

**TOWN OF WELAKA
SPECIAL-CALLED TOWN COUNCIL MEETING**

AGENDA

March 5, 2024, at 6:00 PM
Honorable Willie Washington, Jr. Town Council Room
400 4th Avenue, Welaka, FL 32193

(This meeting will be broadcasted, for view only, on the Town of Welaka's Facebook Page)

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE & INVOCATION**
- 3. ROLL CALL** by Town Clerk, Meghan Allmon
- 4. APPROVAL OF CURRENT AGENDA**
- 5. LAND DEVELOPMENT CODE Town Council Review**
 - ARTICLE 2: Zoning Districts and Permitted Uses
- 6. PUBLIC COMMENT**
- 7. ADJOURNED**

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MEMORANDUM

To: Town Council

From: Patrick Kennedy

Cc: Meghan Allmon, Town Clerk

Date: February 27, 2024

RE: Land Development Code – Article 2, Sections 1-3: Zoning Board Recommended Draft

Please find enclosed with this memorandum the Zoning Board’s recommended draft of Article 2, Sections 1-3 of the proposed Land Development Code. This process started in late May 2023 and is the product of two complete read throughs that started with a draft prepared by me.

The starting draft was built using the zoning regulations as they currently read, with some changes to organization and grammar to create what we hope with be a more user-friendly format. There were also some actual changes proposed by me that I felt were necessary to make the code more workable without changing any substantive property rights existing under the current code. The more significant of these is the proposed “Use Categories”. Additionally, the PUD provisions are a little more comprehensive and better organized with regard to the submittal requirements.

Most of the edits that came out of the first and second run through with the Zoning Board helped provide more clarity, make certain zoning provisions more consistent with what has occurred with the existing development, and provide some flexibility for our vested subdivisions without having to create entirely new zoning categories. We also took mobile home park zoning regulations out of the commercial zoning district and created a new RMH zoning category. Finally, we created light industrial and conservation zoning categories. There was a version of these that appeared in a prior ordinance, but it was not clear whether they were adopted, but it is clear that they were not used (except for conservation at one location).

All of the underline and overstrike text reflects language that should be the focus of the discussion. However, we should use the opportunity to understand how much of your current zoning regulations read.

1 **ARTICLE 2. ZONING DISTRICTS AND PERMITTED USES**

2
3 **SECTION 2-1. – GENERAL PROVISIONS**

4
5 **2-101 Purpose.**

6 This Article ~~H-2~~ of the Town of Welaka Land Development Code establishes zoning districts;
7 establishes the relationship between the Town's future land use map and zoning map; and
8 provides a list of use categories, specific uses and specific structures that may be allowed within
9 each zoning district. It also provides for accessory and temporary structures and uses. The zoning
10 districts and list of allowed uses and structures are intended to provide for coordinated and
11 orderly growth by implementing the future land use map and related comprehensive plan goals,
12 objectives, and policies regarding land use, including the intensity and density of the allowed
13 uses. Where there is a clear conflict between the Town’s comprehensive plan and this land
14 development code, the provisions of the comprehensive plan shall govern.

15
16 **2-102 Zoning districts established; zoning maps adopted.**

17 The Town is divided into zoning districts listed below on a zoning map kept and maintained by
18 the Town. The zoning districts listed below are delineated on the Town's zoning district map
19 dated _____. The Town's zoning district map is declared a part of this code and
20 may be amended from time to time as provided for under Article ___, of this code.

21

<u>Zoning District</u>	<u>Abbreviation</u>
Agriculture	AG
Single Family Residential-1	SR-1
Single Family Residential-1A	SR-1A
Multi-Family Residential-1	MR-1
Residential-Mobile Home Park	RMH
Recreational Vehicle Resort	RVR
Tourist Commercial	TC
Commercial, Neighborhood	C-1
Commercial, General	C-2
Industrial - Light	IL
Public Facilities- 1	PF -1
Public Facilities- 2	PF -2
Conservation	CN
Planned Unit Development	PUD

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38 **2-103. Interpretation of zoning district boundaries.**

39 The following rules apply in interpreting the zoning maps:

- 40 (a) Boundaries indicated as approximately following the centerline of a street, highway or alley
41 shall be construed to follow such centerline.
- 42 (b) Boundaries indicated as approximately following platted lot lines shall be construed as
43 following such lot lines.
- 44 (c) Boundaries indicated as approximately following the Town limits shall be construed as
45 following such Town limits.
- 46 (d) Boundaries indicated as following shorelines shall be construed to follow such shorelines. In
47 the event of a change in shorelines, the boundaries shall be construed as moving with the
48 change except where such moving would change the zoning status of a lot or parcel and in
49 such case, the boundary shall be interpreted in such a manner as to avoid changing the zoning
50 status of any parcel or lot.
- 51 (e) Boundaries indicated as parallel to the extension of features indicated in paragraphs (a)
52 through (d) above shall be construed as indicated. Distances not specifically indicated on the
53 zoning maps shall be determined by the scale of the map.
- 54 (f) Where a district boundary divides a parcel ([i.e., split zoning](#)), [and there is no legal](#)
55 [description specifically associated with establishment of the district boundary](#), the boundary
56 shall be interpreted to divide the parcel as indicated and pursuant to the scale established on
57 the map. [Evidence of a prior property boundary line in place at the time the zoning was](#)
58 [originally established that lies within 25 feet of the indicated district boundary may be used](#)
59 [to adjust the zoning district boundary](#).

60

61 **2-104 Reference to zoning district names.**

- 62 (a) Where the term "residentially zoned" is used, or the context indicates a provision applies
63 to all residentially zoned property, the term refers to the SR, MR and RMH zoning
64 districts.
- 65 (b) Where the term "commercially zoned" is used, or the context indicates a provision
66 applies to all commercially zoned property, the term refers to the C zoning districts.
- 67 (c) When the term "industrially zoned" districts" is used, or the context indicates a provision
68 applies to all industrially zoned property, the term refers to the IL zoning district.
- 69 (d) Where the term "agriculturally zoned" is used, or the context indicates a provision applies
70 to all agriculturally zoned property, the term refers to the A zoning district.

71

72 **2-105. Enclosed building requirement.**

73 Unless otherwise specifically provided, all uses shall be housed in a fully enclosed building.

74

75 **2-106. Relationship of zoning districts to future land use categories in the comprehensive**
76 **plan.**

77 Table II.A below illustrates which zoning districts are consistent with and implement the future
78 land use categories described in the Town of Welaka Comprehensive Plan and depicted on the
79 future land use map in the future land use element of the Town's comprehensive plan. The table
80 is for illustrative purposes only. Each specific land use in the Town, including the over-all

81 development scheme for each use, should be analyzed for consistency with the entire
 82 comprehensive plan, regardless of the zoning district. Compliance with the requirements of the
 83 zoning district is only one step in that consistency analysis. The location, timing, density,
 84 intensity, and design requirements of any proposed development in each zoning district may be
 85 further defined in other provisions of this code.

86
 87

TABLE II.A: ZONING DISTRICTS CONSISTENT WITH THE FUTURE LAND USE CATEGORIES IDENTIFIED IN THE TOWN OF WELAKA'S COMPREHENSIVE PLAN

FUTURE LAND USE CATEGORY	ZONING DISTRICT													
	AG	SR1	SR1 A	MR 1	RMH	RVR	TC	C-1	C-2	IL	PF-1	PF-2	CN	PUD
Residential- Low Density	X	X	X											X
Residential- Medium Density		X	X	X	X									X
Residential – High Density														X
Recreational Vehicle (Seasonal)						X	X	X	X					X
Commercial							X	X	X					X
Industrial										X				X
Agriculture	X													X
Recreation and Open Space											X	X	X	X
Public Buildings & Grounds											X			X
Other Public Facilities												X		X
Conservation	X												X	X

88

89 2-107 Use Determinations.

90

91 (a) The use provisions in the various zoning districts are exclusive, and any use category or
 92 specified land use specifically listed under one district but not in another shall be prohibited
 93 in the district where it is not listed.

94

95 (b) A specific use that does not clearly fall within a use category under Section 2 of this Article
 96 and is not listed as a permitted use or a use allowed by conditional use permit in any zoning
 97 district under this Section 3 of this Article, or elsewhere in this code, shall be deemed
 98 prohibited unless the Town Council or its designee makes a determination in writing under
 99 the criteria listed in paragraph (c) below that the proposed use is intended to be allowed in a
 100 given zoning district.

101

102 (c) Uses that are not specifically listed as an example under a certain use category or that are not
 103 expressly listed as a permitted or conditional within a given zoning district may be allowed
 104 when determined in writing by the Town Council, or its designee, to meet all three of the
 105 following conditions:

- 106 (1) Appropriate by reasonable implication and intent of the or the zoning district; and
107 (2) Similar to other uses explicitly allowable by right or special use permit; and
108 (3) Not specifically prohibited within the district.

