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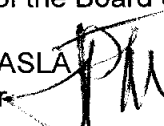
**County Administrator**

Robert Weisman

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**INTER-OFFICE COMMUNICATION  
PALM BEACH COUNTY  
Planning, Zoning & Building**

**TO:** The Honorable Priscilla A. Taylor, Mayor  
and Members of the Board of County Commissioners

**FROM:** Jon MacGillis, ASLA  
Zoning Director 

**DATE:** February 12, 2014

**RE:** **Unified Land Development Code (ULDC)  
2013-14 Use Regulations Project Update**

**Overview**

The 2013-2014 ULDC Use Regulations Project was initiated in 2013 to begin the review of the 143 uses listed in the Code. The goal is to identify and eliminate redundancies or glitches; recognize new industry trends; streamline the approval processes where feasible; and, ensure consistency with the Comprehensive Plan. Input from the general public and interested parties has enabled staff to make excellent progress on the task. We have completed the industrial and recreation uses and are working on residential uses. Ongoing recommendations from the Use Regulations Subcommittee and the Land Development Regulation Advisory Board (LDRAB), continue to play a key role in ensuring all uses identified in the Code are current. Staff has made concerted efforts to keep the public involved and informed through a monthly news letter, public forum meetings, online surveys for each use and public meetings and hearings.

**Current Status of Project**

At the February 27, 2014 BCC Zoning Hearing, staff will be presenting a general overview of the project in terms of accomplishments to date and status of outstanding tasks. Staff will also provide a summary of general issues that have been identified and get confirmation from the Board on how to proceed. Some of the issues include:

**INDUSTRIAL USES**

Manufacturing and Processing	Text amendment to allow low intensity industrial uses in Commercial High (CH) Future Land Use (FLU) designation.
Recycling Plant	Make the use subject to Class A Conditional Use in lighter industrial districts. In cases where there is a minimum of 500 feet distance between the use and residential, civic, recreation, or conservation FLU designation; or when the recycling activity is indoor, the use will require DRO approval.



## RECREATION USES

Campground Regulate number of Recreational Vehicles and campsites to be located in a campground to be based on the FLU density applicable to the property.

Shooting Range Establish safety standards.

### ARTICLE 5

Hours of Operation Currently only applies to commercial which needs to be expanded to other uses.

Outdoor Storage and Activities Code only addresses storage, staff is expanding to include outdoor activities too.

The uses are being reviewed in accordance with the attached project timeline. Staff has completed and presented Industrial and Recreation Uses to both the Use Regulations Project Subcommittee and LDRAB. Overall, we are making good progress generally consistent with the project timeline. We are investing the necessary time in each use to ensure the amendments are comprehensively addressed.

### Industrial Uses (Attachment 2 – Exh. A):

- LDRAB Subcommittee on May 14, 2013 and August 20, 2013;
- Development Review Advisory Committee (DRAC) on October 22, 2013; and,
- Full LDRAB on October 23, 2013 (Preliminary recommendation adopted).

### Recreation Uses (Attachment 2 – Exh. B):

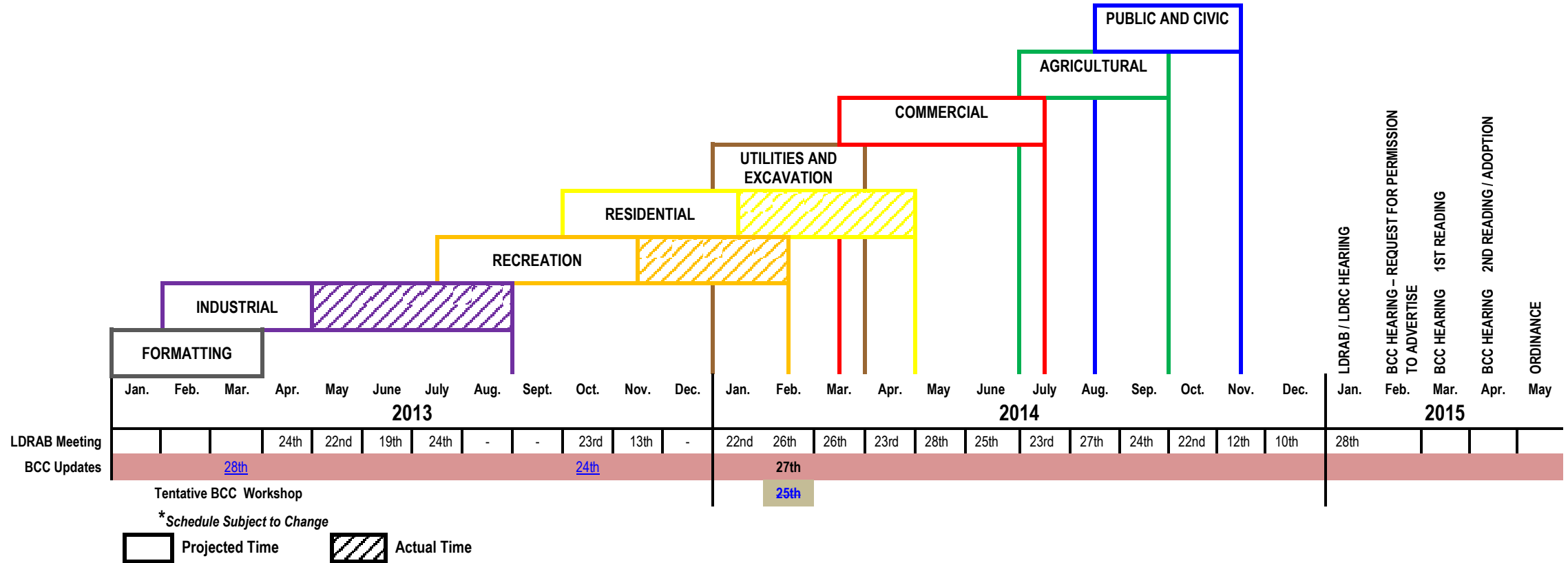
- LDRAB Subcommittee on November 21, 2013 and January 28, 2014.
- LDRAB on February 26, 2014.

Staff has scheduled meetings with each Commissioner in advance of the Hearing. If you have any questions before the February 27<sup>th</sup> Hearing, contact me at 561-233-5234 or William Cross, Principal Site Planner at 561-233-5206.

Attachments: Attachment 1 - Project Timeline  
Attachment 2 - Exhibit A – Industrial Uses  
Exhibit B – Recreation Uses

- c: Verdenia Baker, Deputy County Administrator  
Rebecca D. Caldwell, Executive Director, PZ&B  
Mr. Wesley Blackman, AICP, Chairman, and Members of the Land Development Regulations Advisory Board (LDRAB)  
Robert Banks, Chief Land Use County Attorney  
Leonard Berger, Chief Assistant County Attorney  
Maryann Kwok, AICP, Chief Planner, Zoning  
William Cross, AICP, Principal Site Planner, Zoning  
Code Revision Staff

## TENTATIVE SCHEDULE\* TO ADDRESS USE REGULATIONS PROJECT 2013 - 2014 BY USE CLASSIFICATION



ATTACHMENT 2 - EXHIBIT A, INDUSTRIAL USES

ARTICLE 4.B, USE REGULATIONS  
SUMMARY OF AMENDMENTS  
(Updated 1/15/14)

TABLE 4.B.5.A – INDUSTRIAL USE MATRIX

Use Type	Reference Number Supplementary Standards	STANDARD DISTRICTS														PLANNED DEVELOPMENT DISTRICTS (PDDs)											TRADITIONAL DEV. DIST. (TDDs)						Reference Number Supplementary Standards																								
		Zoning District														PUD			MUPD				MXPD	PIPD				M	R	LCC	TND			TMD																							
		AG/CON		Residential				Commercial				Ind.	Inst.	Pods			FLU				FLU	Pod	H	R	FLU	TIER			TIER																												
		P	A	A	AR	R	R	R	R	Standard				URAO				IRO				I	I	P	I	R	C	R	C	A	C	C		C	C	I	E	I	C	C	I	C	I	M	R	V	P	P	C	C	FLU	FLU	FLU	U/S	Exrb/Rural	U	Ex
<b>Industrial Uses</b>																																																									
Asphalt or Concrete Plant		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
Contractor Storage Yard	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-						
Data and Information Processing	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
Transportation Distribution Facility	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
Gas and Fuel, Wholesale	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
Heavy Industry	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
Machine or Welding Shop	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Manufacturing And Processing	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Medical or Dental Laboratory	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Film Multi-Media Production Studio	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Recycling Plant	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Laboratory, Industrial Research and Development	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Salvage or Junk Yard	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Towing Service and Storage	13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Truck Stop	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Warehouse	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Wholesaling, General	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
[Ord.]																																																									
Use Approval Process Key:																																																									
P Permitted (may be subject to Zoning review or approval of Building Permit or Business Tax Receipt (BTR)).																D Subject to DRO approval.																A Subject to BCC (Class A Conditional Use) approval)																									
S Subject to Special Permit approval.																B Subject to Zoning Commission (Class B Conditional Use) approval																- Prohibited use, unless stated otherwise within Supplementary Standards.																									

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ATTACHMENT 2 - EXHIBIT A, INDUSTRIAL USES

ARTICLE 4.B, USE REGULATIONS  
SUMMARY OF AMENDMENTS  
(Updated 1/15/14)

1 Part 1. New ULDC Art. 4.B.5, Industrial Uses, is hereby established as follows:

2 **CHAPTER B USE CLASSIFICATION**

3 **Section 5 Industrial Uses**

4 **A. Industrial Use Matrix**

**Reason for amendments:** [Zoning] Consolidates all zoning districts into one Use Matrix to improve ease of use and better delineate differences in approval processes for Standard, PDD or TDD districts. Tables consolidated are as follows: Table 3.B.15.F, IRO Permitted Use Schedule; Table 3.B.16.E, PRA Use Matrix; Table 3.E.1.B, PDD Use Matrix; Table 3.F.1.F, TDD Use Schedule; and, Table 4.A.3.A, Use Matrix.

**Use Matrix has been provided as a separate handout for ease of use.**

8 **B. General Industrial Standards**  
9 *Reserved for future use.*

**[Redacted]**

13 **C. Definitions and Supplementary Use Standards for Specific Uses**

**[Redacted]**

17 ~~13. Asphalt or Concrete Plant~~

~~An establishment engaged in the manufacture, mixing or batching of asphalt, asphaltic cement, cement or concrete products.~~

**Reason for amendments:** [Zoning] Asphalt and Concrete Plant is being consolidated with Heavy Industry, due to similar characteristics such as:

- Nuisances such as appearance, dust and odor, and noise;
- Uses are land intensive requiring room for storage of aggregate and materials, heavy equipment, need for maneuvering area for delivery vehicles; and,
- The Comprehensive Plan deems the two uses as similar.

**[Redacted]**

24 ~~135.~~ **Contractor Storage Yard**

**Reason for amendments:** [Zoning]

1. Delete requirement limiting minimum number of commercial vehicles allowed and to consolidate language describing construction and mechanical equipment within the definition. Research of other municipal ordinances and the American Planning Association (APA) does not support a limitation of the number of vehicles;
2. Delete the Accessory Office requirement as it is addressed by Article 5.B.1.A, Accessory Uses and Structures; and,
3. Relocate and consolidate screening requirements for outdoor storage, Flex Space, and Barbed Wire in Article 5.B, Accessory and Temporary Uses.

27 **a. Definition**

~~A lot used for the~~ The storage of construction material, mechanical equipment used in construction activity, or ~~three or more~~ commercial vehicles used by building trades and services, other than construction sites. **[Ord. 2005-002]**

31 ~~a. Construction Equipment~~

~~Mechanical equipment principally used in construction activity. Such equipment shall include but is not limited to bobcats, front-end loaders, over-head cranes, graders, dump trucks, compactors, forklift, steam rollers, earth movers, bulldozer, backhoe, concrete mixer, trenchers, cable/pipe layers or any such equipment that is not a street worthy vehicle.~~

38 ~~b. Office Permitted~~

~~An accessory office shall be permitted subject to Article 5.B, ACCESSORY AND TEMPORARY USES.~~

40 ~~c. Screening~~

~~Outdoor storage shall be screened from view in accordance with Article 5.B, ACCESSORY AND TEMPORARY USES. For a storage yard contiguous to property in a residential district, an opaque fence/wall a minimum of eight feet in height shall be installed along the inside edge of the required landscape buffer.~~

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ATTACHMENT 2 - EXHIBIT A, INDUSTRIAL USES

ARTICLE 4.B, USE REGULATIONS  
SUMMARY OF AMENDMENTS  
(Updated 1/15/14)

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~~d. Flex Space~~

~~This use shall be allowed as a flex space component pursuant to the applicable approval process indicated in Table 3.E.1.B PDD Use Matrix, Table 4.A.3.A Use Matrix, and pursuant to Article 5.B.1.C, Flex Space. [Ord. 2010-005]~~

~~e. Barbed Wire~~

~~Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials, except when located adjacent to a parcel having a residential FLU designation or use. Barbed wire shall not be visible from any public street. [Ord. 2011-001]~~

**Reason for amendments to Contractor Storage Yard in the Use Matrix:** [Zoning]

1. This use was previously classified under the "Commercial Uses" category; however, the use was not permitted in any commercial districts, only industrial districts.
2. The use has been added as a Development Review Officer (DRO) approval to the Multiple Use Planned Development (MUPD) with an Economic Development Center (EDC) Future Land Use (FLU) designation. This is consistent with the FLU Element of the Plan which states that light industrial uses are consistent with EDC FLU designation. The Industrial category is primarily utilized by light, medium and heavy industrial uses and related services. The EDC is intended to be an employment generator. Although a Contractor Storage Yard may not always be the prototypical employment generator, it would contribute to new industrial development.

