<td>Agriculture</td>
</tr>
<tr>
<td></td>
<td>P Viticulture</td>
</tr>
<tr>
<td></td>
<td>P Aquaculture</td>
</tr>
<tr>
<td></td>
<td>Public Service/Utilities</td>
</tr>
<tr>
<td></td>
<td>P Wellfields (Greater than 100,000 gpd)²</td>
</tr>
<tr>
<td></td>
<td>P Wellfields (Less than or equal to 100,000 gpd)²</td>
</tr>
<tr>
<td></td>
<td>Maintenance Facilities</td>
</tr>
<tr>
<td></td>
<td>Office</td>
</tr>
<tr>
<td></td>
<td>P Government Facility</td>
</tr>
<tr>
<td></td>
<td>Neighborhood Commercial</td>
</tr>
<tr>
<td></td>
<td>P Tackle/Bait Shop</td>
</tr>
<tr>
<td></td>
<td>Commercial</td>
</tr>
<tr>
<td></td>
<td>P Recreational Vehicle Park (limitations apply)</td>
</tr>
</tbody>
</table>

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.
*C*Wellfields greater than 100,000 gpd are subject to approval by the BCC.
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.
### AGR District

<table>
<thead>
<tr>
<th>Uses</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Government Facility</td>
<td>P</td>
</tr>
</tbody>
</table>

1 Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. 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.

### CON District

<table>
<thead>
<tr>
<th>Uses</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>P</td>
</tr>
<tr>
<td>Accessory Structure (limited by lot size)</td>
<td>P</td>
</tr>
<tr>
<td>Educational Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Outdoor Recreation</td>
<td></td>
</tr>
<tr>
<td>Passive Recreation</td>
<td>P</td>
</tr>
<tr>
<td>Summer Camps/Retreats</td>
<td>P</td>
</tr>
<tr>
<td>Playgrounds</td>
<td>P</td>
</tr>
<tr>
<td>Hunting/Fishing Preserves</td>
<td>P</td>
</tr>
<tr>
<td>Swimming Pools/Bathing Areas</td>
<td>P</td>
</tr>
<tr>
<td>Stables</td>
<td>P</td>
</tr>
<tr>
<td>Fishing Docks/Piers</td>
<td>P</td>
</tr>
<tr>
<td>Preserves/Reserves</td>
<td>P</td>
</tr>
<tr>
<td>Boat Ramps (Excluding marina facilities)</td>
<td>P</td>
</tr>
<tr>
<td>Agricultural</td>
<td></td>
</tr>
<tr>
<td>Silviculture</td>
<td>P</td>
</tr>
<tr>
<td>Viticulture</td>
<td>P</td>
</tr>
<tr>
<td>Aquaculture</td>
<td>P</td>
</tr>
<tr>
<td>Public Service/Utility</td>
<td></td>
</tr>
<tr>
<td>Emergency Service Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Maintenance Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Communication/Transmission Towers</td>
<td>P</td>
</tr>
<tr>
<td>Wellfields (Greater than 100,000 gpd)²</td>
<td>C*</td>
</tr>
</tbody>
</table>

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Chapter Two - Land Use Districts
Chapter Two - Land Use Districts

CON District

Key – Level of Review

<table>
<thead>
<tr>
<th>P = Permitted</th>
<th>C = Conditional Use</th>
</tr>
</thead>
</table>

Uses

Public Service/Utility (cont’d)

Utility Facilities² | P |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Wellfields (Less than or equal to 100,000 gpd)²</td>
<td>P</td>
</tr>
</tbody>
</table>

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.

MHP District

Key – Level of Review

<table>
<thead>
<tr>
<th>P = Permitted</th>
<th>C = Conditional Use</th>
</tr>
</thead>
</table>

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 |
**MHP District**

<table>
<thead>
<tr>
<th>Uses</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Public Service/Utility</strong></td>
<td><strong>P = Permitted</strong></td>
</tr>
<tr>
<td>Emergency Service Facilities</td>
<td><strong>P</strong></td>
</tr>
<tr>
<td>Communications/Transmission Towers (limitations apply)</td>
<td><strong>P</strong></td>
</tr>
<tr>
<td>Utility Facilities (Water &amp; Wastewater)²</td>
<td><strong>P</strong></td>
</tr>
<tr>
<td><strong>Limited Commercial To Serve Park Residents</strong></td>
<td><strong>P</strong></td>
</tr>
<tr>
<td>Community Center</td>
<td><strong>P</strong></td>
</tr>
<tr>
<td>Fraternal Organization/Lodge</td>
<td><strong>P</strong></td>
</tr>
<tr>
<td>Small Retail Shops</td>
<td><strong>P</strong></td>
</tr>
<tr>
<td>Specialty Food Store</td>
<td><strong>P</strong></td>
</tr>
<tr>
<td>Service Businesses</td>
<td><strong>P</strong></td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>RVP District</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
<td><strong>P = Permitted</strong></td>
</tr>
<tr>
<td>Caretaker’s Residence</td>
<td><strong>P</strong></td>
</tr>
<tr>
<td><strong>Outdoor Recreational</strong></td>
<td><strong>P = Permitted</strong></td>
</tr>
<tr>
<td>Passive Recreation</td>
<td><strong>P</strong></td>
</tr>
<tr>
<td>Golf Course</td>
<td><strong>P</strong></td>
</tr>
<tr>
<td>Playgrounds</td>
<td><strong>P</strong></td>
</tr>
<tr>
<td>RVP District</td>
<td>Key – Level of Review</td>
</tr>
<tr>
<td>--------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td></td>
<td>P = Permitted</td>
</tr>
<tr>
<td></td>
<td>C = Conditional Use</td>
</tr>
</tbody>
</table>