109
110 (d) Any determination made by a designee of the Town Council under this provision may be
111 appealed to the Town Council under the administrative appeal procedures outlined in
112 of this Code. Determinations made by the Town Council are deemed final.
113

114 **2-108 Vested Lots.**

115 Lots in vested subdivisions or existing lots of record may be assigned a zoning district in which
116 the use of lots, the with the lot dimensions, and lot area generally that most closely comply with
117 the standards of the assigned zoning district, provided the proposed use is allowed by the
118 applicable future land use category but notwithstanding the density requirements of the future
119 land use category.
120

121 **2-109. Entire Land Development Code and Comprehensive Plan Apply.**

- 122 (a) All manner of development, land uses, or structures are governed by the Town's
123 Comprehensive Plan and where there is conflict between this Code and the
124 Comprehensive Plan, the Comprehensive Plan shall govern.
125 (b) All manner of development, use, or structure in a given zoning district, whether by right
126 or by conditional use permit, is subject to all of the design and development review
127 standards of this Code in addition to the zoning and supplementary use standards
128 established under Articles 2 and 3 of this Code, unless expressly excepted elsewhere in
129 this Code.
130
131

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132 **SECTION 2. USE CATEGORIES**

133
134 **2-201. Generally.**

135 Because it is impossible to list all potential uses that may be consistent with the intent of the
136 future land use designation and zoning district, this section establishes use categories that will be
137 allowed in each zoning district. A use category defines the types of uses that fit within a given
138 category and then lists examples of the uses that fit the definition. The listed examples are not
139 intended to be exhaustive but shall be illustrative of the type of uses allowed under the use
140 category. Where a proposed use could be said to fall within more than one category, the Town
141 shall determine in which category the use most closely fits based on the description of the use
142 category and the examples of uses in the category. If a use category is not listed under a given
143 zoning district as a permitted or conditional use, then the uses that fall within that use category
144 shall be presumed to be prohibited.

145
146 **2-202. Agriculture - General.**

147 Agricultural uses are those related to the production, keeping, or maintenance, whether for sale
148 or personal use, of plants and animals for food, forage, fiber, or ornamental purposes.
149 Agricultural uses are characterized as predominantly outdoor activities, with structures covering
150 a very small portion of the land; and may include agritourism activities, farm stays, aquaculture,
151 and roadside produce stands for sale of agricultural products grown on the same premises. Trip
152 generation is low, the number of employees per acre is very small; the raising of crops, livestock
153 and poultry is performed in a low density open setting.

154
155 **2-203. Agriculture - Intensive.**

156 Agricultural uses that result in large concentrations of livestock or related farm animals or uses
157 requiring a waste disposal permit from the Florida Department of Environmental Protection.
158 Examples of such uses include:

- 159 (a) Feedlots
- 160 (b) High volume dairies, hog farms, and enclosed poultry farms
- 161 (c) Sawmills
- 162 (d) Airstrip for crop dusting
- 163 (e) Borrow pits.

164
165 **2-204. Assembly.**

166 Uses where the primary activity is a facility where individuals collect to participate, or observe
167 programs or services, or assemble for social, religious or fraternal purposes through the provision
168 of meeting places or similar facilities for private organizations. It does not include casinos,
169 nightclubs, bottle clubs, bars, or other similar for profit uses, whether or not associated with a
170 social, religious or fraternal organization. It does not include boarding houses or other types of

171 overnight stay facilities such as RV sites, that may be associated with the allowed uses. Examples
172 include:

- 173 (a) Fraternal organizations
- 174 (b) Masonic orders
- 175 (c) Churches

176
177 **2-205. Commercial recreation and entertainment—Outdoor.**

178 Uses where the primary activity is the provision of recreation or entertainment in an outdoor
179 setting and may include the examples listed below, but shall not include Recreational Vehicle
180 uses or campgrounds.

- 181 (a) Miniature golf
- 182 (b) Go-kart
- 183 (c) Drive-in Theater
- 184 (d) Amphitheater
- 185 (e) Skate parks
- 186 (f) Paintball
- 187 (g) Golf driving range
- 188 (h) Archery range
- 189 (i) Waterpark
- 190 (j) Marina

191
192 **2-206. Commercial recreation and entertainment—Indoor.**

193 Uses where the primary activity is the provision of recreation or entertainment in an indoor
194 setting and may include the examples listed below.

- 195 (a) Bowling alley
- 196 (b) Amusement arcade
- 197 (c) Theater
- 198 (d) Auditorium
- 199 (e) Indoor skating rinks

200
201 **2-207. Cultural.** Uses where the primary activity is providing a personal service in the form of
202 fine arts, historical or culture displays, exhibits, and similar activities that are not places of
203 assembly such as theaters or auditoriums. Examples include:

- 204 (a) Libraries
- 205 (b) Galleries
- 206 (c) Museums

207
208 **2-208. Educational.**

209 Uses where the primary activity is the provision of teaching and classroom facilities and may
210 include the examples listed below.

- 211 (a) Colleges
- 212 (b) Technical and vocational schools
- 213 (c) Business schools

214
215 **2-209. Emergency services.**

216 Uses that involve government activities or government-sponsored activities that are located to
217 allow for adequate response to the public in case of emergency. Examples include:

- 218 (a) Town fire department units including volunteer fire departments.
- 219 (b) Law enforcement substations
- 220 (c) EMS rescue units
- 221 (d) Town emergency operations facilities

222
223 **2-210. Essential public services.**

224 Uses that primarily involve small-scale public facilities and services that provide services which
225 are, by necessity, spread throughout the community. This category does not include structures or
226 uses for commercial activities such as sales of related merchandise or collection of bills.

227 Examples include the following:

- 228 (a) Water treatment plants (with a capacity less than 500,000 gallons per day)
- 229 (b) Wastewater treatment plants (with a capacity of less than 500,000 gallons per day)
- 230 (c) Natural gas pumping stations
- 231 (d) Telephone equipment installations
- 232 (e) Electrical substations
- 233 (f) Microwave relay stations or other towers (not exceeding 25 feet in height)

234
235 **2-211. Governmental.**

236 Uses where the primary activity is the provision of governmental administrative services to the
237 public, including the following the examples:

- 238 (a) Courthouse
- 239 (b) Police station
- 240 (c) Town hall
- 241 (d) Federal, State or County administration building

242
243 **2-212. Heavy Industry.**

244 Uses where the primary activity includes industrial, manufacturing, processing, warehouse,
245 outdoor storage, bulk storage, distribution, waste transfer and processing facilities, and product
246 assembly that creates smoke, odor, fumes, noise, toxic wastes, or volumes of heavy vehicle
247 traffic that exceed that light industrial use standards. Heavy Industry uses are not permitted in the
248 IL zoning district.

251 **2-213. Light industry.**

252 Uses where the primary activity includes industrial, manufacturing, processing, warehouse,
253 distribution, and assembly uses on scale that is not objectionable to residential land uses
254 regarding smoke, odor, fumes, noise, toxic wastes and heavy vehicle or equipment traffic. These
255 uses are limited to the Industrial – Light (IL) zoning district and examples of the allowed uses
256 are provided in section 2-311 of this Code. An industrial, manufacturing, processing, warehouse,
257 distribution, or assembly use not specifically identified as a permitted use under IL, may be
258 categorized as light industrial use allowed by conditional use permit if the Town is assured that
259 each of the following criteria are met:

- 260 (a) The use will not be a danger to surrounding uses or activities; and
- 261 (b) The use will not create odors, fumes, dust, or other emissions that will cross the
262 property lines of the site; and
- 263 (c) Involves only light volumes of tractor trailers and other heavy vehicle traffic to and
264 from the use; and
- 265 (d) The total size of the facility does not exceed 10,000 square feet.

266
267 **2-214. Lodging.** Uses where the primary activity is the provision of short-term lodging in a
268 structure, and may include the following examples:

- 269 (a) Hotel
- 270 (b) Motel
- 271 (c) Bed and breakfast

272
273 It does not include overnight recreational parks, campgrounds or farm stays; all of which are
274 addressed elsewhere in this Code.

275
276 **2-215. Office.**

277 Uses where the primary activity is the provision of office space for professional, administrative,
278 or clerical activities. It does not include retail sales of merchandise related to office use (i.e.
279 pharmaceutical sales or frames for glasses). Examples include:

- 280 (a) Physician (but not a clinic)
- 281 (b) Attorney
- 282 (c) Accountant
- 283 (d) Chiropractor
- 284 (e) Opticians
- 285 (f) Architect/engineer
- 286 (g) Graphic artist
- 287 (h) Insurance agent
- 288 (i) Real estate agent
- 289 (j) Model home

291 **2-216. Overnight Recreational Park.**

292 A use that involves the parking and occupying of a recreational vehicle-type unit primarily
293 designed as temporary living quarters for recreational purposes, camping, or travel use, which
294 either has its own motive power or is mounted on or drawn by another vehicle; and includes the
295 travel trailer, camping trailer, truck camper, motor home, private motor coach, van conversion,
296 park trailer, and fifth-wheel trailer, as those terms are defined by section 320.01(b)1-8, Florida
297 Statutes (2022). It does not include the parking or storage of unoccupied recreational vehicle-
298 type units.

299
300 **2-217. Recreation - Resource-based.**

301 Recreational uses primarily rely on natural resources as the attraction, including public and
302 private passive uses such as parks or beaches.

303
304 **2-218. Recreation - Activity-based.**

305 Recreational uses that primarily rely on facilities for sports and other active recreational
306 activities as the attraction; examples of which include ballparks, pools, sport courts, playgrounds,
307 golf courses, boat ramps, and boat docks/boat moorings.

308
309 **2-219. Residential—Single family.**

310 A use that provides dwellings or structures intended for a single-family household as defined by
311 this code, and may, depending on the zoning district, include any one of the dwelling units listed
312 as examples below.

313 (a) Conventional, site built single-family

314 (b) Modular home

315 (c) Mobile home, unless expressly prohibited in the zoning district

316
317 **2-220. Residential—Multi-family.**

318 A use that provides dwellings or structures intended for two or more households as defined by
319 this code, and may, depending on the particular zoning district, include any one of the dwelling
320 units identified as examples below.

321 (a) Multi-family may include, but not be limited to, duplex, triplex, quadplex, garden
322 apartments, villas and townhouses, mid-rise and high-rise apartment buildings, and
323 garage/accessory apartments.

324 (b) Any ownership arrangement is allowed, such as condominium or cooperative, unless
325 specifically prohibited in a zoning district.