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**2 38. Data and Information Processing**

**Reason for amendments:** [Zoning]

1. Updated Data and Information Processing use definition for a more specific and consistent terminology used in today's market; and to relocate reference to "Flex Space", which will be addressed in Article 5 of the ULDC. The proposed definition indicates that this use is commonly collocated with other uses in the Industrial Use Classification, such as manufacturing, and is commonly found in planned industrial campus style complexes. The revisions are based on an evaluation of definitions used by other municipalities locally, in the state, and nationally, as well as adapting language from such sources as North America Industry Classification System (NAICS) and APA.
2. Relocate and consolidate Flex Space in Article 5.B, Accessory and Temporary Uses.

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**a. Definition**

~~The use of a~~ An establishment for business offices, including corporate offices, which may be associated with uses such as: manufacturing and processing plants or similar industrial complexes; mass/bulk mail processing; and telemarketing centers. The use is often integrated into a campus style development, and ~~This use~~ is not frequented by the general public. ~~This term does not include such uses as: Business or Professional Offices; computer-related General Retail Sales establishments; and Personal Services and Medical or Dental Offices.~~

**a. Flex Space**

~~This use shall be allowed as a flex space component pursuant to the applicable approval process indicated in Table 3.E.1.B PDD Use Matrix, Table 4.A.3.A Use Matrix, and pursuant to Article 5.B.1.C, Flex Space. [Ord. 2010-005]~~

**Reason for amendments to Transportation Facility in the Use Matrix:** [Zoning]

1. Due to the high number of employees typically employed by this use, it generates high trip counts and is not a neighborhood oriented use. Therefore this use is proposed for deletion from the following:
  - Commercial Low-Office (CLO) and Community Commercial (CC) Zoning Districts;
  - Infill Redevelopment Overlay (IRO) Zoning District with a Commercial Low (CL) and CLO FLU designation;
  - MUPD with a CL FLU designation; and,
  - Lifestyle Commercial Center (LCC) Zoning District with a CL FLU designation.
2. Add as Permitted Use to MUPD with an EDC FLU designation. This zoning district requires approval of a Preliminary Site Plan by the Board of County Commissioners (BCC), at which time related impacts such as location, access, and orientation should be addressed.

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ARTICLE 4.B, USE REGULATIONS  
SUMMARY OF AMENDMENTS  
(Updated 1/15/14)

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**3.13. Transportation Distribution Facility**

**Reason for amendments to Transportation Facility in the Use Matrix:** [Zoning]

1. Since 1992, Transportation Facility has regulated the movement of people and goods in certain zoning districts in the ULDC. Research concludes that the moving of people and goods are not similar in terms of overall operation and impact. The moving of people is consistent with public or civic uses (bus stops, train station) while goods are consistent with an industrial use (railroad depots, truck terminals). The proposed amendment will split Transportation Facility into two uses, Transportation Facility and Distribution Facility, to clarify the distinction between the moving of people and goods. Transportation Facility, the movement of people, will be established and located to a more appropriate use classification, Public and Civic Uses. Distribution Facility, the movement of goods, will be retained consistent with the industrial nature of the use.
2. To revise the definition to: a) clarify Distribution Facility is not people related; and, b) adds language to replace transfer of transportation standard. The revisions are based on an evaluation of definitions used by other municipalities locally, in the state, and nationally, as well as adapting language from such sources as NAICS and APA.

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**a. Definition**

An establishment facility for the loading, unloading, and interchange of ~~passengers, baggage, and~~ freight or package express between modes of transportation. Typical uses include bus truck terminals, railroad stations depots and yards (including temporary storage), and major mail-processing centers.

~~**a. Transportation Transfer Facility (distribution)**~~

~~An establishment providing for the transfer of transportation or other motorized vehicles, but not involving vehicle sales or rental (retail or wholesale). Typical uses include the transfer of automobiles, trucks, heavy equipment, or other motorized vehicles prior to distribution to retail dealers.~~

~~1) Permitted only in districts with an industrial zoning designation. The facility shall be subject to the same approval requirements indicated in the use matrix as a transportation facility except for commercial districts.~~

**Reason for amendments to Transportation Facility in the Use Matrix:** [Zoning]

1. Based on the reasons stated above, this use is being deleted from the following commercial districts:
  - General Commercial (CG);
  - Urban Redevelopment Area Overlay (URAO) Urban Center 1 (UC1); and,
  - Urban Infill 1 (UI1) Transect Sub-Zones.
2. Distribution Facility is generally considered a light or general industrial use therefore inappropriate for lesser types of designations such as commercial districts. The deletions are consistent with the proposed separation of Transportation Facility (which would be allowed in these districts) and Distribution Facility. Distribution Facility is a potentially intense industrial use (e.g., a railroad depot) and should not be in these districts regardless of mitigation options. The approval process has also been deleted in the Institutional Public Facilities (IPF) Zoning District for consistency.
3. The use has been added as Permitted to a MUPD with an Industrial (IND) FLU designation or an EDC FLU designation. This is consistent with the FLU Element of the Plan which states that light industrial uses are consistent with EDC FLU designation. The Industrial category is primarily utilized by light, medium and heavy industrial uses and related services.

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**4.64 Gas and Fuel, Wholesale**

**Reason for amendments to Gas and Fuel Wholesale in the Use Matrix:** [Zoning]

1. Update definition to reflect changes in technology and practices of the petroleum industry. The proposed definition focuses on the function of the use as opposed to the storage volumes.
2. Remove the standard regarding locating the use in the Airport Zoning Overlay (AZO) from the definition, making it a standalone criteria. Criteria such as performance standards are not normally contained in definitions for uses, but listed as specific performance standards;
3. Add criteria to prevent the use from being located within the five-mile long runway use restriction zone for airports, to prevent any unfortunate mishaps in the event of emergency or short landings; and,
4. To require input from County fire officials in determining safe separation distances between the use and all adjacent uses in the event of an accidental leak or explosion.

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~~The use of land for bulk storage and wholesale distribution of 2,500 gallons or more of flammable liquid, or 2,000 gallons water capacity or more of flammable gas, excluding below-ground storage which is clearly accessory to the principal use on the site. Wholesale of gas~~

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ATTACHMENT 2 - EXHIBIT A, INDUSTRIAL USES

ARTICLE 4.B, USE REGULATIONS  
SUMMARY OF AMENDMENTS  
(Updated 1/15/14)

~~and fuel shall be permitted in the AZO Overlay as an airport-related use only when associated with sales of aviation fuel. [Ord. 2006-036]~~**[Relocated to b, below]**

**a. Definition**

An establishment engaged in the storage of gas and fuels for wholesale distribution, to businesses.

**b. Airport Zoning Overlay**

Wholesale of gas and fuel shall be permitted in the AZO Overlay as an airport-related use only when associated with sales of aviation fuel.

**c. Location**

This use shall not be located within any Prohibited Land Use Area/Five Mile Runway Buffer Zone.

**d. Separation Distance**

A separation distance shall be established between this use and any adjacent uses. The separation distance shall be that prescribed by PBC Fire Rescue Department based upon recognized standards and guidelines.

**Reason for amendments to Gas and Fuel Wholesale in the Use Matrix: [Zoning]**

1. Light Industrial (IND/L) Pod of a Planned Industrial Park Development (PIPD): add the use as a Class A Conditional Use for consistency with Light Industrial (IL) Zoning District.
2. To change the approval process from a Class B Conditional Use in the General Industrial (IG) Zoning District to a DRO approval process. The IG Zoning District is a much more intense zoning district permitting a broader array of heavier industrial uses. Since the subject use is storage only, as opposed to the processing of raw product, the level of volatility is reduced, and therefore, no public hearing is needed. A DRO review will ensure specific design criteria, such as separation distances standards, are being properly complied with, as well as proper placement of landscaping, access, and screening to ensure public safety issues are being addressed.
3. Change the use in the Public Ownership (PO) Zoning District from Permitted to a DRO approval process, for the reasons noted above in 2. This will primarily impact publicly owned lands and facilities, which should be treated in the same fashion as privately owned establishments.
4. To increase the review process to a DRO in the General Industrial (IND/G) Pod of a PIPD. This will be consistent with the treatment of the use in the IG Zoning District. While the PIPD goes through the BCC for approval of a Master Plan, due to the potential volatility of the use, requiring the DRO process, especially if the use is being added after the Master Plan is approved, will ensure that any conditions of Master Plan approval are implemented as well as the design issues discussed in 2 above.

**5 69. Heavy Industry**

**Reason for amendments: [Zoning]**

1. Consolidate asphalt or concrete plant in the list of typical heavy industry uses, as this use is a good example of the type of impacts and traffic found in other heavier uses, including fumes and odors, heavy trucks and equipment, and loud noises. This use includes a very broad range of uses from manufacturing large machinery to concrete and asphalt plants.
2. Delete firework sales, as it is not generally desirable to attract the general population to areas with high volumes of industrially oriented traffic, such as large trucks, and heavy equipment.

**a. Definition**

An establishment engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes utilizing flammable, hazardous, or explosive materials, or processes which potentially involve hazardous or commonly recognized offensive conditions. Typical uses include asphalt or concrete plant; manufacturing and warehousing of chemicals, dry ice, fertilizers, fireworks and explosives; pulp and paper products; radioactive materials; fat rendering plants; slaughterhouses and tanneries; and, steel works.

**ba. Fireworks**

The retail sale of fireworks from a permanent fireworks storage facility or establishment shall be limited to an accessory use.

**c. EDC FLU**

Heavy Industry shall be prohibited in the EDC FLU designation.

**Notes:**

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ATTACHMENT 2 - EXHIBIT A, INDUSTRIAL USES

ARTICLE 4.B, USE REGULATIONS  
SUMMARY OF AMENDMENTS  
(Updated 1/15/14)

1

**Reason for amendments to Heavy Industry in the Use Matrix:** [Zoning] Change from Permitted to DRO approval process in the IND/G Pod of a PIPD for consistency with the approval process in IG Zoning District. DRO review ensures that any incompatibility issues are identified and made compliant with the requirements of the ULDC. This use involves large volumes of heavy vehicles, like semis and trailers, for delivery and distribution, which requires a higher level of scrutiny.

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**6 80. Machine or Welding Shop**

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**Reason for amendments:** [Zoning] To broaden the definition to include tool and die fabrication, which is typically associated with welding and machine shops.

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A workshop where machines, machine parts, or other metal products are fabricated. Typical uses include machine shops, welding shops, tool and die fabrication, and sheet metal shops.

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**Reason for amendments to Machine or Welding Shop in the Use Matrix:** [Zoning] To include Machine and Welding Shop as a Permitted in MUPD with an EDC FLU designation. This is consistent with the language in the Plan which states that a use which is suitable to be a Permitted in the IL Zoning District is also consistent with the characteristics of those uses permitted in the EDC FLU designation.

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**7 81. Manufacturing and Processing**

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**Reason for amendments:** [Zoning]:  
1. To revise the definition of Manufacturing and Processing to clarify that food processing does not include slaughterhouses and meat packing plants. Those uses involve the processing from raw materials (animals) which would classify them as Heavy Industrial. Wholesale butchers and similar uses are covered under Commercial Uses;  
2. To relocate and consolidate supplementary use standards regarding outdoor activity, which will be addressed in Art. 5; and,  
3. Delete provisions for Outdoor Activities, to coincide with deletion of use from MUPD Commercial districts.  
4. Relocate and consolidate Flex Space in Article 5.B, Accessory and Temporary Uses.

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**a. Definition**

An establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, ~~and This use also includes incidental storage, sales and distribution of such products, but excluding excludes heavy industrial processing.~~ Typical uses include factories, large-scale production, wholesale distribution, publishing, and food processing (excluding livestock and poultry slaughterhouses and meat packing plants).

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**a. Manufacturing**

~~Manufacturing and processing shall only be allowed as a requested use in a MUPD with EDC or MLU land use.~~

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**1) Exception**

~~Manufacturing and processing shall be allowed as a permitted use in a MUPD with IND land use.~~

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**b. Outdoor Activities**

~~Outdoor manufacturing, processing or storage shall be limited to industrial zoning districts only.~~

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**c. Flex Space**

~~This use shall be allowed as a flex space component pursuant to the applicable approval process indicated in Table 3.E.1.B PDD Use Matrix, Table 4.A.3.A Use Matrix, and pursuant to Article 5.B.1.C, Flex Space. [Ord. 2010-005]~~

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**Reason for amendments to Manufacturing and Processing in the Use Matrix:** [Zoning]  
1. To delete Manufacturing and Processing from MUPD with CL, Commercial High (CH), CLO, Commercial High-Office (CHO), and Commercial Recreation (CR) FLU designations, as this is an industrial use which is not consistent with these commercial FLU designations.  
2. Add as Permitted in MUPD with an EDC FLU designation. This use is currently Permitted in the IL Zoning District, which is intended for less noxious cleaner, lighter industrial uses. These types of uses are also consistent with the uses identified by the Plan for the EDC FLU designation.