### Uses

**Outdoor Recreational (cont’d)**

<table>
<thead>
<tr>
<th>Uses</th>
<th>P</th>
<th>Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ballfields/Ball Courts</td>
<td>P</td>
<td>Preserves/Reserves</td>
</tr>
<tr>
<td>Swimming Pools/Bathing Areas</td>
<td>P</td>
<td>Recreational Resort</td>
</tr>
<tr>
<td>Fishing Docks/Piers</td>
<td>P</td>
<td></td>
</tr>
</tbody>
</table>

**Public Service/Utility**

<table>
<thead>
<tr>
<th>Uses</th>
<th>P</th>
<th>Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Service Facilities</td>
<td>P</td>
<td>Maintenance Facilities (private)</td>
</tr>
<tr>
<td>Communications/Transmission Towers</td>
<td>P</td>
<td>Telephone/Cable Facilities</td>
</tr>
<tr>
<td>Utility Facilities (Water &amp; Wastewater)²</td>
<td>P</td>
<td></td>
</tr>
</tbody>
</table>

**Limited Commercial to Serve Campers**

<table>
<thead>
<tr>
<th>Uses</th>
<th>P</th>
<th>Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Center</td>
<td>P</td>
<td>Restaurants (No drive-up facilities)</td>
</tr>
<tr>
<td>Fraternal Organization/Lodge</td>
<td>P</td>
<td>Open Air Café</td>
</tr>
<tr>
<td>Small Retail Shops</td>
<td>P</td>
<td>Tackle/Bait Shop</td>
</tr>
<tr>
<td>Specialty Food Store</td>
<td>P</td>
<td>Convenience Store</td>
</tr>
<tr>
<td>Service Businesses</td>
<td>P</td>
<td>Laundries/Dry Cleaners</td>
</tr>
</tbody>
</table>

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.
<table>
<thead>
<tr>
<th>PORT District</th>
<th>Key – Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>P = Permitted</td>
</tr>
<tr>
<td></td>
<td>C = Conditional Use</td>
</tr>
<tr>
<td></td>
<td>MPD = Subject to approved Master Plan of Development</td>
</tr>
</tbody>
</table>

### Uses

#### Residential

<table>
<thead>
<tr>
<th>Uses</th>
<th>Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family (up to six units per acre)</td>
<td>P</td>
</tr>
<tr>
<td>Multifamily (up to six units per acre)²</td>
<td>P</td>
</tr>
<tr>
<td>Single Family Cluster Housing (up to six units per acre)</td>
<td>P</td>
</tr>
</tbody>
</table>

#### Institutional

<table>
<thead>
<tr>
<th>Uses</th>
<th>Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Day Care Centers</td>
<td>P</td>
</tr>
<tr>
<td>Houses of Worship</td>
<td>P</td>
</tr>
</tbody>
</table>

#### Outdoor Recreation

<table>
<thead>
<tr>
<th>Uses</th>
<th>Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marinas (Wet &amp; Dry Slips)</td>
<td>P</td>
</tr>
<tr>
<td>Golf Driving Range/ Miniature Golf Course</td>
<td>P</td>
</tr>
<tr>
<td>Playgrounds</td>
<td>P</td>
</tr>
<tr>
<td>Ballfields/ Ball Courts</td>
<td>P</td>
</tr>
<tr>
<td>Swimming Pools/Bathing Areas</td>
<td>P</td>
</tr>
<tr>
<td>Fishing docks/ Piers</td>
<td>P</td>
</tr>
<tr>
<td>Hunting Reserves</td>
<td>P</td>
</tr>
</tbody>
</table>

#### Agricultural

<table>
<thead>
<tr>
<th>Uses</th>
<th>Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Croplands</td>
<td>P</td>
</tr>
<tr>
<td>Aquaculture</td>
<td>P</td>
</tr>
<tr>
<td>Viticulture</td>
<td>P</td>
</tr>
</tbody>
</table>

