

**LAKE ALFRED UNIFIED LAND DEVELOPMENT CODE**

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## ARTICLE 2

### REGULATIONS FOR SPECIFIC DISTRICTS

#### **2.01.00 General Provisions**

The purpose of this Section is to set forth the general provisions concerning land use. The provisions established herein shall regulate land use, density and intensity, establish building lot and yard requirements, establish land use districts that identify the location of land uses in the City of Lake Alfred, establish standards for land use in the City, and provide for a map locating the permitted land uses in the City. All land in Lake Alfred shall be subject to the provisions of this Section, and shall be shown on the Official Zoning Map as provided in Section 8.05.00. For development within the Green Swamp Area of Critical State Concern (ACSC) that has been annexed into the City, additional regulations have been adopted and are included in Article 3, Section 3.08.00. When a conflict arises between regulations, the more stringent regulation shall apply. More than one permitted use may be co-located on a single parcel of land in any zoning district within the City.

#### **2.02.00 General Regulations for All Zoning Districts**

##### **2.02.01 Regulations for Historic Districts**

- (A) *Criteria for Designation of Historic Sites.* The purpose of this Section is to establish criteria for identifying structures and sites of historical significance in the City of Lake Alfred, and to establish procedures to preserve them. The City Commission, after receiving recommendation(s) from the Planning Board, shall designate historic sites based on the following criteria:
- (1) The site or structure is associated with events that are significant to local, state, or national history; or the site or structure embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;
  - (2) The property is one that, by its location, design, setting, materials, workmanship, feeling and association adds to the City's sense of time and place and historical development;
  - (3) The property's design, setting, materials, workmanship, feeling and association have not been so altered that the overall integrity of the site has been irretrievably lost; and
  - (4) The structure or site is more than 50 years old, unless there is a strong justification concerning its historical or architectural merit, or the

historical attributes of the structure or site are considered to be less than 50 years old.

All properties listed in the National Register of Historic Places and/or the Florida Master Site File of Historic Places shall be presumed to meet the above criteria, and shall be classified as Designated Historic Sites. Any other property may be so classified by the City Commission upon a finding that it meets the above criteria. The Building Director may issue an official certificate of historic significance to the owners of Designated Historic Sites, and is authorized to issue and place official signs at such locations.

Structures and buildings classified as Designated Historic Sites shall be entitled to modified enforcement of the 1994 Standard Building Code as provided by Chapter 34, section 3401.5 published by Southern Standard Building Code Congress International, Inc.

- (B) *Criteria for Modification of Historic Structures.* No demolition, alteration, or relocation of a historic structure shall be permitted except as provided below:
- (1) Work that does not require a construction permit and that is done to repair damage or prevent deterioration or decay of a structure or part thereof as nearly as possible to its condition prior to the damage, deterioration, or decay;
  - (2) Activity approved by the Building Director that restores the structure's original appearance, or a reasonable approximation; or
  - (3) Activity approved by the City Commission that will not preserve or re-create the structure's original appearance. The Planning and Zoning Board shall review the proposal and make a recommendation prior to the City Commission's vote.
- (C) *New Construction on Historic Sites* All new construction within a Designated Historic Site shall be reviewed by the Planning and Zoning Board and approved by the City Commission. New structures, parking lots, drainage facilities, and other objects shall be depicted on a site development plan or sketch plan, that shall be submitted to the Building Director prior to review by the Planning and Zoning Board. All site alterations shall be consistent with the approved site plan.

In approving new structures or facilities on a historic site, the City Commission shall determine that the proposal would not hinder the use or enjoyment of the historic site or surrounding historic properties. Also, the Commission shall find that the new site feature(s) would be hidden to the greatest extent possible and/or are appropriate and compatible with the balance of the site and adjacent historic sites. The Commission may place any conditions on approval that it determines are necessary to protect the integrity of the historic site or area.

### **2.02.02 Foster Home, Group Home, and Halfway House**

- (A) Facility shall be licensed by the Florida Department of Health & Rehabilitative Services.
- (B) No staff shall be employed on a full-time or live-in basis other than the owner/operator of the facility and his/her immediate family members.
- (C) The total number of residents shall not exceed 15, including the owner/operator and family members.
- (D) No sign indicating the purpose or nature of the facility shall be permitted.
- (E) In addition to parking spaces normally required for a residential dwelling unit, one (1) space shall be provided for each five (5) residents, excluding staff and family members.
- (F) Any violation of applicable state regulations shall be deemed a violation of this Code, and shall constitute grounds for termination of the Special Exception.

### **2.02.03 Adult Congregate Living Facility and Nursing Home**

- (A) Facility shall be licensed by the Florida Department of Health & Rehabilitative Services.
- (B) Facility shall provide at least two (2) off-street parking spaces, plus one (1) additional space for each 200 square feet of floor area devoted to medical or therapeutic treatment activities, plus one (1) space for each five (5) residents, excluding staff and family members.
- (C) Any violation of applicable state regulations shall be deemed a violation of this Code, and shall constitute grounds for termination of the Special Exception.

### **2.02.04 Moving of Buildings**

- (A) No structure shall be moved from one development site to another unless such structure shall, at the new location, comply with all applicable provisions of this Code. The building must be made to immediately conform to all building codes as if it was a newly constructed building.
- (B) A building permit is required, as well as the posting of a cash performance bond with the City of Lake Alfred in the amount of one thousand dollars (\$1,000), conditioned upon the building being made to conform to all of the building and zoning regulations within six (6) months from the date of issuance of the building permit. The bond will be automatically forfeited to the City if the building is not

in compliance at the end of the six (6) month period.