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ARTICLE 4.B, USE REGULATIONS  
SUMMARY OF AMENDMENTS  
(Updated 1/15/14)

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**8 84. Medical or Dental Laboratory**

**Reason for amendments:** [Zoning]  
1. Revise definition to ensure that other medical equipment, such as prosthetic, dental, optical and orthopedic, are included;  
2. Revise definition to clarify in more detail the laboratory portion of the use; and,  
3. Relocate and consolidate Flex Space in Article 5.B, Accessory and Temporary Uses.

~~An establishment facility~~ for the construction or repair of medical equipment, such as dental, optical, orthopedic, or prosthetic devices; or medical testing laboratories primarily engaged in providing analytic or diagnostic services exclusively on the written work order of a licensed member of the ~~dental or~~ medical profession and not for the public.

**a. Flex Space**

~~This use shall be allowed as a flex space component pursuant to the applicable approval process indicated in Table 3.E.1.B — PDD Use Matrix, Table 4.A.3.A — Use Matrix, and pursuant to Article 5.B.1.C, Flex Space. [Ord. 2010-005]~~

**Reason for amendments to Medical or Dental Laboratory in the Use Matrix:** [Zoning]  
1. Change the approval process from Class B Conditional Use to DRO approval process in CHO Zoning District. This use is typically confined to a wholly enclosed operation, is not a high traffic volume generator or attractor, does not generate noxious fumes, smoke or other common nuisances, and does not entail outdoor storage. A clear distinction needs to be made between the industrial nature of the use and the commercial nature of the use (e.g., lens grinding and fitment into eyeglass frames). This can be fulfilled by the DRO review. The establishment of the Urban Redevelopment Area Overlay (URAO) (2010) and Infill Redevelopment Overlay (IRO) (2010) allowed this use as a DRO approval.  
2. Amend to allow this Use as Permitted in the IG Zoning District; MUPD with an EDC FLU designation; and, IND/G Pod of a PIPD. Medical or Dental Laboratory is considered an industrial use. The recommendations for these districts are to be consistent with the intent of the use in industrial FLU designations and Pods.



**9 54. Film Multi-Media Production Studio**

**Reason for amendments:** [Zoning]  
1. Rename Film Production Studio to Multi-Media Production to:  
a) Reflect changes in the industry engaged in the production and distribution of information and cultural products; and,  
b) Clarify types of uses that may be included such as motion picture film laboratories, Computer Generated Imagery (CGI) and special effects, etc.  
2. To clarify that outdoor Multi-Media Production establishments related to the development and production of CGI and special effects are not permitted in commercial districts and pods.

**a. Definition**

The use of a lot or building for the production of films or video ~~tapes for exhibition or sale.~~ such as digital, audio and motion pictures; or film laboratories, stock footage film libraries, mass video publication and other related activities.

**a. CHO, CG and LCC Districts**

~~Outdoor activities shall be located a minimum of 300 feet from a residential district. [Ord. 2010-005]~~

**b. Film Permit**

A film permit shall be issued by the Director of the Film Liaison Office. The duration of the permit shall not exceed 24 months without approval of the Zoning Director. This permit may be issued in all districts. [Ord. 2007-001]

**c. Zoning Districts**

Indoor Multi-Media Production establishments shall be permitted in Urban Infill (UI), Urban Center (UC) and commercial zoning districts and pods only.

**d. LCC**

Film production studios shall not be located on a main street. [Ord. 2010-005]

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ATTACHMENT 2 - EXHIBIT A, INDUSTRIAL USES

ARTICLE 4.B, USE REGULATIONS
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Reason for amendments to Film Production Studio in the Use Matrix: [Zoning]
1. Add Permitted approval process in a MUPD with an EDC FLU designation.
2. Change Commercial Recreation (CRE) Zoning District and MUPD with CR FLU designation approval process from BCC to DRO.
3. Change Lifestyle Commercial Center (LCC) with CH FLU designation approval process from Permitted to DRO.

Part 2. ULDC Article 1.1.2, Definitions (page 50 of 119), is hereby amended as follows:

Reason for amendments: [Zoning] Introduce a new definition for "Construction and Demolition Debris" to better clarify what specific materials can be received in a Recycling Plant.

CHAPTER I DEFINITIONS & ACRONYMS

Section 2 Definitions

C. Terms defined herein or referenced Article shall have the following meanings:

- 92. Construction and Demolition Debris - for the purposes of Article 4.B.5.C.10, Recycling Plant means discarded solid materials that are not water soluble and not hazardous, including, but not limited to: steel, glass, brick, concrete, asphalt roofing material, pipe, gypsum wallboard, lumber. It also includes rocks and soils from construction, renovation or demolition of a structure or a site; and, trees or vegetative material from land clearing.

[Renumber Accordingly]

Part 1, Continued

Part 1. New ULDC Art. 4.B.5, Industrial Uses, is hereby established as follows:

Reason for amendments: [Zoning]
1. Revise definition of Recycling Plant to create consistency with terminology identified in the definition of "Recovered Materials Processing Facility" used by the North America Industrial Classification System (NAICS); the Department of Environmental Protection (DEP); State Statute 403.703 Definitions for Resource Recovery and Management; and, Florida Administrative Code (F.A.C.) Chapter 62-701, Solid Waste Management Facilities which includes "recover" and "reuse" of sorted material;
2. Include a list of specific materials to be recycled in order to be consistent with and comply with State Statute 403-706(2)(g), that requires local governments to be responsible to promote recycling of plastic, metal, all grades of paper and rubber which includes tires; and,
3. Remove Chipping and Mulching from the use definition as it is a use defined in the Code therefore a principal use that may be collocated with Recycling Plant where permitted.

10 405. Recycling Plant

a. Definition

A permanent facility designed and An establishment used for the recovery receiving, separating, storing, converting, baling or processing of non-hazardous recyclable materials that are not intended for disposal to be collected, separated and sorted, or processed for reuse. The use may include Recyclable materials include Construction and Demolition Ddebris, recycling or other intensive recycling processes such as chipping and mulching. plastic, glass, metal, all grades of paper, textiles or rubber.

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ATTACHMENT 2 - EXHIBIT A, INDUSTRIAL USES

ARTICLE 4.B, USE REGULATIONS  
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<p><b>Reason for amendments:</b> [Zoning]</p> <ol style="list-style-type: none"> <li>Standards for Screening and Buffering are relocated and consolidated with Article 5.B, Accessory and Temporary Uses.</li> <li>Provide an exception for Recycling Plant to be DRO approval when surrounded by IND FLU designation and separated 500' from residential, recreation, civic or conservation FLU or uses, or where all activities take place in an enclosed building.</li> <li>Consolidate setbacks to allow application of district setback when a site shares the property line with an IND FLU designation, or Industrial Zoning District parcel with industrial use on it and keeping existing requirement of 50 feet setback when other zoning districts are adjacent.</li> <li>Delete Recycling Plant distance requirement of 150 feet from civic and residential uses as the setback provision of 50 feet from property line should satisfy any impacts caused by the use.</li> <li>Delete redundant setback standard for IG and IL Zoning Districts addressed by the 50 foot setback.</li> </ol>
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~~a. Compatibility, Screening, Buffering~~

~~To ensure compatibility with surrounding uses, adequate setbacks, screening and buffering around the perimeter of the proposed recycling plant shall be required at the time the facility is constructed. The standards shall be waived if any of the required landscape buffer is not visible from adjacent lots or streets.~~

~~1) Lot Size~~

~~The minimum lot size for recycling plants in all industrial districts shall be five acres. However, the minimum lot size or greater for the underlying district shall apply for recycling plants that operate completely in enclosed buildings. [Partially relocated to 4.B.1.A.10.g.3.]~~

~~2) Setbacks~~

~~Except for a freestanding office, no part of a recycling plant and its accessory ramps, on-site circulation system, or storage areas shall be located within 50 feet of any property line. [Partially relocated to 4.B.1.A.105.a.2.a)]~~

~~a) IL District~~

~~If the facility is in an industrial district and is contiguous to land in an industrial district or IND FLU designation the setback shall be 25 feet from that contiguous property line. [Partially relocated to 4.B.1.A.105.e]~~

~~b) Civic and Residential Uses~~

~~No part of a recycling plant, its accessory ramps, on-site circulation system or storage areas shall be sited within 150 feet of a school, park, church, library, or residential lot. In no case shall the setback be less than the requirement of the district.~~

~~c) IG and IL Districts~~

~~No additional setback beyond district setbacks shall apply to recycling plants that operate completely in enclosed buildings and are located in the IG, and IL districts.~~

~~3) Screening and Fencing~~

~~All storage areas shall be screened from view by on-site walls, fences, or buildings. Such screening shall be designed and installed to ensure that no part of a storage area can be seen from street or adjacent lots. In no case shall the height of recyclable or recovered materials, or non-recyclable residue stored in outdoor areas, exceed 20 feet or the height of the principal building on the lot, whichever is greater. For an outdoor recycling plant contiguous to property in a residential district, an opaque fence/wall a minimum of eight feet in height shall be placed along the inside border of the required landscape buffer. [Partially relocated to 4.B.1.A.105.h.]~~

~~4) Buffers~~

~~When the property line is contiguous to a residential district, the incompatibility buffer shall be 50 feet in width.~~

~~b. Approval Process~~

~~A Recycling Plant requiring Class A Conditional Use approval may be approved by the DRO subject to the following:~~

~~1) When surrounded by parcels having an IND FLU designation that are vacant or developed with industrial uses providing a 500 foot separation between the use and any parcels having a residential, civic, recreation or conservation FLU designation or use; or,~~

~~2) When all recycling activities are located within enclosed structures that have no openings oriented or visible from surrounding parcels having a residential, civic, recreation or conservation FLU designation or use.~~

~~cb. Access~~

~~An access road that can be negotiated by loaded collection vehicles shall be provided to the entrance of the recycling plant. Access shall not be provided from a local residential street. Access shall be restricted to specific entrances with gates which can be locked at~~

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ATTACHMENT 2 - EXHIBIT A, INDUSTRIAL USES

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~~all times and which carry official notice that only authorized persons are allowed on the site.~~

~~Access from a local residential street shall be prohibited. Entrances shall be gated to prevent access from unauthorized persons.~~

~~**c. Drainage**~~

~~Untreated surface water runoff shall not be permitted to discharge directly into lakes, streams, drainage canals, or navigable waterways other than into or through approved on-site containment areas. [Relocated to 4.B.1.A.10.e.]~~

~~**d. Setbacks**~~

~~No part of a recycling plant and its accessory ramps, on site circulation system, or storage areas shall be located within 50 feet of any property line, unless adjacent to another property with an IND FLU designation that is vacant or has an existing industrial use. [Partially relocated from 4.B.1.A.105.a.2.a)]~~

~~**e. Drainage**~~

~~Untreated surface water runoff shall not be permitted to discharge directly into lakes, streams, drainage canals, or navigable waterways other than into or through approved on-site containment areas. [Relocated from 4.B.1.A.105.c.]~~

**Reason for amendments:** [Zoning]

1. Make Chipping and Mulching subject to the Development Review Officer (DRO) approval when collocated on the same site of a Recycling Plant on those zoning districts where Chipping and Mulching is Class A or Class B Conditional Use. The reduction of the approval is proposed to recognize that Recycling Plants commonly include Chipping and Mulching as part of the processing activities.
2. Delete redundant site plan requirements that are addressed through DRO or Building Permit Process;
3. Delete language related to Type of Facility, Quantity of Waste, and Dust Control since they are requirements of the F.A.C. Chapter 62-722 Regulations of Recovered Materials, FAC Chapter 62-701.320 Solid Waste Management Facility Permit Requirements, and the PBC Solid Waste Authority at time of application for the use license.
4. Clarify that a minimum lot size of 5 acres is required when the use includes outdoor activities.
5. Delete Fire Protection since requirements are covered under State Statute F.A.C. Chapter 62-701.320(16)(a)3 to provide fire prevention system before commencing operation.