#### Public Service/Utility

<table>
<thead>
<tr>
<th>Uses</th>
<th>Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Service Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Communication/Transmission Towers</td>
<td>P</td>
</tr>
<tr>
<td>Utility Facilities (Water &amp; Wastewater)²</td>
<td>P</td>
</tr>
<tr>
<td>Telephone/Cable Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Wellfields (Greater than 100,000 gpd)²</td>
<td>P</td>
</tr>
<tr>
<td>Wellfields (Less than or equal to 100,000 gpd)²</td>
<td>P</td>
</tr>
<tr>
<td>Dispatch/Communication Facility</td>
<td>P</td>
</tr>
</tbody>
</table>

#### Commercial

<table>
<thead>
<tr>
<th>Uses</th>
<th>Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Professional Business Office</td>
<td>P</td>
</tr>
<tr>
<td>Medical/Dental Office</td>
<td>P</td>
</tr>
<tr>
<td>Clinic</td>
<td>P</td>
</tr>
<tr>
<td>Financial Institution (with drive-up facilities)</td>
<td>P</td>
</tr>
<tr>
<td>Health Club/Spa</td>
<td>P</td>
</tr>
<tr>
<td>Model Home Center</td>
<td>P</td>
</tr>
</tbody>
</table>

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Chapter Two - Land Use Districts
<table>
<thead>
<tr>
<th>Uses</th>
<th>Level of Review</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PORT District</strong></td>
<td><strong>Key – Level of Review</strong></td>
</tr>
<tr>
<td></td>
<td><strong>P = Permitted</strong></td>
</tr>
<tr>
<td></td>
<td><strong>C = Conditional Use</strong></td>
</tr>
<tr>
<td></td>
<td><strong>MPD = Subject to approved Master Plan of Development</strong></td>
</tr>
<tr>
<td><strong>Commercial (cont’d)</strong></td>
<td></td>
</tr>
<tr>
<td>Model Home (with sales office)</td>
<td>P</td>
</tr>
<tr>
<td>Retail Sales/ Strip Center</td>
<td>P</td>
</tr>
<tr>
<td>Community Center</td>
<td>P</td>
</tr>
<tr>
<td>Fraternal Organization/Lodge</td>
<td>P</td>
</tr>
<tr>
<td>Dance/Martial Arts/Instructional Studio</td>
<td>P</td>
</tr>
<tr>
<td>Funeral Home/Mortuaries (no crematorium)</td>
<td>P</td>
</tr>
<tr>
<td>Service Businesses</td>
<td>P</td>
</tr>
<tr>
<td>Car Wash Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Gasoline Sales &amp; Service</td>
<td>P</td>
</tr>
<tr>
<td>Hotel/Motel</td>
<td>P</td>
</tr>
<tr>
<td>Laundries/Dry Cleaners</td>
<td>P</td>
</tr>
<tr>
<td>Tavern, Bar, Lounge, Night Club, Dance Hall</td>
<td>P</td>
</tr>
<tr>
<td>ATM</td>
<td>P</td>
</tr>
<tr>
<td>Restaurants with Drive-up Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Building/Trades Contractors (with outside storage)</td>
<td>P</td>
</tr>
<tr>
<td>Lawn Care Operations</td>
<td>P</td>
</tr>
<tr>
<td>Resorts and Extended Stay Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Boat Sales/Maintenance/Repair</td>
<td>P</td>
</tr>
<tr>
<td>Medical Marijuana Treatment Center</td>
<td>P</td>
</tr>
<tr>
<td><strong>Industrial</strong></td>
<td></td>
</tr>
<tr>
<td>Distribution Center</td>
<td>P</td>
</tr>
<tr>
<td>Mini Warehouses</td>
<td>P</td>
</tr>
<tr>
<td>Solid Waste Haulers Facilities</td>
<td>C</td>
</tr>
<tr>
<td>Heavy Industrial Uses identified in this section</td>
<td>C</td>
</tr>
<tr>
<td>Truck Terminals</td>
<td>C</td>
</tr>
<tr>
<td>Bus Terminals</td>
<td>P</td>
</tr>
<tr>
<td>LP Gas Storage/Distribution</td>
<td>P</td>
</tr>
<tr>
<td>Bulk Fuel Storage</td>
<td>P</td>
</tr>
</tbody>
</table>
PORT District

Key – Level of Review
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MPD = Subject to approved Master Plan of Development

Uses

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 limited within the Coastal High Hazard Area with a Planned Unit Development. See LDC Atlas for CHHA delineation.
4 Uses limited within the Coastal High Hazard Area to sites with direct access to a principal arterial roadway.
*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.


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.


13. Theaters and auditoriums.


15. Miniature golf courses, golf driving ranges.


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.


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)

(Ordinance No. 2018-A01, Sections 2401, 2404, 2412, 2413, adopted January 23, 2018)

(Ordinance No. 2018-A08, Sections 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2423, adopted April 10, 2018)

(Ordinance No. 2018-A26, Sections 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2416, 2419, 2423, adopted December 4, 2018)