326
327 **2-221 Retail sales—General.**

328 Uses where the primary activity is the sale of goods to the public. This use category and may
329 include the following examples:

330 (a) Antique shop

- 331 [\(b\) Art gallery](#)
- 332 [\(c\) Auto parts store](#)
- 333 [\(d\) Bait and tackle shop](#)
- 334 [\(e\) Convenience store](#)
- 335 [\(f\) Florist](#)
- 336 [\(g\) Fruit and Vegetable market](#)
- 337 [\(h\) Grocery store](#)
- 338 [\(i\) Hardware store](#)
- 339 [\(j\) Hobby supplies](#)
- 340 [\(k\) Jewelry store](#)
- 341 [\(l\) Office supplies - Retail](#)
- 342 [\(m\) Pet shop – Completely enclosed](#)
- 343 [\(n\) Souvenir shop](#)
- 344 [\(o\) Toy store](#)

345

346 [This use category shall not include the vehicle sales, services or repairs; nor shall it include the](#)

347 [sale of alcoholic beverages for consumption on the premises.](#)

348

349 **2-222. Retail sales—Food.**

350 [Uses where the primary activity is the preparation of food to be served to the public for onsite](#)

351 [consumption, for take-out by the public, or for delivery to the public, and may include the](#)

352 [following examples:](#)

- 353 [\(a\) Restaurant](#)
- 354 [\(b\) Delicatessen](#)
- 355 [\(c\) Ice cream parlor](#)
- 356 [\(d\) Candy store](#)
- 357 [\(e\) Bakery](#)

358

359 **2-223. Services.**

360 [Uses where the primary activity is the provision of services to the public and may include the](#)

361 [following examples:](#)

- 362 [\(a\) Advertising](#)
- 363 [\(b\) Banking](#)
- 364 [\(c\) Clinics](#)
- 365 [\(d\) Copy centers](#)
- 366 [\(e\) Dance/music studios and facilities](#)
- 367 [\(f\) Employment agency](#)
- 368 [\(g\) Funeral home](#)
- 369 [\(h\) Fitness centers](#)
- 370 [\(i\) Salons and barbershops](#)

- 371 [\(j\) Laundry, retail](#)
- 372 [\(k\) Photography studio](#)
- 373 [\(l\) Printing and copying services.](#)
- 374 [\(m\) Repair of appliances, shoes, furniture, clothing and other non-automotive consumer](#)
- 375 [goods; but shall not include small engine repair.](#)
- 376 [\(n\) Religious and spiritual](#)
- 377 [\(o\) Tattoo parlor](#)
- 378 [\(p\) Veterinary facilities: small animal with operations wholly indoors](#)

379 [\[Remainder of Page Intentionally Left Blank\]](#)

381

382 **SECTION 3. USES ALLOWED WITHIN ZONING DISTRICTS**

383

384 **2-301. Generally.**

385 (a) This section establishes the use categories allowed in each zoning district, either by right
386 or by special use permit. Certain uses have unique characteristics that require the use to
387 be specifically listed separate from any use category.

388 (b) The base-line dimensional requirements such as setbacks, minimum lot sizes, lot widths,
389 maximum lot coverage, maximum building heights, minimum road frontages, etc. are
390 outlined under each zoning district; however, there are various additional design
391 requirements in Article ___ of this code that shall apply, including not limited
392 requirements for stormwater management, landscaping, buffering, screening, fencing,
393 parking and loading, access management, etc.

394 (c) Article 3 of this Code establishes supplemental use regulations that may further define
395 conditions that are particular to certain uses allowed in each zoning district.

396 (d) Any development proposed to establish an allowed use in a given zoning district, whether
397 by right or by special use permit, shall subject to development review as provided in
398 Article ___ this Code.

399 ~~(d)~~(e) Nothing herein shall be interpreted to permit a proposed development to deviate
400 from the minimum requirements of the Town’s Comprehensive Plan, including but not
401 limited to the density and impervious surface requirements of the Comprehensive Plan.

402 ~~(e)~~(f) ___ The use provisions in the various zoning districts are exclusive, and any use
403 category or specified land use not listed as a permitted use or a use allowed by special use
404 permit in this code shall be prohibited, except as provided under paragraph (f) below.

405 ~~(f)~~(g) ___ Uses not specifically listed as allowable by right or special use permit within a
406 zoning district may be allowable when determined by an officer appointed and authorized
407 by the Town Council to make such interpretation to be:

408

- 409 (1) Appropriate by reasonable implication and intent of the district;
410 (2) Substantially like other uses explicitly allowed by right or special use permit; and
411 (3) Not specifically prohibited within the district.

412

413 Any determination by the authorized designee under this provision may be appealed to
414 the Planning and Zoning Board in the manner provided of appeal of administrative
415 decisions under this code.

416

417 **2-302 Single Family Residential-1 (SR-1).** SR-1 is a single family dwelling district located in
418 areas as shown on the Official Zoning Map for the Town of Welaka, to which the following
419 regulations shall apply:

420

421 2-302.1. Uses Permitted.

422 Residential—Single family, including mobile homes subject to proper skirting around the entire
423 dwelling and proper utility connections.

424

425 2-302.2. Conditional Uses Permitted.

426 When after review of an application the Planning and Zoning Commission finds as a fact that the
427 proposed use is consistent with the General Development Plan for the Town of Welaka, the
428 following uses may be permitted:

429

- 430 (a) ~~Farming not involved with livestock.~~ Assembly
- 431 (b) ~~Playgrounds~~ Education
- 432 (c) ~~Golf Courses~~ Recreation – Resource Based
- 433 (d) ~~Family Disaster Shelters~~ Recreation – Activity Based
- 434 (e) ~~Recreation Areas~~ Essential Public Services
- 435 (f) ~~Public Utility Structures~~ Emergency Services
- 436 (g) ~~Churches~~ Farm Animals – small farm animals (i.e. cattle and horses prohibited) for non-
437 commercial purposes (i.e. pets, 4-H project animal, backyard hens, etc.) and subject to
438 the supplementary standards outlined in Section 5 of this Article.
- 439 (h) ~~Public and Private schools~~
- 440 (i) ~~Libraries~~
- 441 (j) ~~Hospitals~~
- 442 (k) ~~Sanatoriums~~
- 443 (l) ~~Institutions of public interest type~~
- 444 (m) ~~Community Disaster Shelters~~
- 445 (n) ~~Home Occupations~~
- 446 (o) ~~Nursing or convalescent homes.~~

447

448 It shall be demonstrated that the property for the proposed conditional use has sufficient
449 buildable land to support the use, inclusive of any design requirements for parking, stormwater,
450 buffering, screening, etc. Additionally, any proposed development that seeks to incorporate two
451 or more of the conditional uses listed above in a distinct residential community must seek
452 approval of the proposed development pursuant to the Planned Unit Development (PUD) process
453 outlined in section 2-315 of this Code.

454

455 2-302.3. Dimensional and Intensity Controls. The following yard, intensity and height
456 requirements shall be observed in SR-1:

457

- 458 (a) Minimum required lot area: ~~10,000~~ 7,000 square feet
- 459 (b) Minimum required lot width: ~~100~~ 70 feet
- 460 (c) Minimum required front yard: 25 feet
- 461 (d) Minimum required rear yard: 20 feet
- 462 (e) Minimum required side yard: 7.5 feet
- 463 (f) Minimum required setback from waterfront or wetlands: 25 feet
- 464 (g) Minimum required living area: 700 square feet

- 465 (h) Maximum lot coverage: 40 percent
- 466 (i) Maximum structure height: 35 feet

467
468 2.302.4. Vested Subdivisions. Lots is residential subdivisions that are vested for building permits
469 prior to the effective date of the applicable SR-1 dimensional and intensity controls may be
470 permitted to vary from standards set forth herein as follows:

- 471
- 472 (a) The minimum lot area and lot width shall not be less than the area and width of the lot as
473 originally platted.
- 474 (b) The required front yard may be reduced by up to 5 feet without need of a variance from
475 the Planning and Zoning Board if it can be demonstrated that the reduction is necessary
476 to allow the residence to meet required waterfront or rear yard setback requirements.
477 Only the minimum reduction necessary shall be allowed.
- 478 (c) The rear yard may be reduced by up to 5 ft without need of a variance to accommodate an
479 attached deck if the deck is not covered and the deck is constructed with material that
480 allow for storm water to drain through the deck the soil below without accumulating and
481 the deck is elevated to meet applicable base flood elevation requirements. Only the
482 minimum reduction necessary shall be allowed.

483
484 **2-303 Single Family Residential-1A (SR-1A).** SR-1A is a single-family dwelling district
485 located in the areas shown on the official Zoning Map of the Town of Welaka, to which the
486 following regulations shall apply.

487
488 2-303.1. Uses Permitted.

489
490 Residential—Single family. Except mobile homes as defined by section 320.01(2)(a), Florida
491 Statutes, are expressly prohibited. There shall be no other uses permitted by right or conditional
492 use permit except as mandated by state law.

493
494 2-303.2. Dimensional and Intensity Controls. The following yard, density, intensity and height
495 requirements shall be observed in SR-1A:

- 496
- 497 (a) Minimum required lot area: 10,000 square feet
- 498 (b) Minimum required lot width: ~~100-75~~ feet
- 499 (c) Minimum required front yard: 25 feet
- 500 (d) Minimum required rear yard: 20 feet
- 501 (e) Minimum required side yard: 10 ft ~~or 10% of the lot width, whichever is greater~~
- 502 (f) Minimum required setback from waterfront or wetlands: 25 feet
- 503 (g) Minimum living area: 1,300 square feet
- 504 (h) Maximum lot coverage: 35 percent
- 505 (i) Maximum structure height: 35 feet

506
507 2.302.4. Vested Subdivisions. Lots in residential subdivisions that are vested for building permits
508 prior to the effective date of the applicable SR-1A dimensional and intensity controls may be
509 permitted to vary from standards set forth herein as follows:

510
511 (a) The minimum lot area and lot width shall not be less than the area and width of the lot as
512 originally platted.