~~**df. Storage Areas**~~

~~All outdoor storage of recyclable materials shall be in leak-proof containers or located on a paved area that is designed to capture all potential run-off associated with the stored material. Run-off shall be handled in a manner that is in conformance with local, state and Federal regulations.~~

~~**e. Chipping or Mulching Collocated Uses**~~

~~If a recycling plant facility includes chipping or mulching, adherence to the standards of Article 4.B.1.A.28, Chipping and Mulching, is required. Chipping and Mulching may be approved by the DRO subject to the supplementary use standards for Chipping and Mulching.~~

~~**f. Supplemental Application Requirements**~~

~~Application for recycling plants shall include the following:~~

~~**1) Access**~~

~~Graphic illustration and narrative analysis of year round access routes to the site.~~

~~**2) Type of Facility**~~

~~An explanation of the type of facility requested. It shall specify the type of materials to be handled and include a description of the proposed method of operation, including special waste handling procedures and limitations.~~

~~**3) Quantity of Waste**~~

~~An estimate of the quantity of waste to be received, expressed in cubic yards per day or tons per day.~~

~~**4) Hours of Operation**~~

~~A statement specifying the hours of operation.~~

~~**5) Dust Control**~~

~~A plan to address dust control in traffic, storage and processing areas and contingency during high winds. Dust control measures may include: additional setbacks, full or partial enclosure of chipper or grinder, screening/fencing, vacuuming or watering traffic areas and watering or enclosing storage piles.~~

~~**g. Outdoor Activities**~~

~~The minimum lot size shall be five acres for any Recycling Plant with outdoor activities. [Partially relocated from 4.B.1.A.105.a.1)]~~

~~**h.6) SWA Permit**~~

~~Verification that the applicant has obtained a permit from and posted a bond with the SWA before prior to Final Site Plan approval or Building Permit, whichever occurs first.~~

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ARTICLE 4.B, USE REGULATIONS  
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~~7) Fire Protection~~

~~A recycling plant shall be located within a ten-mile radius of a full-service fire station or have and maintain on-site firefighting equipment acceptable to the PBC Fire.~~

**Reason for amendments to Recycling Plant in Use Matrix: [Zoning]**

1. Make the use subject to Class A Conditional Use approval in IL Zoning District instead of Class B Conditional Use for consistency with approval of Salvage and Junk Yard located in IL Zoning District.  
  
Modify the approval process in IND/L Pod of PIPD from Permitted to Class A Conditional Use in order to:
  - Address the Comprehensive Plan directive contained in Section III.C.4 to maintain this type of use under General Industrial Districts instead of Light Industrial; and,
  - Create consistency with the proposed changes in IL Zoning District.
2. An MUPD with IND FLU designation is changed to indicate the most restrictive approval process from Permitted to Class A Conditional Use. A specific standard to address less restrictive approval process is included within the use standards.
3. Change approval process from Permitted to DRO in the IND/G Pod of a PIPD to provide consistency with the approval process in the IG Zoning District;



**11 7. Laboratory, Industrial Research and Development**

**Reason for amendments: [Zoning]**

1. Rename Industrial Research Laboratory to Research and Development. The revision is based on an evaluation of definitions used by other municipalities locally, in the State, and Nationally, as well as adapting language from such sources as NAICS and APA.
2. Clarify Research and Development includes bioscience/biotech uses.
3. Relocate the Outdoor Activities standard for consistency.
4. Delete the accessory use standard. The language would be better suited as a standard to a College or University use permitting Research and Development as an accessory use.
5. Correct Scrivener's error to change existing Biotechnology Research Protection Overlay (BRPO) title in ULDC to be consistent with Comprehensive Plan title Bioscience Research Protection Overlay.
6. Delete language related to BRPO. The use will be Permitted in IL Zoning District therefore not subject to DRO approval.
7. Relocate and consolidate Flex Space in Article 5.B, Accessory and Temporary Uses.

**a. Definition**

An establishment engaged in industrial, scientific or medical research, testing, and analysis, ~~including support services and structures~~. Typical uses include natural science/manufacturing research facilities, bioscience research/biotechnology and product testing/quality control facilities.

**a. Outdoor Activities**

~~Outdoor manufacturing, processing or testing shall be limited to industrial districts only.~~  
**[Relocated to c. below]**

**b. Accessory Use**

~~A research laboratory shall be permitted as an accessory use to a college or university.~~

**b.c. Biotechnology Bioscience Research Protection Overlay (BRPO)**

A ~~research laboratory~~ Research and Development establishment located in the BRPO and the IL District may be approved by the DRO and shall not be subject to the limitations of Table 4.A.3.A, Thresholds for Projects Requiring Board of County Commissioner Approval.

**c.a. Outdoor Activities**

~~Outdoor manufacturing, processing or testing shall be limited to industrial districts only.~~  
**[Relocated from a. above]**

**d. Flex Space**

~~This use shall be allowed as a flex space component pursuant to the applicable approval process indicated in Table 3.E.1.B PDD Use Matrix, Table 4.A.3.A Use Matrix, and pursuant to Article 5.B.1.C, Flex Space. [Ord. 2010-005]~~

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ATTACHMENT 2 - EXHIBIT A, INDUSTRIAL USES

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Reason for amendments to Laboratory, Industrial Research in the Use Matrix: [Zoning]
1. Delete the approval processes in the CRE Zoning District. This use is not consistent with the intent of the III.C.3, Commercial Recreation, of the Comprehensive Plan which designates areas on the Future Land Use Atlas to reflect and accommodate major public and private commercial recreation facilities that meet a portion of the recreational needs of residents and tourists.
2. Change the approval process to allow the use in the following Zoning Districts:
Standard Districts.
Add the use to CLO Zoning District as a Class A Conditional Use;
Add the use to CC, CHO and CG Zoning Districts subject to DRO approval process.
Change Class B Conditional Use to Permitted in IL Zoning District.
Planned Development Districts:
Change Class A Conditional Use to DRO approval in MUPD with CH and CHO FLU designations, MXPDP with CH FLU designation and Lifestyle Commercial Center (LCC) with CH FLU designation;
Add use as a DRO approval in MXPDP with CHO FLU designation;
Add use as Permitted in MUPDP with an EDC FLU designation.
Certain types of office Research and Development (R & D) may fit well in commercial provided there is no outdoor activity. These changes will ensure that industrial R & D with outdoor activity does not go into commercial. The change will also ensure all districts have consistent approval processes in commercial low, commercial high and industrial districts.

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12 446. Salvage or Junk Yard

Reason for amendments: [Zoning]
Salvage or Junk Yard, Recycling Plant and Recycling Center uses have similar terminology within their respective definitions, such as salvaging, storing, and collecting.
1. The proposed changes to the definition are needed to clarify differences between similar uses (i.e., Recycling Plant and Recycling Center) and to acknowledge the trend in recycling. Clarification of definition to delete "waste paper, rags". The salvage of paper and rags is more appropriately addressed under Recycling Plant and will be incorporated into that use.
2. Add language to definition related to building materials and fixtures to include architectural salvage.
3. Add Approval Process Standard related to architectural salvaging (aka deconstruction) to allow in an IL or IG Zoning Districts, MUPDP with an IND FLU designation or IND/L or IND/G Pod of PIPDP. Architectural Salvage is commonly identified as a light industrial use. The established standard would allow this type of salvaging in light industrial districts.
4. Relocate and consolidate barbed wire in Article 5.B, Accessory and Temporary Uses.

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a. Definition

A lot, land or structure, or part thereof, An establishment used primarily for the collecting, storage and sale of waste paper, rags, scrap metal or discard material; or for the collecting, dismantling, storage and salvaging of machinery or vehicles not in running condition; or for the sale of parts thereof. Salvage may also include architectural salvage which consists of building materials and fixtures recovered prior to the demolition of buildings or structures.

b. Approval Process

Architectural salvage may be permitted subject to DRO approval in the following zoning districts:

- 1) IL or IG Zoning District;
2) MUPDP with an IND FLU designation; or,
3) IND/L or IND/G Pod of a PIPDP.

a. Barbed Wire

Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials, except when located adjacent to a parcel having a residential FLU designation or use. Barbed wire shall not be visible from any public street. [Ord. 2011-001]

Reason for amendments to Salvage or Junk Yard in the Use Matrix: [Zoning] No changes in the approval process are being proposed. Implementation Section, III.C.4, of the Comprehensive Plan identifies that the Salvage or Junk Yard use is limited to the General Industrial Future Land Use designation.

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Notes:

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ARTICLE 4.B, USE REGULATIONS  
SUMMARY OF AMENDMENTS  
(Updated 1/15/14)

130. Towing Service and Storage

Reason for amendments: [Zoning]

- 1. Use relocated from Commercial Uses, as it was not permitted in any commercial zoning district. The use is industrial in nature, with heavier equipment and outdoor storage as common activities.
- 2. Revise definition to reflect that only a certain portion of a parcel of land is being used for the storage lot, and that certain uses cannot take place within that storage lot, such as retail sales, salvage, or repair of towed vehicles. Any such activity will need to take place in conjunction with any possible collocated use, such as an Auto Paint and Body Shop, or a Salvage or Junk Yard.
- 3. Relocate Barbed Wire to be consolidated in Article 5.B, Accessory and Temporary Uses.

**a. Definition**

The use of a portion of a lot an establishment for the temporary storage of operable or inoperable vehicles in conjunction with a commercial towing service, ~~with~~ This shall not include retail sales, or repair, or salvage of towed vehicles activity occurring ~~on~~ within the storage lot area, and subject to the following standards:

~~a. Outdoor storage standards and screening requirements of Article 5.B, ACCESSORY AND TEMPORARY USES.~~

~~b. Towtruck and towing and storage regulations of Towtruck Ord. No. 2002-007 as amended.~~

~~c. Barbed Wire~~

~~Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials, except when located adjacent to a parcel having a residential FLU designation or use. Barbed wire shall not be visible from any public street.~~

Reason for amendments to Towing Service and Storage in the Use Matrix: [Zoning]

- 1. The use is being relocated from the Commercial Use category to the Industrial Use category due to the fact that, while it has historically been listed as a commercial use, it has never been permitted in any commercial zoning district. Due to the type of equipment, and the normal presence of outdoor storage, the use is more consistent with lower intensity industrial uses. However, while the use is consistent with the criteria of the Plan for lighter industrial uses, it is not of a nature typically found in the EDC FLU designation, as this is not a major employment generator.
- 2. The use is being added to the IND/G Pod of a PIPD as it is compatible with the intensity of other uses proposed for that pod, including uses with which it might logically collocate, such as Salvage and Junk Yard, or Recycling Plant.

~~14~~ 34. Truck Stop

Reason for amendments: [Zoning]

- 1. Revise the definition to clarify that the use is primarily intended for commercial vehicle related services.
- 2. Revise the Lot Size standard. Review of municipal and industry trend research indicates that a minimum lot size of five (5) acres is customary to address the potential intensity of numerous uses on one lot.
- 3. Delete the Security Standard. Personal safety on our highways is an issue which is typically addressed by law enforcement officials. Security Quarters, if desired, may be approved by Special Permit.
- 4. Revise the "Accessory Uses" standards to clarify what uses are classified as "Collocated", are primarily for truck stops, and that the site layout will not unnecessarily isolate users based on vehicle type. Uses listed within the supplemental standard will be subject to DRO approval.

**a. Definition**

An establishment which provides services primarily for transient commercial vehicle operators, such as fueling, day and overnight parking. A Truck Stop may also serve other travelers.

~~A facility which provides fueling, parking, washing, repair and maintenance services, food service, overnight accommodations, and incidental retail sales for transient commercial vehicles.~~

~~b.a. Location Frontage~~

Truck Stops shall have a minimum of 200 linear feet of frontage on an arterial street only.

~~cb. Lot Size~~

Shall be a minimum of five acres.

~~1) Ten Acres or Less~~

~~Shall be permitted as a Class A conditional use in the IL and IG districts.~~

~~2) Greater than Ten Acres~~

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ATTACHMENT 2 - EXHIBIT A, INDUSTRIAL USES

ARTICLE 4.B, USE REGULATIONS  
SUMMARY OF AMENDMENTS  
(Updated 1/15/14)

~~Shall require approval as a MUPD or PIPD. The proposed site shall have an IND FLU designation.~~

c. **Setbacks**

Parking ~~areas, parking spaces, maneuvering areas, and drive aisles,~~ shall be setback a minimum of 200 feet from any existing residential use, zoning district or FLU designation.

d. **Landscaping Buffer**

~~Perimeter Incompatibility~~ landscape buffers shall be required adjacent to an existing residential ~~district,~~ use, zoning district or FLU designation. The buffer shall include a six foot high berm ~~topped by with~~ a six foot high opaque wall or fence installed at the plateau of the berm. Variances may be requested from these requirements.

~~e. **Security**~~

~~24 hour on-site security shall be provided.~~

~~ef. **Accessory Collocated Uses**~~

~~For purposes of this section, collocated uses shall mean a use that is mainly oriented to serving transient commercial vehicle operators. The following collocated uses shall be permitted in conjunction with a Truck Stop subject to DRO Approval:~~

- ~~1) Type I Restaurant;~~
- ~~2) Type II Restaurant;~~
- ~~3) Convenience store with gas sales;~~
- ~~4) Convenience store without gas sales;~~
- ~~5) Car wash;~~
- ~~6) Hotel/Motel;~~
- ~~7) Personal Services;~~
- ~~8) Financial Institution;~~
- ~~9) Gas and Fuel Retail;~~
- ~~10) Laundry Service; and,~~
- ~~11) Retail Sales, Auto Accessories and Parts.~~

~~f. **Site Design:**~~

~~The site shall be designed to ensure the provision of adequate vehicular circulation and parking patterns. This shall demonstrating that collocated uses listed above are designed and located to mainly serve transient commercial vehicle operators.~~

~~The following uses may be allowed in conjunction with a truck stop, subject to the requirements of the underlying zoning district: convenience store with gas sales, general repair and maintenance, restaurant, car wash, security or caretakers quarters, personal services, and business office. Use permitted based on the zoning designation of the site: general repair and maintenance; truck wash facilities; convenience stores; general or specialty restaurants; hotel/motel accommodations; and general office services.~~

**Reason for amendments to Truck Stop in the Use Matrix:** [Zoning] No changes are being proposed to the existing approval processes. The Future Land Use Atlas Regulation (III.C.4), Industrial Uses delineates light, medium and heavy uses limited to the Industrial Future Land Use designations. A Truck Stop is considered an industrial use.

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ARTICLE 4.B, USE REGULATIONS  
SUMMARY OF AMENDMENTS  
(Updated 1/15/14)

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**15 438. Warehouse**

**Reason for amendments:** [Zoning]

1. To clarify that warehousing in the zoning districts identified in the Use Matrix may include accessory office space equal to up to 30 percent of floor space of each bay. This guideline can be modified by review of Class A Conditional Use by the BCC. This new language also refers the reader to the guidelines for "Office/Warehouses" located in the Westgate Community Redevelopment Area Overlay (WCRAO) which specifies that a minimum of 25 percent of the floor space must be accessory office space in the Overlay.
2. Clarify that retail sales from warehouses is prohibited, unless approved through the Flex Space standards in Article 5.
3. Deleting prohibition on manufacturing. That use is regulated by "Manufacturing and Processing" in the industrial zoning districts. If a person wishes to engage in that use, they may obtain the necessary approvals to do so where otherwise permitted.
4. Delete reference to parking standards. The need for this provision was eliminated with the adoption of past amendments to the ULDC (Ord. 2009-040).
5. Relocate and consolidate Flex Space in Article 5.B, Accessory and Temporary Uses.
6. To reword the language dealing with the use in the MUPD Zoning District, and to relocate the pertinent text dealing with the WCRAO to a new sub-heading.

**a. Definition**

An building establishment used for the storage of raw materials, equipment, or products. Typical uses include moving companies, cold storage, and dead storage facilities, but excludes self-service storage facilities.

**ba. Accessory Office**

~~The maximum percentage of office space in each warehouse bay shall be 30 percent of the GFA, unless approved as a Class A conditional use. Unless approved as a Class A Conditional Use, or as specified in "d" below, office space in each warehouse bay shall be a maximum of 30 percent of the GFA of that bay.~~

**cb. Sales**

General retail sales shall be prohibited, except as approved in conjunction with Flex Space.

~~**c. Manufacturing**~~

~~Manufacturing, assembly or processing shall be prohibited in a warehouse.~~

**d. WCRA Overlay**

~~Warehouse and office/warehouse uses are prohibited in the NR, NRM, NG, and NC sub-areas, as outlined in Table 3.B.14.E, WCRAO Sub-area Use Regulations. Office and warehouse combinations, such as a construction office for special trade contractors, or a commercial wholesale trade establishment consisting of a mix of independent business offices each having a contiguous, accessory enclosed storage area which is internally accessible to the office, shall be permitted in the UG, UH, and UI sub-areas as specified in Table 3.B.14.E, WCRAO Sub-area Use Regulations pursuant to a Class A Conditional Use, limited to lots with a CH or IND FLU Designation and corresponding zoning district. The office/warehouse development ~~must~~ shall have ~~an office space~~ a minimum of 25 percent ~~of office space the~~ per gross floor area for each bay. [Ord. 2006-004]~~

~~**e. Parking in PDDs**~~

~~Facilities located in a PDD shall comply with Table 6.A.1.B — Minimum Off-Street Parking and Loading Requirements. Variances may be requested from these requirements. [Ord. 2008-037] [Ord. 2010-022]~~

~~**f. Flex Space**~~

~~This use shall be allowed as a flex space component pursuant to the applicable approval process indicated in Table 3.E.1.B — PDD Use Matrix, Table 4.A.3.A — Use Matrix, and pursuant to Article 5.B.1.C, Flex Space. [Ord. 2010-005]~~

~~**eg. Freestanding Structures**~~

~~Freestanding structures for warehouse developments located in an IND-MUPD with an IND FLU designation shall not be subject to the provisions of Table 3.E.3.B, Freestanding Buildings. [Ord. 2010-022]~~

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ATTACHMENT 2 - EXHIBIT A, INDUSTRIAL USES

ARTICLE 4.B, USE REGULATIONS
SUMMARY OF AMENDMENTS
(Updated 1/15/14)

Reason for amendments to Warehouse in the Use Matrix: [Zoning]
1. Remove from MUPD with a CH FLU designation. The CH FLU designation permits a broad range of general commercial zoning districts, such as Neighborhood Commercial (CN) and CG, which permit a very broad range of uses, including general retail, professional offices, and day care. Warehousing is an incompatible use to this type of development. If retained in the CH FLU designation, it could be argued that the use should also be included in every standard zoning district permitted in the CH FLU designation. The use was added to the MUPD with CH FLU designation in 1998. Research has not revealed that it has ever been used.
2. Add the use as Permitted in the MUPD with an EDC FLU designation: The use is consistent with the criteria in the plan for the EDC FLU designation, and is traditionally collocated with other lower intensity industrial uses.

16 140. Wholesaling, General

Reason for amendments: [Zoning]
1. To revise the definition to more clearly and concisely list the activities which take place in this use, as well as uses that are excluded.
2. Removed reference to refrigerated storage, as this is a function of warehousing. Wholesale operations typically do not lease space for storage by third parties, as it takes away inventory space. Refrigerated storage is already covered in the definition of a Warehouse as "cold storage."
3. Relocate and consolidate Flex Space in Article 5.B, Accessory and Temporary Uses.

a. Definition

An establishment engaged in: the display, maintaining maintenance and display of inventories of goods, storage, for distribution and sale of goods to other firms for resale; or, the supplying of goods to various trades such as landscapers, construction contractors, institutions, industries, or professional businesses. In addition to selling, wholesale These establishments also sort and grade goods in from large to small lots, break bulk and redistribute in smaller lots, and engage in delivery, and refrigeration storage, but This use excluding vehicle sales, and the wholesale ing greenhouses or of nurseries supplies, wholesale of gas and fuel, and wholesale building supplies.

a. Flex Space

This use shall be allowed as a flex space component pursuant to the applicable approval process indicated in Table 3.E.1.B PDD Use Matrix, Table 4.A.3.A Use Matrix, and pursuant to Article 5.B.1.C, Flex Space. [Ord. 2010-005]

Reason for amendments to Wholesaling, General in the Use Matrix: [Zoning]
Add the use as Permitted to MUPD with an EDC FLU designation. The use is consistent with the criteria in the plan for the EDC FLU designation, and is traditionally located with other lower intensity industrial uses.

Part 4. ULDC Art. 4.D.5.E.5, Accessory Use [Related to Type III, Excavation] (page 152 of 171), is hereby amended as follows:

Reason for amendments: [Zoning] Correct Scrivener's error to change "asphalt batch concrete plant" to Asphalt or Concrete Plant for consistency and address a spelling error.

CHAPTER D EXCAVATION

Section 5 Excavation Standards

E. Type III Excavations

5. Accessory Use

An asphalt batch or concrete plant shall be permitted as an accessory use to a Type III B excavation, subject to DRO approval and provided that:

- a. the site is a minimum of 500 acres;
b. the use is separated at least one-half mile from any residential use or district; and
c. direct access to the plant plant is provided from an arterial street.

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ATTACHMENT 2 - EXHIBIT B, RECREATION USES

ARTICLE 4.B, USE REGULATIONS  
SUMMARY OF AMENDMENTS  
(Updated 02/11/14)

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2 Part 1. New ULDC Art. 4.B.3, Recreation Uses, is hereby established as follows:

3 **CHAPTER B USE CLASSIFICATION**

4 **Section 3 Recreation Uses**

5 **A. Recreation Use Matrix**

6 **Reason for amendments:** [Zoning] Consolidate all zoning districts into one Use Matrix to improve ease of use and better delineate differences in approval processes for standard, Planned Development Districts (PDDs) or Traditional Development Districts (TDDs). Tables consolidated are as follows: Table 3.B.15.F, Infill Redevelopment Overlay (IRO) Permitted Use Schedule; Table 3.B.16.E, Priority Redevelopment Area (PRA) Use Matrix; Table 3.E.1.B, PDD Use Matrix; Table 3.F.1.F, TDD Use Schedule; and, Table 4.A.3.A, Use Matrix.

7 **Use Matrix has been provided as a separate handout for ease of use.**

8 **Reason for amendments:** [Zoning] Clarify that recreation uses are prohibited to include any kind of gaming or pari-mutuel betting when located in the Agricultural Reserve (AGR) Tier for consistency with the Comprehensive Plan policy 1.5-p. This provision was relocated from supplementary use standards contained in Arena, Auditorium or Stadium and Commercial Equestrian Arena.

9 **B. General Recreation Standards**

10 **1. Tier Specific**

11 Pari-mutuel betting or gaming is prohibited in the Agricultural Reserve (AGR) Tier.

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15 **C. Definitions and Supplementary Use Standards for Specific Uses**

16 **1. ~~Arena, Auditorium or Stadium~~ Amphitheater**

17 **Reason for amendments:** [Zoning]  
1. Remove Auditorium from the use name and include Amphitheater as it is the most common term that describes an outdoor facility designed for performances.  
2. Revise definition to clarify that the use is intended to be for large sport events or performance. Convention center, exhibition halls and conference center will be relocated to be addressed as civic use, tentatively under revised assembly use or similar.  
3. Delete provision related to location of the use in the Rural Residential (RR) Future Land Use (FLU) designation associated with the Commercial Recreation (CRE) Zoning District as this zoning district is not consistent with that FLU designation.  
4. Delete limitation of lot size as the minimum standards already existing in the Code such as the zoning district property development regulations, landscaping, drainage and parking spaces should dictate the minimum lot size needed for the use to function.  
5. Clarify that vehicular access has to be from Collector or Arterial Street to prevent vehicular traffic to and through local streets in nearby local streets.  
6. Relocate pari-mutuel betting prohibition to the new section General Recreation standards in order to make this regulation applicable to all recreation uses when located in the AGR Tier for consistency with Comprehensive Plan policy 1.5-p.

18  
19 **a. Definition**

20 An ~~open, partially or fully enclosed facility establishment open, partially or fully enclosed~~  
21 primarily used or intended for commercial spectator sports, or entertainment  
22 performance. Typical uses include ~~convention and exhibition halls, large conference~~  
23 ~~centers, sports arenas, jai alai frontons, amphitheaters and racetracks, and concert halls.~~

24 **CRE District**  
25 ~~An arena, auditorium or stadium use shall not be located in an RR FLU designation.~~

26 **b. Lot Size**

27 ~~A minimum of five acres.~~

28 **c. Frontage Location**

29 A minimum of 200 feet of frontage ~~on a public street providing the primary access is~~  
30 ~~required. All vehicular access shall be from an on a Collector or a Arterial street from~~  
31 ~~which primary point of vehicular access shall be provided.~~

32 **d. ~~AGR District or FLU Designation~~**

33 ~~Paramutal betting is not permitted.~~

34 **Reason for amendments to Arena or Stadium or Amphitheater in the Use Matrix:** [Zoning]  
1. No changes are recommended to the approval process.

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ARTICLE 4.B, USE REGULATIONS  
SUMMARY OF AMENDMENTS  
(Updated 02/11/14)

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**242. Campground**

**Reason for amendments:** [Zoning]

1. Amend definition to add Recreational Vehicles (RV) to the use, as this is a better reflection of reality.
2. With the revision of the use to include RVs the setback should be for all sites (camp and RV), not just campsites.
3. Differentiate between the uses campsite and RV site to show how they are to be distinguished, and what type of activity is to take place on the site. Campsites are intended for more rustic type of camping in tents or pop-up trailers, or in camping cabins, and RV sites are to be improved with paved parking for the RV unit and the accompanying vehicle.
4. Add provisions regulating the number of RV sites and campsites which may be located in a campground based on the Future Land Use (FLU) designation of the property. The lower the underlying density, the less sites one can have. The table is intended to clearly indicate that the number of sites per acre is campsite OR RV site, not both.
5. The table contains a footnote for the AP, Agricultural Production Zoning District to clarify that the table only applies to AP zoned land in the LOSTO, Lake Okeechobee Scenic Trail Overlay.

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**a. Definition**

A parcel of land used for a temporary camping and recreational vehicle (RV) uses, and not as permanent living quarters. [Ord. 2005-002]

**ab. Lot Size**

A minimum of five acres or the minimum required by the district, whichever is greater.

**c. Use**

**1. Campsite**

Campsites are predominantly intended for use by patrons occupying tents, pop-up style campers, or Camping Cabins.

**2. RV Site**

RV sites are primarily intended to accommodate RVs, and shall be improved with a paved parking pad for the RV and one passenger vehicle.