513 (b) All other standard dimensional and intensity controls shall apply.

514
515 **2-304 Multi-Family Residential-1 (MR-1).** MR-1 is a residential dwelling district located in
516 areas shown on the official Zoning Map of the Town of Welaka, to which the following
517 regulations apply.

518
519 2-304.1. Uses Permitted in MR-1 zoning.

520
521 (a) Residential—Single family, except mobile homes as defined by section 320.01(2)(a),
522 Florida Statutes, are expressly prohibited.

523 (b) Residential—Multi-family.

524
525 2-304.2. Conditional Uses that may be permitted in MR-1 zoning includes the conditional -
526 Conditional uses allowed by SR-1 zoning, subject to the same requirement that any development
527 that seeks to establish two or more the uses that may allowed by conditional use permit must
528 seek approval of the proposed development pursuant to the Planned Unit Development (PUD)
529 process outlined in section _____ of this Code.

530 ~~(a) Cemeteries~~

531
532 2-304.3. Dimensional and Intensity Controls. The following yard, density, intensity and height
533 requirements shall be observed in the MR-1 zoning district and are organized based on the use.

534
535 (a) For Residential—Single Family, the dimensional and intensity controls of SR-1 zoning
536 shall apply.

537
538 (b) For two-family dwellings (e.g., a duplex) the following dimensional and intensity
539 controls shall be observed:

540 (1) Minimum required lot area: 10,000 square feet

541 (2) Minimum required lot width: 100 feet

542 (3) Minimum required front yard: 25 feet

543 (4) Minimum required rear yard: 20 feet

544 (5) Minimum required side yard: 7.5 ft or 10% of the lot width, whichever is greater

545 (6) Minimum required setback from waterfront or wetlands: 25 feet

546 (7) Minimum living area: 700 square feet

- 547 (8) Maximum lot coverage: 35 percent
 548 (9) Maximum structure heights: 35 feet
 549
 550 (c) For all other Residential—Multifamily, the following dimensional and intensity controls
 551 shall apply:
 552 (1) Minimum required lot area: 20,000 square feet for the first two dwelling units and
 553 5,000 square feet for each additional dwelling unit that is added.
 554 (2) Minimum required lot width: 200 feet
 555 (3) Minimum required front yard: 30 feet
 556 (4) Minimum required rear yard: 20 feet for one and two story structures, plus an
 557 additional five (5) feet for each story added after two stories.
 558 (5) Minimum required side yard: 10 ft for a single-story structure, 20 ft for a two-story
 559 structure, and 5 feet for each story added above two stories.
 560 (6) Minimum required from waterfront or wetlands: 25 feet
 561 (7) Minimum living area:
 562 i. Efficiency apartment: 400 square feet
 563 ii. One bedroom apartment: 700 square feet
 564 iii. For each bedroom in excess of one bedroom add a minimum of 100 square
 565 feet to the minimum living area.
 566 (8) Maximum lot coverage: 40 percent
 567 (9) Maximum structure heights: 35 feet
 568

569 **2-305 Agriculture (AG).** The AG district is intended to apply to areas that are sparsely
 570 developed away from urban activities. It is intended ~~that to allow~~ only limited, low density
 571 residential and agriculture-related ~~commercial and industrial development be allowed as follows~~
 572 uses.
 573

574 2-305.1. Uses Permitted in AG zoning.
 575

- 576 (a) ~~Agriculture, horticulture and forestry uses, including the keeping and raising of fram~~
 577 ~~animals and poultry.~~ Agriculture – General.
 578 (b) ~~Single-family residences.~~ Residential—Single family, including mobile homes as defined
 579 by section 320.01(2)(a), Florida Statutes.
 580 (c) ~~Roadside stands where the major portion of products offered for sale is grown on~~
 581 ~~premises.~~
 582 (d) ~~Dude ranch, riding academy, or public stable, day camp, private camp (including church~~
 583 ~~camps), country clubs, private clubs, gold courses, parks, camping ground and~~
 584 ~~recreational areas, playground, playfields and government structures.~~
 585 (e) ~~Game preserves, wildlife management areas, fish hatcheries and refuges, water~~
 586 ~~reservoirs, control structures and wells.~~
 587 (f) ~~Churches, monasteries, convents, temporary revival establishments, cemeteries,~~
 588 ~~columbarium and mausoleums.~~
 589 (g) ~~Schools, colleges, and universities with conventional academic curricula.~~

- 590 (h) [Airports](#)
- 591 (i) [Home occupations, day nurseries and kindergartens.](#)

592

593 2-304.2. Conditional Uses that may be permitted in AG zoning.

- 594 (a) ~~Sawmills, borrow pits, railroad yards~~ [Recreation - Resource-based](#)
- 595 (b) ~~Radio or television broadcasting offices, studios, transmitters, antennas, line-of-sight~~
596 ~~relay services~~ [Assembly](#)
- 597 (c) [Recreation - Activity-based](#)
- 598 (d) ~~Garbage dumps and sanitary landfills, provided state and county health requirements are~~
599 ~~met.~~ [Overnight Recreational Park](#)
- 600 (e) ~~Racetracks for vehicles and animals~~ [Essential Public Services](#)
- 601 (f) Animal hospitals, veterinary clinics, animal boarding places, fur farms [\(but no slaughter](#)
602 [houses\)](#), dog kennels, provided no structure for the housing of animals shall be located
603 within 200 feet of any residence of ~~difference~~ [different](#) ownership.

604

605 2-304.3. Dimensional and Intensity Controls. The following yard, density, intensity and height
606 requirements shall be observed in the AG zoning district and are organized based on the use.

607

- 608 [\(a\) Minimum required lot area: 1-acre](#)
- 609 [\(b\) Minimum required lot width: 100 feet](#)
- 610 [\(c\) Minimum required front yard: 25 feet](#)
- 611 [\(d\) Minimum required rear yard setback: 20 feet](#)
- 612 [\(e\) Minimum required side yard setback: 10 ft](#)
- 613 [\(f\) Minimum required setback from waterfront or wetlands: 25 feet](#)
- 614 [\(g\) Minimum living area: NA](#)
- 615 [\(h\) Maximum lot coverage: 35 percent](#)
- 616 [\(i\) Maximum structure heights: 35 feet](#)

617

618 **2-306 Residential-Mobile Home Park (RMH).** The following rules and regulations shall
619 govern the establishment and operations of Mobile Home Parks in Welaka’s RMH zoning
620 district. Nothing herein shall prevent the Town from requiring or the developer from requesting a
621 PUD overlay district provided the terms and conditions are generally consistent with the
622 underlying RMH zoning district.

623

624 2-306.1 Dimensional and Intensity Controls for the mobile home park development in RMH
625 zoning:

626

- 627 (a) Minimum acreage: Five (5) acres [\[PZB Comment: should this be 10 acres\]](#)
- 628 (b) Maximum Density: Density requirements of the applicable future land use category or 8
629 mobile home units per gross acre, whichever is less.
- 630 (c) Minimum Road Frontage: 100 feet (all roadways abutting the park)
- 631 (d) Minimum width of developed area: 200 ft.
- 632 (e) Minimum set-back requirements for mobile home park:

- 633 (1) Front yard ~~setback~~: 25 ft.
- 634 (2) Side and rear yard ~~setback~~: 15 ft.
- 635 (f) Maximum coverage by all buildings, structures, and impervious surfaces: 60%.

636
637 2-306.2 Dimensional Requirements for homesites within the mobile home park development in
638 RMH zoning:

- 639
- 640 (a) Minimum Lot Size: 2500 square feet
- 641 (b) Minimum Lot Width: Forty (40) feet.
- 642

643 2-306.3. Supplementary Standards for RMH Zoning.

- 644
- 645 (a) Water supply and sewage disposal shall be connected to the Town's central water and sewer
646 system unless the Town Council, upon application of the developer, grants a waiver to this
647 connection requirement because the facilities are not available at the time of development
648 and the Town Council determines that extension of the Town's water and sewer facilities is
649 not financially feasible. Septic systems are prohibited, and any required on-site water supply
650 or wastewater treatment shall be designed to allow for connection to the Town's water and
651 wastewater facilities should they become available.
652
- 653 (b) Stormwater facilities shall be designed and constructed in accordance with the design
654 standards set forth ~~section _____ of this code~~ in the Town's land development code and the
655 requirements of the St Johns River Water Management District, whichever is more stringent.
656
- 657 (c) The park shall have frontage on a paved road with direct access to a paved collector roadway,
658
- 659 (d) Access drives and internal roadways shall be paved and shall be owned and maintained by
660 the park owner.
661
- 662 (e) Each home site shall have paved off-street parking sufficient for accommodating a minimum
663 of two vehicles.
664
- 665 (f) Internal roadways shall have adequate street lighting located every 200 feet, which shall be
666 installed at the expense of the developer and maintained by the developer.
667
- 668 (g) All mobile homes shall be properly skirted at all time and tied down in accordance with the
669 Florida Building Code.
670
- 671 (h) Each mobile home site shall be provided with a concrete patio slab no less than 60 square
672 feet in size.