**d. Intensity**

Campgrounds may be developed at the following intensities:

**Table 4.B.3.C – Campground Intensity**

Zoning Districts		# of Sites/Acre (2)	
Standard		Campsites	RVs
AP (1)		10/Acre	N/A
PC		10/Acre	N/A
PO		12/Acre	6/Acre
IPF		12/Acre	
CRE		12/Acre	
<b>PDD</b>			
MUPD	CR FLU	16/Acre	8/Acre
RVPD	RR FLU (3)	10/Acre (3)	4/5 Acres
	CR FLU	24/Acre	12/Acre
<b>[Ord.]</b>			
<b>Notes:</b>			
1.	<u>In the LOSTO only.</u>		
2.	<u>The acreage used to calculate campsites cannot be used to calculate RV sites, or vice versa. Campsites and RV sites may be interspersed throughout the site.</u>		
3.	<u>RVPDs existing prior to the adoption of this ordinance shall be considered conforming for intensity.</u>		

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ATTACHMENT 2 - EXHIBIT B, RECREATION USES

ARTICLE 4.B, USE REGULATIONS  
SUMMARY OF AMENDMENTS  
(Updated 02/11/14)

1

**Reason for amendments:** [Zoning]

6. Relocated and change the duration in which someone may reside in a Camping Cabin to apply to campsites. The duration noted in 3.E.7.D is 180 days. This is in excess of identified standards of other jurisdictions. The duration of stay is to show that campsites and camping cabins may be occupied by the same person(s) up to 30 days in a six month period, and in accordance with State Statutes, RV sites may be occupied by the same person(s) up to 180 days.
7. Create a subsection to deal with Accessory Uses, specifically camping cabins, and a general retail facility specifically to serve the needs of the campground and RV occupants.
8. Relocate and revise the maximum number of camping cabins permitted in a campground. Clarify that the maximum number of approved sites (both camp and RV) which can be used to site a camping cabin is limited to 30%.
9. Delete the requirement that camping cabins must comply with the Building Code. This is mandatory by State law, and redundant.
10. Remove reference to RVPD, which is a Planned Development District located in Article 3, from the subsection dealing with camping cabins. Camping cabins in an RVPD need to be addressed in Article 3.
11. Clarify that the setback for camping cabins is based on the setback for campsites, not RV sites. There are not setbacks for RV sites identified in this use.
12. Change the standard regarding the location of camping cabins in-lieu of RV sites to sites in general.
13. Simplify setbacks for Camping Cabins to apply a standard 50 foot setback from the perimeter of the project for all sites in the campground.

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- be. Setback for RV or Camp Sites Campsites**  
All sites shall be set back a minimum of 50 feet from any property line.
- ef. Duration of Stay**
  - 1) Campsites and Camping Cabins**  
~~Time limitations for occupancy shall be in accordance with Article 3.E.7.D, Time Limitations~~ **A maximum of 30 consecutive days in a six month period.** [Partially relocated from c.3) below]
  - 2) RV Sites**
    - a) ~~No person, other than the caretakers, shall reside or be permitted to reside in a RV site for more than 180 days per calendar year.~~** [Relocated from Art. 3.E.7.D.1, Residence]
    - b) Record Keeping**  
**The Campground owner or operator shall keep the following records:** [Partially relocated from Art. 3.E.7.D.2, Record Keeping]
      - (1) ~~the make, model, and year of each RV;~~** [Relocated from Art. 3.E.7.D.2.a.]
      - (2) ~~the lot on which each RV is/was located;~~** [Relocated from Art. 3.E.7.D.2.b.]
      - (3) ~~the dates of occupancy for each RV owner; and~~** [Relocated from Art.3.E.7.D.2.c.]
      - (4) ~~the name and permanent address of each RV owner.~~** [Relocated from Art. 3.E.7.D.2.d.]
    - c) Mobility**  
**~~The mobility of each recreational vehicle shall be maintained at all times. All recreational vehicles shall be currently licensed by the State of Florida, or the state of residency of the RV owner. The license plate shall be visible at all times.~~** [Relocated from Art. 3.E.7.D.3, Mobility]
- g. Accessory Use**
  - 1) Camping Cabin**
    - a) Definition**  
A rental cabin used for temporary occupancy.
    - 1b) Use**  
A camping cabin shall be permitted as an accessory use to a ~~RVPD~~ or campground.
    - 2c) Structure Number**  
The cabin shall comply with all structural requirements of the Building Code. **A maximum of 30 percent of the total approved campsites may be used for camping cabins use.** [Partially relocated from c.9) below]
    - 3) ~~Duration~~**  
~~Time limitations for occupancy shall be in accordance with Article 3.E.7.D, Time Limitations.~~
    - 4) Setback**  
~~Camping cabins shall meet the setbacks required for a recreational vehicle.~~

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ATTACHMENT 2 - EXHIBIT B, RECREATION USES

ARTICLE 4.B, USE REGULATIONS  
SUMMARY OF AMENDMENTS  
(Updated 02/11/14)

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**5) Location**

~~A camping cabin may be located on a recreational vehicle lot or campsite in lieu of a recreational vehicle or campsite.~~

**6d) Floor Area**

A camping cabin shall not exceed 800 square feet of GFA.

**7e) Additional Floor Area**

Floor area under a solid roof that is utilized as a porch, patio, porte cochere, or carport shall not exceed 500 square feet.

**8f) Amenities**

A camping cabin may contain electrical outlets (excluding 220 volt), heating, lighting, air conditioning, ~~fans~~, cooking facilities and plumbing.

**Reason for amendments:** [Zoning]

14. Delete the standard allowing up to 49% of the sites to be occupied by Camping Cabins. This is direct conflict with the previous standard allowing no more than 30% of sites to be "converted" from campsites to cabins.

15. Permit the establishment of a small accessory general retail sales component to a campground subject to:

- Limited to 1,500 square feet of gross floor area (GFA), including storage;
- Located to the interior of the campground with no exposure to external abutting streets;
- Requiring one parking space per 500 square feet of GFA, including storage, plus one space per employee on duty;
- Signage limited to wall signage on the front elevation of the building, not freestanding signage, and no signage associated with the retail facility visible to the exterior of the campsite.

16. Amend the section dealing with the LOSTO, Lake Okeechobee Scenic Trail Overlay to:

- Remove the word "Overlay" from the title, as it is redundant;
- Specify uses to allow differentiation between Campgrounds and Camping Cabins, as Camping Cabins in the LOSTO have historically been treated differently in that they can be an accessory to a single family dwelling, or a principal use;
- Specify that Campgrounds without RV sites are permitted in the LOSTO through a DRO approval. If RV sites are desired, the owner must obtain a land use amendment to CR; and
- Clarify that Camping Cabins as an accessory to a single family residence or as a principal use may be permitted through issuance of a Special Permit, as opposed to a Special Use. The ULDC does not identify a Special Use as an approval process in Article 2.

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~~**9) Number**~~

~~A maximum of 30 percent of the total approved RV lots or campsites may be converted to cabin use.~~ **[Relocated to new Art. 4.B.3.C.2.g.1).c) above]**

~~**10) Camping Cabin Lots**~~

~~At no time shall the number of camping cabins exceed 49 percent of the developed lots or campsites.~~

**2) Retail Sales, General**

A camp store selling goods intended for consumption and use by the patrons of a campground shall be permitted pursuant to the following:

**a) Size**

Shall not exceed 2,500 square feet of GFA, including storage.

**b) Location**

Shall be located to the interior of the campground, and shall not be accessible from any external roads abutting the campground property.

**c) Parking**

Shall provide one parking space per 500 square feet of GFA, plus one space per employee on duty.

**d) Signage**

Signage shall be limited to a maximum of 25 square feet of wall signage located on the front facade of the building, and shall not be visible from the exterior of the campground. Freestanding signs shall be prohibited.

**dh. LOSTO Overlay**

A Campground or Camping Cabins may be located on parcels within the LOSTO where the use is not allowed by the Use Matrix, subject to the following:

**1) Campground**

A campground without RV sites may be permitted in the LOSTO subject to DRO approval. If a campground owner wishes to have RV sites, they must change the FLU to CR.

**2) Camping Cabins**

A camping cabin shall be allowed as a principal use, or as an accessory use to a single family dwelling, subject to approval as a ~~special~~ Special use Permit and the following:

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ATTACHMENT 2 - EXHIBIT B, RECREATION USES

ARTICLE 4.B, USE REGULATIONS  
SUMMARY OF AMENDMENTS  
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- 1a) **Density**  
A maximum of ten camping cabins per acre when developed as principal use.
- 2b) **Setback**  
A minimum of 25 feet from all property lines.
- 3c) **Occupants**  
Only users of the LOSTO Trail, such as hikers, bikers and tourists, shall be allowed to occupy the cabins.

**Reason for amendments to Campground in the Use Matrix:** [Zoning]  
Staff recommends deletion of the use from the AP, Agriculture Production Zoning District, as this district is typically not intended to support recreation activity, with the exception of the LOSTO, Lake Okeechobee Scenic Trail Overlay, which is intended to support tourism.

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**453. Entertainment, Indoor**

**Reason for amendments:** [Zoning]

1. Revise definition to clarify that Indoor Entertainment includes such indoor recreational activities as skating (ice and roller), paintball, and soccer. This is intended to be an example, not a definitive list.
2. Delete CRE Zoning District standard related to Rural Residential (RR) FLU designation as the zoning district is not consistent with that FLU designation.
3. Delete reference to IL, since the use is to be prohibited in IL.
4. Add MXP and PIPD Zoning districts to 3,000 sq. ft. exemption from more restrictive review process.
5. Delete provision for banquet or reception facility as principal use. This provision has never been used, and the concept is not common to this region as it is elsewhere. The use of banquet and reception facility should be addressed with restaurants and catering facilities, and with institutional and private assembly.

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- a. Definition**  
An establishment offering recreational opportunities or games of skill such as: skating, paintball, soccer, bowling alleys, bingo or pool hall and video game arcades to the general public for a fee ~~or charge and in a~~ wholly enclosed ~~in a~~ building. ~~Typical uses include bowling alleys, bingo parlors, pool halls, billiard parlors and video game arcades.~~ [Ord. 2005-002] [Ord. 2012-007]
- ~~a. CRE District~~  
~~An indoor entertainment shall not be located in a CRE district with RR FLU designation.~~
- ~~b. IL District~~  
~~An indoor entertainment facility exceeding three acres in the IL district, the use shall rezone to the CRE district.~~
- eb. CC, CG, and MUPD, MXP and PIPD Districts**
  - 1) An indoor entertainment use encompassing less than 3,000 square feet of floor area is a shall be permitted use by right.
  - 2) ~~Banquet and reception facilities as a principal use are subject to Class A conditional use or requested use.~~

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ATTACHMENT 2 - EXHIBIT B, RECREATION USES

ARTICLE 4.B, USE REGULATIONS
SUMMARY OF AMENDMENTS
(Updated 02/11/14)

Reason for amendments to Entertainment, Indoor in the Use Matrix: [Zoning]
1. Delete from IL Zoning District. The Comprehensive Plan does not support this use in the IND FLU designation. Therefore, the use should not be located in the IL or General Industrial (IG) Zoning Districts.
2. Because of the level of scrutiny PDDs are given in their approval process, it is proposed that the use be reviewed by the Development Review Officer (DRO) in the following zoning districts:
• Multiple Use Planned Development (MUPD) with a Commercial High (CH) FLU designation;
• MXPDP with a CH FLU designation; and
• Lifestyle Commercial Center (LCC) with a CH FLU designation.
3. Change the use from a Permitted to DRO review in the Commercial (COM) Pod of a PIPD to ensure that the use is truly oriented to serve those employed within the district or residing therein.

464. Entertainment, Outdoor

Reason for amendments: [Zoning]
1. Revise definition to:
• Clarify commercial activity and;
• Relocate "Archery Ranges" to Sport Shooting Range use.
2. Delete CRE Zoning District supplementary use standard. The standard, as written, excludes privately owned commercial recreation. The County has a zoning district that specifically focuses on public ownership and is consistent with all FLU designations.
3. Delete Community Commercial (CC) Zoning District supplementary use standard. The use is allowed as a Class A Conditional Use. The definition of CC in the ULDC does not clearly delineate the meaning of community nature and neighborhood serving. Determination of "community nature" and "neighborhood serving" would be discussed during the review process and confirmed by the BCC.
4. Delete IL Zoning District supplementary use standard. The use will be deleted from the Use Matrix and the standard will no longer apply.
5. Location supplementary use standard to be revised. Delete the words "paved public" and minimum frontage requirement from the standard.

a. Definition

An establishment offering entertainment recreational opportunities or games of skill to the general public where any portion of the activity takes place in the open for a fee, excluding golf courses and public parks. Typical uses include archery ranges, athletic fields, batting cages, golf driving ranges, water skiing facilities, tennis courts, go-cart tracks, miniature golf courses, paintball fields, jet skiing, and wind surfing. [Ord. 2005-002]

a. CRE District

Shall not be located in a CRE district with an RR FLU designation unless owned or operated by a public agency, or approved as a Class A Conditional Use, subject to the following additional criteria: [Ord. 2005-002]

1) Maximum size - 20 acres. [Ord. 2005-002]

2) Maximum FAR - 0.05. [Ord. 2005-002]

3) Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. [Ord. 2005-002]

4) Frontage shall be required on a roadway designated as a Florida Intrastate Highway System (FIHS) or Strategic Intermodal System (SIS) facility. [Ord. 2005-002] [Ord. 2009-040]

5) Shall not be located within 1,320 feet of any other privately owned outdoor entertainment use with a RR FLU designation. [Ord. 2005-002]

b. IL District

The use shall rezone to the CRE district if exceeding three acres in size.

c. CC District

An outdoor entertainment facility shall be limited to uses that are of a community nature and that serve residential neighborhoods within a three to five mile radius.

bd. Location Frontage

Access to an outdoor entertainment use shall be from a paved public collector or arterial street. The minimum required frontage for the primary point of access shall be 200 feet.

ce. Setbacks

No building, structure, trailer, vehicle, mechanical device, or outdoor area shall be located closer to the property line than as follows:

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ATTACHMENT 2 - EXHIBIT B, RECREATION USES

ARTICLE 4.B, USE REGULATIONS  
SUMMARY OF AMENDMENTS  
(Updated 02/11/14)

Table 4.B.1-A3.C – Outdoor Entertainment Setbacks

Adjacent Use	Minimum Setback
Non-residential and streets	50 feet
Residential District or Use	100 feet

**Reason for amendments to Entertainment, Outdoor in the Use Matrix: [Zoning]**

- Delete the DRO approval process from Industrial standard Zoning District and MUPD with IND FLU designation. The Regulation Section of the Comprehensive Plan identifies that the Outdoor Entertainment use is allowed in Commercial, Commercial Recreation and Industrial Future Land Use designations within a PIPD. Existing approvals within the IL standard Zoning District and MUPD with IND FLU designation will be deemed legal non-conforming uses.