- 673
674 (i) Occupying a transient recreational vehicle (RV) may be allowed provided the RV is located
675 on an individual home site complete with water, sewer and electrical hook ups, there is not
676 more than one RV per homesite regardless of whether the RV is occupied, and the maximum
677 stay is not less than 30 days and not more than 180 days in any one mobile home park.
678
679 (j) The property shall be screened and buffered from neighboring properties in accordance with
680 the standards set forth in Section ___ of this code.
681
682 (k) Additional amenities for the exclusive use of the residents, including but not limited to
683 Activity Base Recreational uses and laundry facilities, may be allowed subject to the
684 applicable design standards and only to the extent such amenities are allowed in the SR or
685 MR zoning districts.
686
687 (l) Nothing herein shall be interpreted to waive the minimum requirements of the laws of the
688 State of Florida governing mobile home parks. Each developer or park owner shall, at a
689 minimum, comply with the requirements of state law governing the development and
690 maintenance of the park and its amenities. To the extent there is a conflict between state law
691 and this code, the stricter provisions shall apply.
692

693 **2-307 Recreational Vehicle Resort (RVR).** The RVR district is established to make available a
694 use classification approval for lands to be used for the parking and accommodation of
695 recreational vehicles as those vehicles are defined by 320.01(1)(b), Florida Statutes. Except as
696 specifically modified within a given zoning district, the establishment of any RV site(s) where
697 allowed in any other zoning district shall be governed by these provisions. Sites in recreational
698 vehicle resort facilities shall be occupied only by recreational vehicle-type units as that term is
699 defined in Section 320.01(1) (b), Florida Statutes and shall only be used for temporary habitation
700 related to travel, vacation, and recreation purposes. Nothing herein shall prevent the Town from
701 requiring or the developer from requesting a PUD overlay district provided the terms and
702 conditions are generally consistent with the underlying RVR zoning district.
703

704 2-307.1. Dimensional and Intensity Controls for the resort:
705

- 706 (a) Minimum acreage: Fifteen (15) acres
707 (b) Maximum Density: Fifteen sites per acre.
708 (c) Minimum Road Frontage: 60 feet (all roadways abutting the resort)
709 (d) Minimum width of developed area: ~~___~~200 ft.
710 (e) Minimum set-back requirements for the resort boundary:
711 (1) Front yard, waterfront, and wetland setback: 25 ft.
712 (2) Side and rear yard setback: 15 ft.

713 (f) Maximum coverage ~~by~~for all buildings, structures, and impervious surfaces: 60%.

714
715 2-307.2. Dimensional Requirements for recreational vehicle and cabin sites in RVR:

716
717 (a) Minimum Lot Size Per Site: 1500 square feet

718 (b) Minimum Lot Width per Site: Thirty-five (35) feet

719 (c) Minimum Parking Pad Dimensions: 12 ft wide by 40 ft long (each RV site must be able
720 to accommodate at least one RV and a vehicle parking space no less than 10ft by 20 ft in
721 size)

722 (d) Minimum separation between sites and other improvements:

723 (1) Front yard: 5 ft from closest edge of the abutting access travel way. For purpose
724 of this separation, any required stormwater or other utility improvements that abut
725 or make use of the travel way shall be considered a part of the travel way for
726 establishing this separation. Pull through RV sites shall be treated as double
727 frontage and shall meet the required 5 ft from the abutting travel way at both
728 frontages.

729 (2) Rear and side yard separation required between each site: 5 feet

730 (3) Waterfront and delineated wetlands: 25 feet

731 (4) Minimum square footage for a park trailer or cabin: 400 square feet

732 (5) Maximum height for a park trailer or cabin: 25 feet

733
734 2-307.3. Supplementary Standards for RVR zoning.

735
736 (a) Water and Wastewater. Water supply and sewage disposal shall be connected to the
737 Town's central water and sewer system unless the Town Council, upon application of the
738 developer, grants a waiver to this connection requirement because the Town's facilities
739 are not available at the time of development and the Town Council determines that
740 extension of the Town's water and sewer facilities is not financially feasible after
741 accounting for the developer's fair share cost to extend such facilities. The Town's water
742 and sewer facilities shall be presumed available if they are located within 200 feet of the
743 proposed development. Septic systems are generally prohibited for uses allowed under
744 this zoning district, and any required on-site water supply or wastewater treatment shall
745 be designed as a centralized on-site facility ~~that designed in such a manner as~~ to allow for
746 ease of connection to the Town's water and wastewater facilities should they become
747 available.

748
749 (b) Stormwater facilities shall be designed and constructed in accordance with the design
750 standards set forth ~~section _____ of this~~ section _____ of this land development code and the
751 requirements of the St Johns River Water Management District, whichever is more
752 stringent.

- 754 (c) The resort shall have frontage on a paved road with direct access to a paved collector
755 roadway.
- 756
- 757 (d) Access drives and internal roadways shall be paved and shall be owned and maintained
758 by the resort owner.
- 759
- 760 (e) Internal roadways shall have adequate street lighting located every 200 feet, which shall
761 be installed at the expense of the developer and maintained by the developer.
- 762
- 763 (f) Mobile homes shall be prohibited in RVR zoning.
- 764
- 765 (g) Each RV site shall be paved and provided with a concrete patio slab.
- 766
- 767 (h) Occupying a transient recreational vehicle (RV) may be allowed provided the RV is
768 located on an individual home site complete with water, sewer and electrical hook ups,
769 there is no more than one RV per homesite, and the maximum stay is not more than __
770 days in any one mobile home park.
- 771
- 772 (i) The property shall be screened and buffered from neighboring properties in accordance
773 with the standards set forth in Section __ of this code.
- 774
- 775 (j) Additional amenities for the exclusive use of the residents, including but not limited to
776 Activity Base Recreational uses and laundry facilities, may be allowed subject to the
777 applicable design standards and only to the extent such amenities are allowed in the SR
778 or MR zoning districts.
- 779
- 780 (k) Nothing herein shall be interpreted to waive the minimum requirements of the laws of the
781 State of Florida governing recreational vehicle parks. Each developer or resort owner
782 shall, at a minimum, comply with the requirements of state law governing the
783 development and maintenance of the resort and its amenities. To the extent there is a
784 conflict between state law and this code, the stricter provisions shall apply.
- 785

786 **2-308 Tourist Commercial (TC).** The TC zoning district is a commercial use district located in
787 the areas shown on the official Zoning Map of the Town of Welaka, that is dedicated to
788 commercial uses that directly support tourism within the Town limits to which the following
789 regulations shall apply. [Nothing herein shall prevent the Town from requiring or the developer](#)
790 [from requesting a PUD overlay district provided the terms and conditions are generally](#)
791 [consistent with the underlying TC zoning district.](#)

792

793 2-308.1. Uses Permitted.

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- (a) ~~Fish Camps and Marinas.~~ Marinas, which may include boat slips on the water for live-aboard boats
- (b) ~~Motels and Hotels~~ Retail Sales – Food.
- (c) ~~Restaurants, including drive-in restaurant~~ Lodging.
- (d) ~~Gift, novelty and curio shops and similar uses. (Catering to tourist trade)~~ Cultural.
- (e) ~~Travel trailer parks and campgrounds;~~ Overnight Parking – Recreational Vehicles.
- (f) Recreation - Resource-based.

2-308.2. Uses Prohibited. The following uses or structures are expressly prohibited in TC zoning:

- (a) Mobile homes as defined under 320.01(2)(a), Florida Statutes.
- (b) All forms of primitive camping, including but limited to tent camping.

2-308.3. The length of stay allowed for any Lodging, Recreational Vehicle Unit or Marina shall be transient in nature, and permanent single or multifamily residences are generally prohibited except as provided under section 2-308.5, below.

2-308.4. Conditional Use Permitted.

- (a) Retail Sales – General, provided it is specifically oriented to visitors and tourism ~~Uses allowed in C-1 zoning where the proposed goods and services are demonstrated to be primarily directed to travelers, visitors, or tourism.~~
- (b) An establishment of facility for the retail sale and service of all alcoholic beverages for consumption either on-premises or off-premises or both.

2-308.5. Accessory Uses and Structures Permitted.

In addition to typical accessory uses and structures that are supporting an allowed primary use in a manner consistent with this code, if determined to be a reasonable and typical to nature of a permitted use, an accessory single-family dwelling unit may be permitted for occupancy by an owner or employee thereof who is responsible for the care, maintenance and security of the premises provided it functions as a single-family dwelling unit as defined herein and can be located so as to meet the minimum dimensional requirements of SR-1 zoning. It may be attached or detached from the principal permitted use. ~~Mobile homes and park models (aka park trailers) are prohibited structures for the accessory dwelling unit described herein~~

2-308.5. Dimensional and Intensity Controls. The following yard, density intensity and height of building requirements shall be observed in TC zoning:

- (a) Minimum required lot area: None
- (b) Minimum required lot width: None

- 838 (c) Minimum required front yard: 25 feet
- 839 (d) Minimum required rear yard: 15 feet
- 840 (e) Minimum required side yard: 5 feet
- 841 (f) ~~Minimum setback~~ required from waterfront or wetlands: 25 feet.
- 842 (g) Minimum required living area of any cabin or park trailer: 400
- 843 square feet
- 844 (h) Maximum impervious surface (including all vertical and
- 845 horizontal improvements): ~~None~~ 80%
- 846 (i) Maximum structure height: 35 feet
- 847 (j) Any proposed RV park or campground shall, at a minimum, follow the dimensional
- 848 and intensity controls established under the RVR zoning district for the individual
- 849 site requirements, including the maximum density on a given park or campground.
- 850

851 **2-309 Commercial, Neighborhood (C-1).** The C-1 district is a commercial mixed use zoning
 852 district allows for residential uses as well as commercial uses that are intended to serve the daily
 853 needs of contiguous neighborhoods.

854 2-309.1. Uses Permitted in C-1 zoning.

- 856
- 857 (a) Residential – Single Family dwelling units conforming to the requirements of the SR-1
- 858 district.
- 859 (b) Residential – Multiple family Family residential uses conforming to the requirements of
- 860 the MR-1 district.
- 861 (c) Art Museums. Cultural
- 862 (d) Bakeries where all goods are sold on the premises at retail. Retail Uses – General
- 863 (e) Drug Stores. Retail Uses – Food, but not drive-in, drive-thru or fast food restaurants.
- 864 (f) Electrical appliance sale and repair. Services.
- 865 (g) Florist shops and greenhouses for retail trade only Office.
- 866 (h) Funeral homes. Assembly
- 867 (i) Grocery, fruit or vegetable stores.
- 868 (j) Hotels and Motels. Lodging.
- 869 (k) Indoor theaters and auditoriums. Governmental.
- 870 (l) Laundromats and laundrettes.
- 871 (m) Meat markets and poultry stores if no slaughter or stripping involved.
- 872 (n) Municipal buildings including City Hall, Libraries and Fire Stations excluding garages,
- 873 maintenance shops, jails and correctional institutions.
- 874 (o) Offices.
- 875 (p) Photographers' or artists' studios.
- 876 (q) Professional offices.
- 877 (r) Radio and television sales and service shops.
- 878 (s) Radio and televisions broadcasting studios.
- 879 (t) Signs conforming to the requirements of the Town's Sign Ordinance.
- 880 (u) Tailor and dressmaking shops.
- 881 (v) Telephone exchange buildings.
- 882 (w) Temporary building incidental only to construction of a permitted use.
- 883 (x) Restaurants, except drive in and fast food restaurants.

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2-309.2. Conditional Use Permitted.

- (a) Shopping Centers
- (b) Banks
- (c) Medical Clinics
- ~~(b)~~(d) Pharmacy

2-309.3 Dimensional and Intensity Controls. The following yard, density intensity and height of building requirements shall be observed in C-1 zoning:

- (a) Minimum required lot area: None
- (b) Minimum required lot width: None
- (c) Minimum required front yard: 25 feet
- (d) Minimum required rear yard: 15 feet
- (e) Minimum required side yard: 5 feet
- ~~(f) Minimum required from waterfront or wetlands: 25 feet~~
- ~~(g) Minimum required square footage: 400 square feet~~
- ~~(h) Maximum square footage: 10,000 square feet~~
- (i) Maximum ~~impervious surface~~ (including all vertical and horizontal improvements): None
80%
- (j) Maximum structure height: 35 feet

Variances to these dimensional or intensity controls established for C-1 shall not be allowed. Any of the permitted or conditional uses listed above that would exceeds these dimensional or intensity controls must be located in C-2 or IL zoning and shall be governed by the standards established for those zoning districts.

2-310 Commercial, General (C-2) ~~The C-2 district is a commercial mixed use zoning district allows for residential uses as well as commercial uses that are intended to serve the daily needs of contiguous neighborhoods.~~

2-310.1. Uses Permitted in C-2 zoning.

- (a) Any uses permitted in C-1 zoning by right, subject to any conditions expressly placed on the uses either in the C-1 zoning provisions or elsewhere in this code.
- ~~(a)~~(b) Athletic' Clubs and Health Studios.
- ~~(b)~~(c) Self-service and coin operated car wash establishments where no gasoline or service is provided.
- ~~(c)~~(d) Bowling Alleys
- ~~(d)~~(e) Business, music, dance, or commercial schools.
- ~~(e)~~(f) ~~Dry cleaning plants that only use automatic self-contained cleaning machines with a capacity of 40 pounds or less per load and using non-inflammable toxic dry cleaning solvents.~~
- ~~(f)~~(g) Pet shops or animal hospitals, when conducted wholly within an enclosed building, provided no boarding facilities are provided.

- 930 ~~(g)~~(h) Drive-in and fast-food restaurants.
- 931 ~~(h)~~(i) Retail sale of alcoholic beverages for consumption off the premises.
- 932 ~~(i)~~(j) Banks, including drive-up tellers.
- 933 ~~(j)~~(k) Shopping Centers
- 934 ~~(k) Any uses permitted in C-1 zoning by right, subject to any conditions expressly placed on~~
- 935 ~~the uses either in the C-1 zoning provisions or elsewhere in this code.~~

936
937 2-310.2. Conditional Uses Permitted in C-2 zoning.

- 938
- 939 (a) Gasoline Service Stations.
- 940 (b) Automotive, new and used, sales and service.
- 941 ~~Drive-in Theaters.~~
- 942 (c) Automotive body, repair and paint shops.
- 943 ~~(d)~~ Sale of Alcoholic Beverages for consumption on the premises.
- 944 ~~(d)~~(e) Uses allowed by conditional use permit in C-1 zoning.

945
946 2-310.3. Dimensional and Intensity Controls. The following yard, density intensity and height of

- 947 building requirements shall be observed in C-2 zoning:
- 948
- | | |
|---|-------------------------------|
| 949 (a) Minimum required lot area: | None |
| 950 (b) Minimum required lot width: | None |
| 951 (c) Minimum required front yard: | 25 feet |
| 952 (d) Minimum required rear yard: | 15 feet |
| 953 (e) Minimum required side yard: | 5 feet |
| 954 (f) Minimum setback from waterbody/wetlands: | 25 feet |
| 955 (g) Minimum required square footage – primary structure: | 1,000 square feet |
| 956 (h) Maximum square footage: | 30,000 square feet |
| 957 (i) Maximum impervious surface <u>(including all vertical and horizontal improvements):</u> 80% | |
| 958 (j) Maximum structure height: | 35 feet |

959
960 **2-311 Industrial – Light (IL).** ~~The Industrial – Light zoning district is established to provide~~

961 ~~land for the development of light industrial manufacturing and warehousing uses which are not~~

962 ~~objectionable to surrounding land use regarding odor, fumes, noise, heavy truck or heavy~~

963 ~~equipment traffic, and smoke. The districts regulations are designed to protect those areas~~

964 ~~suitable for light industrial development from encroachment by incompatible commercial and~~

965 ~~residential uses. However, those commercial and service uses, which complement light industry,~~

966 ~~will be permitted.~~

967
968 2-311.1. Uses Permitted in IL Zoning.

- 969
- 970 ~~(a) Essential Public Services~~
- 971 ~~(b) Governmental~~
- 972 ~~(a)~~(c) Wholesale, warehouse, mini-storage, storage or distribution establishments and
- 973 ~~similar uses.~~
- 974 ~~(b)~~(d) Light manufacturing establishments including but not limited to the manufacturing

- 975 and or assembly of furniture, bedding, garments, scientific, electrical and optical
- 976 equipment, leather goods (not tanning), souvenirs and novelty items, cabinet shops and
- 977 small engines, conducted wholly indoors.
- 978 ~~(e)~~(e) Advertising, printing, screen printing, lithographing, publishing or similar
- 979 establishments.
- 980 ~~(d)~~(f) General and building trade contractors including carpentry, masonry, electrical and
- 981 plumbing contractors, with no outside storage unless properly stored and screened from
- 982 view on all side.
- 983 ~~(e)~~(g) Service establishments catering to commerce and industry including linen supply,
- 984 laundry, dry cleaning plants, freight movers, communication services, business machine
- 985 services, restaurants including drive ins, hiring and union halls, employment agencies,
- 986 gasoline dispensing and similar uses.
- 987 ~~(f)~~(h) Well-drilling companies and related uses; provided any outside storage area must
- 988 be screened from public view on all sides, along any street frontage or lot line.
- 989 ~~(g)~~(i) Telecommunications
- 990 ~~(h)~~(j)
- 991 ~~(i) All essential public services~~
- 992 ~~(j) Federal, State, County or Town owned and operated buildings or uses~~
- 993 ~~(k) Establishments processing food and kindred products such as bottling and canning, meat~~
- 994 ~~packing and dairy processing plants. Slaughterhouses are not permitted.~~
- 995 (k) Vocational, technical, trade or industrial schools and similar uses
- 996 (l) Hospitals
- 997

2-311.2. Conditional Uses Permitted in IL Zoning.

- 1000 (a) Research and experimental testing laboratories
- 1001 (b) Automobile, truck and boat repair facilities
- 1002 (c) Service stations and truck stops
- 1003 (d) Transportation terminals, commercial parking lots and garages, express office and
- 1004 terminal facilities and similar uses.
- 1005

2-311.3. Dimensional and Intensity Controls. The following yard, density intensity and height of building requirements shall be observed in IL zoning:

- 1008 (a) Minimum lot size: Shall be determined by type of use, required setbacks, parking and
- 1009 other applicable provisions of the Land Development Code.
- 1010 (b) Minimum required lot width at building line: none.
- 1011 (c) Minimum required front yard: 25 feet
- 1012 (d) Minimum required side yard: 15 feet
- 1013 (e) Minimum Required rear yard: 15 feet.
- 1014 (f) Maximum structure height: 35 feet; 45 feet if the side and rear yard set backs are increased
- 1015 one (1) foot for every two (2) feet of height in excess of 35 feet.
- 1016 (g) Maximum impervious surface (including all vertical and horizontal improvements: 80%
- 1017

2-311.4. Accessory uses and structures are permitted in the IL District provided that such uses and structures are of a nature customarily incidental and clearly subordinate to a permitted or principal

1020 use or structure. Accessory uses shall not involve operations or structures not in keeping with the
1021 character of the district and shall be subject to the following:

- 1022
- 1023 (a) All accessory structures and equipment, including but not limited to air conditioning
1024 compressors or other equipment that is designated to serve the main structure may be
1025 located in any required side or rear yard, but no closer than 10 feet from any lot line, but
1026 shall not be located in any required front yard.
- 1027 (b) An accessory single-family dwelling may be located on the same site with the permitted
1028 principal use if the single-family dwelling is to be used for occupancy by the owner or
1029 watchman where business or employment requires residence on the site; except that
1030 mobile homes and park models shall not be allowable structures to serve as the accessory
1031 dwelling unit, and the dwelling unit shall meet the minimum building setbacks for a
1032 primary use in the IL district as set forth above.
- 1033 (c) Uses accessory to the dwelling referred in paragraph (2) two as if such dwelling were in a
1034 residential district.
- 1035

1036 **2-312 Public Buildings and Grounds-1 (P-1). The Public Buildings and Grounds-1 (P-1)**
1037 **district is intended for the construction of government administrative offices, schools, hospitals,**
1038 **churches, museums and other similar public, semi-public or governmental buildings.**

1039

1040 2-312.1. Uses Permitted in P-1 Zoning.