**565.Fitness Center**

**Reason for amendments: [Zoning]**

- Update to reflect indoor or outdoor operation of the use and update the terminology for consistency with new industry trends.
- Delete Multifamily Residential (RM) Zoning District from SF standard for consistency with deletion of the use approval in that zoning district as indicated in the Use Matrix. The supplementary use standard still remains applicable to Neighborhood Commercial (CN) Zoning District.
- Remove General Commercial (CG) Zoning District from the standards that allow the use to be Permitted when less than 15,000 SF since the use is here now proposed to be Permitted as indicated in the Use Matrix.
- Provide consistency between the square footage in Table 4.A.3.A, Threshold of Projects Requiring DRO approval, where the threshold for CC Zoning District is 8,000 SF, and the supplementary use standard that allows a Fitness Center in CC Zoning District to be Permitted when less than 15,000 SF. This change modifies the minimum square footage from 15,000 SF to 8,000 SF.
- Delete Commercial High Office (CHO) Zoning District from the provisions that allow the use to be Permitted by Right when less than 15,000 SF for consistency with the intent of that district to include mainly uses of office nature and deletion of use from that zoning district in the Use Matrix.
- Delete CRE Zoning District standard related to RR FLU designation as the zoning district is not consistent with that FLU designation.

**a. Definition**

An ~~enclosed building or structure establishment~~ containing multi-use facilities for conducting recreational sport activities such as: aerobic exercises, weight lifting, running, swimming, racquetball, handball, ~~and squash.~~ ~~This use also includes dance studios and karate schools martial arts studios.~~ ~~A fitness center may also include the following customary accessory activities as long as they are intended for the use of the members of the center and not for the general public: babysitting, food service, and the serving of alcoholic beverages consumed on the premises.~~

**a. RM and CN Districts**

~~Shall not occupy more than 3,000 square feet of GFA or have outdoor activities.~~  
[Partially relocated under d. below]

**b. CC, CHO, CG Districts and PDDs Approval Process**

A fitness center that has less than ~~15,000~~ 8,000 square feet of GFA shall be ~~permitted by right~~ Permitted by Right in the CC Zoning District. [Ord. 2010-005]

**c. CRE District**

~~Shall not be located in a CRE district with an RR FLU designation.~~

**cd. PIPD Light Industrial Use Zone**

A fitness center in a Light Industrial Use Zone of a PIPD shall primarily serve the workforce or residential population within the PIPD. [Ord. 2012-027]

**d. Zoning District**

The use shall be limited to 3,000 square feet of GFA without outdoor activities when located in CN Zoning District. [Partially relocated from a. above]

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ARTICLE 4.B, USE REGULATIONS  
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**Reason for amendments to Fitness Center in the Use Matrix: [Zoning]**

- Delete from the RM Zoning District as any form of this use open to the general public would not be consistent with the purpose and intent for a residential district. There are other provisions to allow for similar uses where limited to residents of a residential development.
- Amend the approval process in CN Zoning Districts from Class B Conditional Use approval to be Permitted. The supplementary use standard limiting the building to 3,000 SF and no outdoor activities makes the structure consistent with the neighborhood character of the CN Zoning District and the prohibition of outdoor activities protects surrounding residential from nuisances.
- Delete from IL Zoning District to keep industrial land limited to industrial uses or uses of an industrial nature.
- Delete from CHO Zoning District, MUPD with CHO FLU designation, and MXPD with CHO FLU designation as the CH-O FLU designation is intended to support mainly office related uses as contained in the FLU Element Section III.C.2 of the Comprehensive Plan for Commercial Office Uses.
- Amend the approval process from Class A Conditional Use to Permitted in CG Zoning District and MUPD with CH FLU designation to make the use consistent with expected intensity in CH FLU designation. In the CG Zoning District the building square footage will trigger upper level of review (Board of County Commissioners [BCC] approval) when the structure is above 49,999 SF.
- Increase the approval process from Permitted to DRO in COM Pod of a PIPD to ensure the use is site planned and determine the size of the use is of an intensity intended to serve mainly the population within the PIPD as stated in the FLU Element Section III.C.4 of the Comprehensive Plan.

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**626. Golf Course**

**Reason for amendments: [Zoning]**

- Delete reference to Management Plan. Per the Environmental Resource Management (ERM), this document is required by South Florida Water Management District, and is based on the plans approved by the County. This would be redundant with State Agency requirements.
- Change reference to clubhouse to be an accessory use to comply with new wording for reordered Supplementary use standards.
- Change fencing to be a subcategory of accessory use due to the specialized nature of the type of fencing being referenced in this standard.

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**a. Definition**

An facility establishment providing a golf recreation area designed for executive or regulation play along with accessory support facilities, excluding miniature golf.

**AGR Tier**

~~1) PUD~~

~~A golf course is only permitted in the development area of a PUD, subject to the following additional application requirements.~~

~~a) Management Plan~~

~~To protect adjacent farmland from golf course maintenance practices, a maintenance plan shall be developed and complied with in perpetuity. Prior to DRO approval of the master plan, a management plan shall be submitted to and approved by ERM. At a minimum, the management plan shall include the following information:~~

- ~~(1) A Best Management Plan (BMP) detailing procedures for the construction, irrigation, operation, and maintenance of the golf course, designed to prevent contamination of adjacent properties and ground and surface waters;~~
- ~~(2) A Pest Management Plan (PMP) designed to prevent contamination of ground and surface water from pesticides, herbicides, and fertilizers; and~~
- ~~(3) A Water Quality Monitoring Plan designed to protect adjacent wetlands and surface waters.~~

**b. Clubhouse Accessory Use**

**1) Clubhouse**

A golf course use may include a clubhouse. In addition to traditional and customary services, the clubhouse may also contain uses such as food service, catering, related retail sales, financial services, and other personal services.

**42) Fencing**

~~Protective~~ Fencing or netting may be erected to protect neighboring property, vehicles, pedestrians, or bicyclists from golf balls, subject to the following restrictions:

**a) Maximum Height Adjacent To**

**(1) Residential Use**

15 feet.

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- (2) Street or Easement  
30 feet.
- (3) Non-Residential Use  
30 feet.

**Reason for amendments to Golf Course in the Use Matrix:** [Zoning]

1. Change from Class B to Permitted in PO Zoning District, publicly owned golf course serve a greater public good with minimal impacts under government control.
2. Allow as a Class A Conditional Use in a COM Pod of a PIPD, as Commercial Recreation (CR) FLU designation is not a land use permitted in PIPD.



MARINE FACILITY HAS BEEN RELOCATED TO COMMERCIAL USE CLASSIFICATION TO BE ADDRESSED AT A LATER TIME



**792.Park, Neighborhood Infill**

**Reason for amendments:** [Zoning]

1. Minor revision to the use definition.
2. Delete limitation on hours of operation and landscaping standards to defer to Parks and Recreation handbook.
3. Delete limitation on hours of operation and defer to Parks and Recreation. With the prohibition on lighting and other amenities, most parks of this nature will be posted as closed from dusk to dawn.
4. Consolidate redundant minimum setbacks for residential, non residential, and ROW, and allow for reduction of minimum setback for active recreation by the Parks and Recreation Director when compatibility issues are addressed with any adjacent residential uses.

- a. Definition**  
~~A public park~~~~PBC public parks facilities~~~~facility operated by PBC usually less than two and one half acres~~ located in the Revitalization and Redevelopment Overlay as designated by the BCC, ~~or in any residential neighborhood.~~ ~~Infill neighborhood parks, including passive and active recreational facilities, are generally few in number due to size constraints and are developed according to the demands and character of the specific neighborhoods that they serve. Access is primarily pedestrian oriented with no support facilities such as parking lots or restrooms provided.~~ [Ord. 2006-004]
- ba. Lot Size**  
A maximum of five acres.
- cb. Recreational Amenities**  
Active recreation amenities may include playground equipment and non-regulation basketball courts.
- c. Landscaping**  
~~Landscaping shall be subject to the PBC Parks and Recreation Department landscape standards.~~
- d. Minimum Setbacks from Residential Uses**
  - 1) **Playground Surface Areas**  
Ten feet.
  - 2) **Structures, Park Furniture and Playground Equipment**  
15 feet.
  - 3) **Active Recreation Facilities**
    - a) A minimum of 15 feet when adjacent to R-O-Ws and parcels with a non-residential FLU, district, or use.
    - b) A minimum of 25 feet when adjacent to parcels with residential FLU, district, or use. The Parks and Recreation Director may authorize a setback reduction to 15 feet, when compatibility issues are addressed with any adjacent residential uses.
- ~~**e. Setbacks from R-O-Ws and Non-residential Uses**~~
  - ~~1) **Playground Surface Areas**~~  
~~A minimum of ten feet.~~
  - ~~2) **Structures Park Furniture and Playground Equipment**~~  
~~A minimum of 15 feet.~~
- f. Hours of Operation**  
~~Shall be pursuant to the PBC Parks and Recreation Department.~~
- ge. Restrictions**  
Sports lighting, parking spaces and permanent sanitary facilities shall be prohibited.

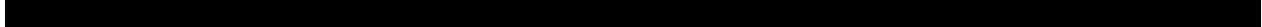
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ATTACHMENT 2 - EXHIBIT B, RECREATION USES

ARTICLE 4.B, USE REGULATIONS  
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Reason for amendments to Park, Neighborhood Infill in the Use Matrix: [Zoning]  
Research did not reveal a need for approval process changes.

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**893. Park, Passive**

Reason for amendments: [Zoning] Minor revision to the use definition and supplementary use standard.

**a. Definition**

A public or private outdoor recreation area relying on a natural or man-made resource base and developed with a low intensity of impact on the land. Typical uses include trail systems, wildlife management and demonstration areas for historical, cultural, scientific, educational or other purposes that relate to the natural qualities of the area, and support facilities for such activities.

**b.a. PC Zoning District**

~~In the PC district, a~~ **A** passive park use shall generally include but not be limited to nature and foot trails; canoe trails; wildlife management performed by official game, fish and wildlife commissions; public hunting and fishing camps; the use of boats, airboats and wheeled and tracked vehicles under policies and regulations prescribed by the appropriate government agencies; hunting and fishing camps on private property under policies prescribed by official game, fish and wildlife commissions; exploration, observation and archeological studies supervised by recognized authorities or persons granted permission to proceed by the State of Florida; preserves and passive recreation areas, and residences for preservation management officers or substantially similar recreational conservation accessory uses. **[Ord. 2006-004]**

Reason for amendments to Park, Passive in the Use Matrix: [Zoning]

1. Change Class A Conditional Use to Permitted in the AGR/P Pod of a PUD.
  2. Add as a Permitted use in the following zoning districts:
    - MUPD with an IND and EDC FLU designation.
    - Neighborhood Center (NC) and Residential (RES) Pods of a Traditional Neighborhood Development (TND) in Urban/Suburban, Exurban and Rural Tiers.
- The Comprehensive Plan states that parks are generally permitted in all future land use designations.



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**994. Park, Public**

**Reason for amendments:** [Zoning]  
1. Review the definition to clarify that ownership and management of the use is government.  
2. Expand on the type of parks for consistency with the terminology and classification contained in the Parks and Recreation Department list of Public Parks contained in Article 5.B and the Comprehensive Plan Recreation and Open Space Element  
3. Clarify that uses incidental to the operation of a public park located on Public Ownership (PO) Zoning District that are subject to a different approval process other than Permitted by Right are permitted as collocated. The uses are still subject to the supplementary use standards applicable to every use as contained in the Code.

**a. Definition**

A ~~park~~ publicly owned or operated ~~by government agencies park or beach that~~ providing opportunities for active or passive recreational activities to the general public.