- 1041
- 1042 (a) Cultural
- 1043 (b) Governmental
- 1044 (c) Emergency Services
- 1045 ~~(a)(d)~~ Institutions of education including grammar, middle and secondary schools,
1046 colleges and universities.
- 1047 ~~(b)(e)~~ Art galleries, libraries, museums.
- 1048 ~~(e)(f)~~ Nursing or retirement homes.
- 1049 ~~(d)(g)~~ Hospital
- 1050 ~~(e)(h)~~ Churches, including rectory or similar uses.
- 1051 ~~(f)(i)~~ Cemetery.
- 1052

1053 2-312.2. Conditional Uses Permitted in P-1 Zoning.

- 1054
- 1055 (a) Private clubs.
- 1056 (b) Criminal justice facilities, not including prisons.
- 1057 (c) Water treatment plants, but not wastewater treatment plants.
- 1058

1059 2-312.3. Dimensional and Intensity Controls. The following yard, density intensity and height of
1060 building requirements shall be observed in P-1 zoning:

- 1061
- 1062 (a) Minimum lot size: Shall be determined by type of use, required setbacks, parking and
1063 other applicable provisions of the Land Development Code.
- 1064 (b) Minimum lot width at building line: none.
- 1065 (c) Minimum required front yard: 25 feet.

- 1066 (d) Minimum required rear yard: 15 feet.
- 1067 (e) Minimum required side yard: 15 feet.
- 1068 ~~(a)(f)~~ Maximum building structure height: 40 feet.
- 1069 ~~(b)(g)~~ Maximum impervious surface: (including all vertical and horizontal
- 1070 improvements): 65%

1071

1072 The dimensional and intensity controls for uses in P-1 district may be adjusted if deemed

1073 necessary to properly implement the proposed use and to serve the public interest as determined

1074 by the Town Council upon recommendation of the Town’s Planning and Zoning Board.

1075

1076 The Public Buildings and Grounds-2 (P-2) district is intended for intensive public and semi-

1077 public uses such as potable water, sanitary sewer treatment facilities, transportation,

1078 stormwater/drainage control structures, electrical substations intended for distribution beyond the

1079 Town limits, and related uses.

1080

1081 2-313.1. Uses Permitted in P-2 Zoning.

- 1082
- 1083 ~~(a) Landfills. Essential Public Services~~
- 1084 ~~(b) Sanitary sewer treatment plant. Uses permitted in P-1 zoning.~~
- 1085 ~~(c) Equipment storage/repair yards.~~
- 1086 ~~(d) Prison.~~
- 1087 ~~(e) Fuel storage depot.~~

1088

1089 2-313.2. Conditional Uses Permitted in P-2 Zoning.

1090

1091 Other intensive public service uses owned and operated by a federal, state or local government

1092 entity as approved by the Town Council upon the recommendation of the Planning and Zoning

1093 Board.

1094

1095 2-313.3. Dimensional and Intensity Controls. The following yard, density intensity and height of

1096 building requirements shall be observed in P-2 zoning:

- 1097
- 1098 (a) Minimum lot size: Shall be determined by type of use, required setbacks, parking and
- 1099 other applicable provisions of the Land Development Code.
- 1100 ~~(a)~~ Minimum lot width at building line: none. Minimum building setbacks:
- 1101 (b) Minimum required front yard: 25 feet.
- 1102 (c) Minimum required rear yard: 15 feet.
- 1103 (d) Minimum required side yard: 15 feet.
- 1104 (e) Maximum building height: 50 feet. Maximum impervious surface: (including all
- 1105 vertical and horizontal improvements): 65%

1106

1107 The dimensional and intensity controls for uses in P-2 district may be adjusted if deemed

1108 necessary to properly implement the proposed use and to serve the public interest as determined

1109 by the Town Council upon recommendation of the Town’s Planning and Zoning Board.

1110

1111 2-314 Conservation (CN) The Conservation (CN) district is established for the purpose of
1112 conserving or protecting natural resources including ground water, surface water, wildlife
1113 habitats, vegetative communities, floodplains, wetlands, seepage streams, slope forests, spring
1114 run streams, sandhill upland lakes, listed endangered species, scrub uplands, longleaf pine-xeric
1115 oak vegetative communities, or any public and private lands acquired for the purpose of
1116 preservation.

1117
1118 2-314.1. Uses Permitted in CN Zoning.

- 1119
1120 (a) Recreation – Resource-Based
1121 (b) Local, county or state forests, parks, sanctuaries or preserves.
1122 (c) ~~Public~~ Public or private wildlife management areas.

1123
1124 2-314.2. Conditional Uses Permitted in CN Zoning.

- 1125
1126 (a) Agriculture – General (including silviculture) subject to the owner or operator of the use
1127 formally accepting, implementing, and maintaining the Best Management Practices
1128 established by the Florida Department of Agriculture and Consumer Services’ Best
1129 Management Practices (BMP) programs for agriculture or silviculture.
1130 (b) Residential at a maximum of 1 unit per 5 acres, subject to the following:
1131 (1) Residential uses on publicly owned or operated land in the CN district shall be
1132 limited to caretaker residential uses.
1133 (2) Residential development on privately-owned lands shall be limited to a maximum
1134 density of one dwelling unit per five acres (1 d.u./5 acres).

1135
1136 2-314.3. Dimensional and Intensity Controls. The following yard, density intensity and height of
1137 building requirements shall be observed in CN zoning:

- 1138
1139 (a) Minimum lot size: 5 acres.
1140 (b) Minimum lot width at building line: 100 ft.
1141 ~~Minimum building setbacks:~~
1142 (c) Minimum required front yard: 25 feet.
1143 (d) ~~Side yard~~ Minimum required rear yard: 15-20 feet.
1144 (e) ~~Rear yard~~ Minimum required side yard: 20-15 feet.
1145 (f) Waterfront or wetland setbacks: 25 ft.
1146 (j) Maximum building height: 35ft.
1147 Maximum impervious surface: 10%

1151 2-315 Planned Unit Development (PUD)

1152
1153 2-315.1 – Purpose and Intent of the PUD Zoning District

- 1154
1155 (a) The PUD zoning district is established in the Town of Welaka’s Comprehensive Plan,
1156 which provides that the purposes of the PUD district are (1) to improve the use of land
1157 where topography does not permit the application of the standard grid pattern subdivision
1158 of land, (2) to introduce more than one land use within a development complex, for
1159 example, creation and commercial activities within a mobile home park, or (3) to cluster
1160 homes, business, or other uses within a development in order to improve the efficiency of
1161 supporting infrastructure.
- 1162 (b) These PUD provisions are intended to promote flexibility of design and integration of
1163 uses and structures, while at the same time retaining in the Town the absolute authority to
1164 establish limitations and regulations thereon for the benefit of the public health, welfare,
1165 and safety.

1166
1167 2-315.2 – Justification and Minimum Requirements for Rezoning to Planned Unit Development.

- 1168
1169 (a) An applicant for a PUD rezoning must present evidence in the PUD Narrative that the
1170 rezoning to PUD is justified by one or more of the following:
- 1171 (1) The proposed development is unique. Although it does not fit within an existing
1172 zoning district, it is consistent with the county comprehensive plan. The land use
1173 designation on the Future Land Use Map of the Comprehensive Plan shall be such
1174 that it allows the proposed activity of the PUD prior to any application for rezoning to
1175 this designation being accepted.
- 1176 (2) The parcel of land is not less than 2 acres in size and/or the proposed development is
1177 of such size, scale, complexity, and/or unique design that it would be inconvenient
1178 and inefficient to process such a proposal outside the PUD process.
- 1179 (3) The nature of the proposed use at a specific site requires specialized design
1180 characteristics to preserve and protect neighborhood character, environmental
1181 concerns and other concerns unique to the immediate area, consistent with
1182 comprehensive plan policies.
- 1183
1184 (b) The applicant for the PUD rezoning must further present evidence in the aforementioned
1185 PUD narrative that the rezoning to PUD meets each of the following standards:
- 1186 (1) The density and/or intensity, character and type of development proposed in the
1187 development plan is consistent with the Comprehensive Plan, future land use map,
1188 and the concurrency management system.
- 1189 (2) The land uses proposed within a PUD are compatible with the terrain and the existing
1190 and planned uses of properties surrounding the PUD. An evaluation of the external

- 1191 compatibility of a PUD should be based on the following factors: (1) adjacent
1192 existing and proposed uses, (2) design of the development to avoid undue noise, odor,
1193 traffic or other nuisances and other nuisances and dangers to abutting property
1194 owners; (3) traffic circulation to ensure the transportation system and streets are of
1195 sufficient width and capacity to serve the demands created by the development and
1196 allow for emergency vehicle access; and (4) density and/or intensity including type
1197 and size of structures and/.or units and height shall be considered to address
1198 compatibility.
- 1199 (3) The residential density of the PUD complies with the density and intensity limitations
1200 for each land use category that may be applicable to the use proposed within the
1201 PUD.
- 1202 (4) The PUD provides for usable open spaces, plazas and recreation areas within a PUD
1203 that are sufficient to provide appropriate recreational opportunities, protect sensitive
1204 environmental areas, conserve areas of unique beauty or historical significance,
1205 enhance neighborhood design, and encourage compatible and cooperative
1206 relationships between adjoining land uses.
- 1207 (5) The site of the PUD must be suitable for use in the manner proposed without hazards
1208 to persons either on or off the site from the likelihood of increased flooding, erosion
1209 or other dangers.
- 1210 (6) Every dwelling unit or other use permitted in the PUD shall have access to a public
1211 street either directly or by way of a private road, pedestrian way, court or other area
1212 which is either dedicated to public use or is a common area guaranteeing access.
1213 Permitted uses are not required to front on a dedicated public road, but at a minimum,
1214 private roads and other access ways shall be required to be constructed so as to ensure
1215 that they are safe and maintainable. To that end, all roads within any PUD, public
1216 and/or private, shall be constructed in accordance with design standards in this Code.
- 1217 (7) Sufficient off-street and on-street parking for automobiles, bicycles and other vehicles
1218 must be provided, and shall be constructed in accordance with the standards outlined
1219 in this Code. The developer may propose deviations, which shall be specifically
1220 identified and approved by the Town to ensure that they are safe, maintainable, and
1221 provide sufficient privacy for adjoining uses. The design of a PUD should, whenever
1222 feasible, incorporate appropriate pedestrian and bicycle access ways to provide a
1223 variety of mobility opportunities. Connection to all sidewalks, greenways, trails,
1224 bikeways, and transit stops along the perimeter of the PUD is required. Where
1225 existing perimeter sidewalks do not exist, sidewalks may be provided by the Town, if
1226 deemed necessary due to the nature of the proposed uses within the PUD.
- 1227 (8) Utilities and essential public services, including but not limited to, sanitary sewer,
1228 potable water, fire abatement services or appurtenances, solid waste, and other
1229 services must be available and have capacity to serve the development.
- 1230

1231 2-315.3 – Application Requirements for Rezoning to PUD

1232
1233 (a) In addition to the standard rezoning application requirements, a request to rezone to PUD
1234 shall provide the written report demonstrating compliance with section 2-315.2, and a
1235 proposed PUD ordinance that includes:

1236 (1) Written findings complying with subparagraph 2-315.3(b) below;

1237 (2) A proposed Development Agreement;

1238 (3) The Development Plan for the PUD;

1239 (4) The schedule for development of the PUD;

1240 (5) The legal description of the area within the PUD; and

1241 (6) Language requiring the proposed development shall proceed in accordance with the
1242 PUD Ordinance, inclusive of the Development Agreement and the Development Plan,
1243 and shall be binding on the Applicant’s successors in title or interest.

1244
1245 (b) The Board’s-Town Council’s decision to adopt the ordinance must be based on the
1246 findings listed below.

1247 (1) The request for a rezoning to PUD is consistent with the Comprehensive Plan.

1248 (2) The PUD meets the general intent and development standards of the Town’s Land
1249 Development Code even though it differs in one or more respects from the usual
1250 application of the standards in the Code.

1251
1252 (c) Specific development plans must be submitted according to the schedule adopted as part
1253 of the PUD Ordinance. Such development plans shall be in the form of a subdivision plat
1254 or a site plan, as applicable.

1255 (1) In the case where a PUD involves one or more subdivision plats, final development
1256 plans must follow the general requirements for subdivision approval provided in this
1257 Code.

1258 (2) For all mixed use or non-residential PUD developments, the staff and the Planning
1259 and Zoning Board shall review the plans must find the site plans consistent with the
1260 PUD Ordinance.

1261
1262 (d) Time Limits. The development of the PUD must proceed according to the schedule for
1263 development included in the PUD Ordinance. Where no time frames have been
1264 specified the expiration date shall be twenty-four (24) months from the date of adoption
1265 of the PUD Ordinance. If time limits contained in the approved PUD are not complied
1266 with and not extended for good cause, the Town may initiate rezoning of the property or
1267 any part of it, and/or amend the approved PUD development plan, so as to best protect
1268 adjoining properties and the public health, safety or welfare. No development shall be
1269 permitted under an expired PUD.

1271 (e) Extensions of time: Applicants may request extensions of time on PUD Ordinances.
1272 Extensions may be granted only upon a showing by the applicant that reasonable efforts
1273 have been made towards securing the required permits and commencing work on the
1274 project, that any proposed amendment of the development plan will serve to the benefit
1275 of the Town and the project, and the extension is based upon good cause, as determined
1276 by the Town Council. Requests for extensions of time shall be treated as a substantial
1277 amendment and shall be processed and heard in the same manner as an original PUD
1278 rezoning application. If applicable, any such extension must include a renewed
1279 Certificate of Concurrence, building permit, site plan approval, development agreement
1280 or other development order.

1281
1282 (f) Permits. No building permit, certificate, or other document authorizing construction or
1283 occupancy within a PUD shall be issued except in accordance with the approved
1284 development plan.

1285 2-315.4 – Unified control

1286
1287
1288 (a) All land included in any PUD shall be under the complete, unified, legal, otherwise-
1289 encumbered control of the applicant, whether the applicant be an individual, partnership,
1290 corporation, other entity, group or agency.

1291 (b) The applicant shall furnish the Town sufficient evidence to the satisfaction of the town
1292 attorney that the applicant is in complete, legal, and unified control of the entire area of
1293 the proposed PUD. The County Attorney may require the applicant to provide an opinion
1294 of its attorney to the same effect.

1295 (c) The application shall not be considered by the Town Council until the town attorney has
1296 certified in writing that the legal requirements of this section have been fully met.

1297 1298 2-315.5 – Phasing.

1299
1300 (a) The Town may permit or require the phasing or staging of a PUD.

1301 (b) When provisions for phasing are included in the development plan, each phase must be
1302 so planned and so related to previous development, surrounding properties and the
1303 available public facilities and services that a failure to proceed with subsequent phases
1304 will have no adverse impact on the PUD or surrounding properties.

1305
1306 2-315.6 – PUD Development Plan. A PUD Development Plan, whether submitted with the PUD
1307 rezoning application or pursuant to a time frame established in the Ordinance establishing the
1308 PUD, shall be submitted and reviewed pursuant to this subsection. A completed development
1309 review application shall be executed as required by the most current application form and shall
1310 comply with the following minimum submittal requirements:

- 1311
- 1312 (a) The application shall include documents and drawings showing:
- 1313 (1) Name, address and telephone number of owner.
- 1314 (2) Legal description of property involved;
- 1315 (3) Parcel identification numbers;
- 1316 (4) Description of intended use.
- 1317 (5) Description of proposed development activities.
- 1318 (6) Location and linear dimensions and size of parcel.
- 1319 (7) A survey of property.
- 1320 (8) Development plans for all proposed project activities.
- 1321 (9) A site plan drawn to scale. Each site plan sheet shall show (a) the north arrow (b) the
- 1322 graphic scale (c) the drawing date (d) all existing and proposed structures with the
- 1323 setbacks from each other and the property line (e) the lot coverage, and (f) the
- 1324 proposed parking and landscaping.
- 1325
- 1326 (b) Where applicable to the development activity proposed, the Town may require the
- 1327 following to be submitted as part of the application:
- 1328 (1) Building, structure, sidewalk and pavement location, height and setback;
- 1329 (2) Location, length and width of proposed driveways and driveway alignment with
- 1330 driveways on surrounding land;
- 1331 (3) A map of vegetative cover including the location and identity by common name of all
- 1332 protected trees. Groups of trees to be protected may be designated as "clusters" with
- 1333 the estimated total number noted;
- 1334 (4) Floor plan for existing and proposed structures;
- 1335 (5) A detailed landscape plan meeting or exceeding the requirements of this Code for all
- 1336 new or existing uses; and
- 1337 (6) Sign plans, including the location of signs on the site; dimensions of all signs,
- 1338 including maximum square footage, height and width; and distance from the ground
- 1339 to the bottom of the sign display area (including borders).
- 1340
- 1341 (c) Other material deemed by the Town or the applicant to be relevant to the proposed PUD.
- 1342
- 1343 (d) Concurrent review of the proposed PUD zoning application and related development plan
- 1344 review application may be reviewed concurrently.

1345

1346 2-315.7 - Master Plan

1347

1348 A master plan is required for any development that is to be developed in phases. A master plan

1349 shall provide the following information:

1350

- 1351 (a) A concept plan for the entire master plan area.
- 1352
- 1353 (b) A preliminary development plan for the first phase or phases for which approval is
- 1354 sought.
- 1355
- 1356 (c) A development phasing schedule including the sequence for each phase; approximate size
- 1357 of the area in each phase; and proposed phasing of construction of public recreation and
- 1358 common open space areas and facilities.
- 1359
- 1360 (d) Total acreage in each phase and gross intensity (non residential) and gross density
- 1361 (residential) of each phase.
- 1362
- 1363 (e) Number, height and type of residential units.
- 1364
- 1365 (f) Floor area, height and types of nonresidential uses.
- 1366
- 1367 (g) Total land area, and approximate location and amount of open space included in each
- 1368 residential, office, commercial, and industrial area.
- 1369
- 1370 (h) Approximate location of proposed and existing streets and pedestrian and bicycle routes,
- 1371 including points of ingress and egress.
- 1372
- 1373 (i) Approximate location and acreage of any proposed public use such as parks, school sites,
- 1374 and similar public or semipublic uses.
- 1375
- 1376 (j) A vicinity map of the area within one (1) mile surrounding the site showing:
- 1377
- 1378 (1) Land use designations and boundaries.
- 1379
- 1380 (2) Traffic circulation systems.
- 1381
- 1382 (3) Major public facilities.
- 1383
- 1384 (4) Municipal boundary lines.
- 1385
- 1386 (k) Other documentation necessary to permit satisfactory review under the requirements of
- 1387 this Code, the Comprehensive Plan, or other federal, state, or regional laws and
- 1388 regulations that may be applicable and required by special circumstances in the
- 1389 determination of the Town.
- 1390

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1392

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