**b. Type of Parks**

~~The use includes Regional Park, District Park, Beach Park, and Community Park.~~

**c. Collocated Uses**

~~The following shall be collocated uses permitted by right in the PO Zoning District when included as part of a public park:~~

- ~~1) Outdoor shooting range limited to non-mechanical equipment archery;~~
- ~~2) Arena or stadium or amphitheater separated at least 1,500 feet from parcels with a Conservation and Residential FLU designation, Zoning District or use.~~
- ~~4) Equestrian arena;~~
- ~~5) Marina limited to docks, wet slips or boat ramps; and,~~
- ~~7) Security or caretakers quarters.~~

**Reason for amendments to Park, Public in the Use Matrix:** [Zoning]  
1. Streamline the approval process in MUPD with CL FLU designation from Class A Conditional Use to Permitted as PDDs are subject to Public Hearings and opportunities are provided for adjacent residents to participate. In addition the location of the use will be part of a Master Plan.



**1067. Gun Club Shooting Range, Indoor**

**Reason for amendments:** [Zoning]  
1. In 1993, Open Gun Club and Closed Gun Club use definitions and Supplemental Use Standards were consolidated but shown as two separate uses in the Use Matrix. The amendment will rename and separate the uses in the Supplemental Use Standards consistent with the Use Matrix as further specified below.  
2. Update the use definition to clarify the recreational and training aspect of the use consistent with Florida Statutes 823.16 (Public Nuisances, Sport Shooting Ranges).  
3. Establish a standard to streamline approval process dedicated exclusively to the use of archery equipment. Archery is typically identified with shooting ranges by other municipalities.  
4. Delete the minimum lot size standard. Industry and municipal research does not show any specific trend for minimum threshold of lot size for indoor shooting ranges. This type of use can range from one to 10 or more acres.

**a. Definition**

An ~~open or enclosed facility indoor establishment~~ used for the discharge of firearms or projectiles at targets ~~for sport or training.~~

**b. Approval Process**

~~An indoor shooting range allowed as a Conditional Use may be approved by the DRO when limited to archery.~~

~~**a. Setbacks and Buffers**~~

~~1) Enclosed~~

~~An enclosed gun club shall have a 100-foot setback and a 50 foot buffer from a residentially occupied or zoned property. These setbacks are in addition to the minimum required setbacks of the district.~~

~~2) Open~~

~~An open gun club and its accessory shooting areas shall have a 300-foot setback to a 100-foot buffer from residentially occupied or zoned property. These setbacks are in addition to the minimum required setbacks of the district.~~ **[Relocated to Outdoor Shooting Range 4.B.6.C.12]**

**b. Lot Size**

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ATTACHMENT 2 - EXHIBIT B, RECREATION USES

ARTICLE 4.B, USE REGULATIONS  
SUMMARY OF AMENDMENTS  
(Updated 02/11/14)

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~~Except in the IL district, a gun club shall be located on a minimum of five acres or meet the minimum lot and setback requirements of the district in which it is located, whichever is greater.~~

- 5. Delete AR/RSA standard. The Comprehensive Plan, III.C.5, identifies the Special Agriculture (SA) FLU designation as a "transitional agricultural classification", Sport Shooting Ranges do not meet the intent of the SA FLU designation.
- 6. Establish a general standard to address nuisance (sound abatement) concerns.
- 7. Replacing "Setback and Buffer" with "Separation Distance" Supplemental Use Standard and increasing the 100 foot distance to 500 feet. Research indicates that separation distance assists with the mitigation of noise and potential safety concerns. Some jurisdictions have similar separation distance requirements that range from 50 feet to 1000 feet. The 500 foot separation distance is consistent with other uses in the Code (Adult Entertainment and Cocktail Lounge) that do or may have perceived similar negative impacts to public, civic, or residential uses.
  - Establish separation distance exemption for indoor archery ranges.
- 8. Establish a general standard for gun range design to address safety (projectile containment and accidental discharge) and nuisance (sound abatement) concerns consistent with industry standards. Examples of the industry standards include U.S. Department of Energy, Office of Health, Safety and Security's Range Design Criteria (DOE O 473.3, Protection Program Operations); National Rifle Association's (NRA) The Range Source Book, A Guide to Planning and Construction (2012); and National Institute for Occupational Safety and Health's (NIOSH) Lead Exposure and Design Considerations for Indoor Firing Ranges (Publication Number 76-130).

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**c. AR/RSA Nuisances**

~~An open gun club may be permitted in the SA FLU subject to a Class A conditional use approval. [Ord. 2005 -- 002] All use areas shall be within an enclosed building constructed, maintained and operated so that no noise nuisances related to the range operations can be detected outside the building.~~

**d. Separation Distance**

~~An indoor shooting range shall not be located within 500 feet of a parcel with a civic or residential use, zoning district, or FLU designation or a park, unless limited to archery.~~

**e. Site Design**

~~During Zoning or Building Permit review, whichever occurs first, the applicant shall provide documentation demonstrating acceptable industry design and configuration standards based on type of shooting activity to address potential adverse safety and nuisance concerns. Range design shall include but not be limited to: ventilation, safety baffles, bullet traps, and impenetrable backstops, floors, walls and ceilings.~~

**Reason for amendments to Sport Shooting Range, Indoor in the Use Matrix: [Zoning]**

- 1. Change the approval process from Class B Conditional Use to Class A Conditional Use in the CG Zoning District for consistency with MUPD with a CH FLU designation.
- 2. Change the approval process from Permitted to Class A Conditional Use in CRE Zoning District for consistency with MUPD with a CR FLU designation.
- 3. Change the approval process from DRO to Class A Conditional Use in the IRO with a CH FLU designation for consistency with MUPD with a CH FLU. The changes provide an opportunity for the public to discuss any potential impacts from an indoor shooting range before the Board of County Commissioners.

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ARTICLE 4.B, USE REGULATIONS  
SUMMARY OF AMENDMENTS  
(Updated 02/11/14)

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**1168. Gun Club Shooting Range, Outdoor**

**Reason for amendments: [Zoning]**  
1. In 1993, Open Gun Club and Closed Gun Club use definitions and supplementary use standards were consolidated but shown as two separate uses in the Use Matrix. The amendment will rename and separate the uses in the supplementary use standard consistent with the Use Matrix.  
2. Delete the Setback Standard and establish a Separation Distance requirement to assist in the mitigation of projectile containment and noise. The separation distance would provide a better regulatory tool. The measurement of distance (see also Article 1.C, Rules of Construction and Measurement) shall be measured by drawing a straight line from the location of a gun range development area to the property line of a civic or residential use, zoning district or FLU designation.  
3. Establish a general standard for gun range design to address safety (projectile containment and accidental discharge) and nuisance (sound abatement) concerns consistent with industry standards.  
4. Add archery range standard to clarify approval process and separation distance alternatives for non-mechanical archery equipment. Mechanical archery equipment consists of compound bows and crossbows. This use is typically identified with shooting ranges by other municipalities.

- a. Definition**  
An outdoor establishment used for the discharge of firearms or projectiles at targets for sport or training.  
~~An open gun club and its accessory shooting areas shall have a 300 foot setback from a parcel adjacent to a residential use, zoning district or FLU designation.~~ **[Relocated from Indoor Shooting Range]**
- b. Separation Distance**  
An outdoor shooting range shall not be located within 1,320 feet of a property line with a civic or residential use, zoning district, or FLU designation, unless the adjacent properties are owned by a government agency and utilized for other than civic or residential purposes.
- c. Site Design**  
During Zoning or Building Permit review, whichever occurs first, the applicant shall provide documentation demonstrating acceptable industry design, configuration and operational standards, based on type of shooting activity, to address potential adverse safety and nuisance concerns. Range design shall include but not be limited to: backstops, sideberms, sidewalls, sound and visual baffles and target placement.
- d. Archery Range**
  - 1. Approval Process**  
An outdoor shooting range allowed as a Conditional Use may be approved by the DRO when limited to non-mechanical archery equipment.
  - 2. Separation Distance**  
Shall not be subject to the 1,320 foot separation distance. An alternative separation distance may be required if warranted based on the site design requirements contained above.

**Reason for amendments to Sport Shooting Range, Outdoor in the Use Matrix: [Zoning]**  
Change the approval process from a Class B Conditional Use to Class A Conditional Use in the PO Zoning District. The change provides an opportunity for the public to discuss any potential impacts from an outdoor shooting range before the Board of County Commissioners.



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ATTACHMENT 2 - EXHIBIT B, RECREATION USES

ARTICLE 4.B, USE REGULATIONS  
SUMMARY OF AMENDMENTS  
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**12443. Zoo**

**Reason for amendments:** [Zoning]  
1. Revise the definition to clarify zoo use is intended for entertainment and educational purposes;  
2. Delete the Agricultural Residential (AR) Zoning District use standard due to the inconsistency between the typical low density residential uses of AR and the traffic intensity and commercial nature of a Zoo use;  
3. Relocate and consolidate supplementary use standards regarding barbed wire, which will be addressed in Art. 5.

- a. Definition**  
~~Means a place~~ An establishment where animals are kept in captivity for the public to view or for educational ~~or animal rehabilitative~~ purposes.
- ~~**a. AR District**  
A zoo shall be located on a minimum of ten acres and shall provide a 500 foot buffer adjacent to existing residential uses, districts or FLU designated property.~~
- b. Accessory Uses**  
A veterinary clinic, gift shop, and food service may be permitted as accessory uses to a zoo.
- c. Setbacks**  
No animal containment area shall be located within 500 feet of any residential district.
- d. Barbed Wire**  
~~Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials. [Ord. 2011-001]~~

**Reason for amendments to Zoo in the Use Matrix:** [Zoning]  
1. To Delete from the AR Zoning District due to the inconsistency between the typical low density residential uses of AR and the traffic intensity and commercial nature of a Zoo use.  
2. Use is currently a DRO approval in the CRE Zoning District, which is consistent with a CR FLU designation. Therefore, for consistency, make use DRO approval in the MUPD with a CR FLU designation.  
3. Change the approval process from a Class B Conditional Use to Class A Conditional Use in the CG Zoning District. The change provides an opportunity for the public to discuss any potential impacts from a zoo before the BCC.

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**Part 2. ULDC Art. 3.E.7.B.2, Sites (page 183 of 229), is hereby amended as follows:**

**Reason for amendments:** [Zoning]: In revising the use "Campground", staff identified issues regarding the intensity of the number of RV and campsites permitted through this section of the ULDC and the Future Land Use (FLU) designation. Areas where the density was capped at one unit/10 acres were permitted to have up to 12 RV sites or 40 campsites per acre. A new intensity of development was created using the FLU as a basis. The resulting table includes intensity of use for land with the RVPD Zoning designation with both a Rural Residential (RR) and Commercial Recreation (CR) FLU designation. It is intended that this table supersede the threshold for RVPD. It is also intended to link the intensity to Article 4 to preclude anyone requesting a variance from the standard.

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**CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDD)**

**Section 7 Recreational Vehicle Planned Development District (RVPD)**

**B. Thresholds**

**2. Sites**

~~The multiplier for RV sites is 12/acre. The multiplier for camp sites is 40/acre. Camp sites may be allowed in addition to RV sites. The number of RV and campsites permitted shall be as specified in Table 4.B.3.C – Campground Intensity.~~



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ATTACHMENT 2 - EXHIBIT B, RECREATION USES

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Part 3. ULDC Art. 3.E.7.D., Sites (page 184 of 229), is hereby amended as follows:

**Reason for amendments: [Zoning]:** Consolidate Recreational Vehicle standards contained in Recreational Vehicle Planned Development District (RVPD) into Campground use in Article 4. to accompany intensity thresholds. This will permit the use of one set of standards to be applied to multiple sections of the Code, and to link the RVPD Zoning District with Campsite to ensure consistence between the two uses, due to their similarities.

**CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDD)**

**Section 7 Recreational Vehicle Planned Development District (RVPD)**

**D. Time Limitations**

RV sites, campsites, and camping cabins shall comply with standards in Article 4.C.2.f, Duration of Stay.

**1. Residence**

~~No person, other than the caretakers, shall reside or be permitted to reside in a RVPD for more than 180 days per calendar year.~~ **Relocated to Article 4.B.3.C.2.f.2)a]**

**2. Record Keeping**

~~The RVPD owner or operator shall keep the following records:~~ **Relocated to Article 4.B.3.C.2.f.2)b]**

~~a. the make, model, and year of each RV;~~ **Relocated to Article 4.B.3.C.2.f.2)b)(1]**

~~b. the lot on which each RV is/was located;~~ **Relocated to Article 4.B.3.C.2.f.2)b)(2]**

~~c. the dates of occupancy for each RV; and~~ **Relocated to Article 4.B.3.C.2.f.2)b)(3]**

~~d. the name and permanent address of each RV owner.~~ **Relocated to Article 4.B.3.C.2.f.2)b)(4]**

**3. Mobility**

~~The mobility of each recreational vehicle shall be maintained at all times. All recreational vehicles shall be currently licensed by the State of Florida. The license plate shall be visible at all times.~~ **[Relocated to Article 4.B.3.C.2.f.2)c]**

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