- (C) No residential or commercial building shall be moved onto any lot within the City without first obtaining the approval of the Board of Zoning Adjustment, whose jurisdiction is hereby enlarged to hear such application. The Board shall take into consideration the character of the neighborhood, the condition and value of the building to be moved, all other ordinance, rules and regulation of the City.
- (D) No residential or commercial building shall be on a lot unless said building is of equal or greater value than the average value of existing buildings in the neighborhood, as determined by the tax assessment figures for the current year, or the previous year, as stated by the latest ad valorem tax assessment roles of the City. The average value shall be determined by the building and zoning director from the assessed value of existing similar use building within five hundred feet (500') of the lot onto which the building is to be moved. The value of the building to be moved shall include the improvements that must be made to conform to all City codes and zoning ordinances.
- (E) Debris resulting from any building burned or demolished by any other cause shall be removed within thirty (30) days after the disaster, or without thirty (30) days after settlement of any pending insurance claims, not to exceed one hundred twenty (120) days from date of loss.

#### ***2.02.05 Requirements for Lots Divided by a Right-of-Way***

Where a single lot or parcel that has been recorded in the public records of Polk County under a unified legal description is divided by a public or private right-of-way, road, alley or easement, the following standards shall apply:

- (A) Where the land area on each side of the right-of-way meets the minimum size requirement of the applicable zoning district, the property shall be considered two (2) lots for the purposes of this Code.
- (B) Where the land area on one or both sides of the right-of-way fails to meet the minimum size requirement, then the property shall be considered one (1) lot for the purposes of this Code. The principal structure shall be located on the larger portion of the property.
- (C) No subdivision plat that includes a lot divided by a right-of-way shall be approved unless such lot meets the applicable size requirement on at least one side of the right-of-way.

#### ***2.02.06 Alteration of Lot Size***

No existing lot shall be reduced in area or dimension below the minimum requirements

applicable to such lot under the provisions of this Code, except that when a lot is reduced in dimension or total area by 20 percent or less by the voluntary dedication and acceptance of a portion of such lot for a public use, the lot shall be considered to contain the dimensions and area it contained prior to such dedication. However, for purposes of measuring compliance with setback requirements of this Code, the dimensions and area of such lot as it exists after the voluntary dedication shall apply.

**2.02.07 Limitations on Animals and Zoning for Agricultural Uses (Including Farm Animals)**

- (A) No person shall keep or maintain in connection with any residential dwelling unit more than two (2) dogs aged six (6) months or older. No person shall keep or maintain more than two (2) dogs in connection with any building used for commercial or industrial purposes.
- (B) No person shall breed or maintain farm animals, fowl, or other livestock within the City of Lake Alfred except in residential districts RR and RE with the restrictions outlined in (4) below. These shall include, but are not limited to, bees, cattle, chickens (including roosters), goats, horses, peacocks, pigeons, and pigs.
- (C) No person shall breed or maintain any wild animal or poisonous reptile that, in the opinion of the Chief Building Official, poses a threat to human safety in Lake Alfred. Excluded from this restriction are animal shelters, medical or scientific facilities, pet shops, zoos or other locations where the showing or maintenance of such animals is a permitted use under the provisions of this Code.
- (D) Property that was previously classified and zoned by Polk County for agricultural uses; and is used for a "Bona Fide Agricultural Purpose", as certified by the Polk County Property Appraiser; and qualifies for an agricultural tax exemption by the State of Florida under F.S. 193.461; may be annexed into the City with Single Family Residential land use classification to allow the property owner to continue his agricultural (including farm animal) activity. These lots may only be zoned under an RR or RE district. Existing vacant lots in the City zoned RR or RE are not eligible for this special provision for agricultural uses that include the raising of farm animals.

Lands that are surrounded by the city limits, and are known as "enclaves", may not be annexed in and zoned agricultural (including farm animal) activity. For the health, safety and welfare of the citizens of Lake Alfred, this activity will only be permitted at the perimeter of the City, in areas that already support agricultural uses and have qualifying agricultural tax exemptions. At the time of development, or subdivision of the land for development, or when the agricultural tax exemption is removed, all rights to agricultural uses (including the keeping of farm animals) shall cease.

### **2.02.08 Fence Height Limitations**

No fence or solid wall on any property shall exceed six feet in height in any residential zoning district, or eight feet in any commercial or industrial zoning district. No fence or other obstruction, including signs (having less than eight feet of ground clearance), walls, hedges, or other structures shall exceed four feet in height within 25 feet of a street intersection. In all zoning districts, fences or walls shall be limited to four feet in height within required front or side street setback areas.

On a through lot, other than a corner lot, a six foot fence may be placed on the rear property line adjacent to an arterial road, and in such instances, such lot shall not be treated as a through lot for setback purposes. If residential structures on abutting properties face or have access to the arterial road, this exception shall not apply.

Berms within the front setback, or within 25 feet of a street intersection, used in conjunction with fences or walls, shall be considered as included in the height restriction for such fences or walls. The height of a fence or wall shall be measured from finished grade prior to berming. Fences or walls that exceed the height limits established in this Section shall meet side and rear setback requirements applicable to accessory structures, and front setback requirements applicable to principal structures.

### **2.02.09 Special Needs Housing and Facilities**

- (A) Special needs housing and facilities provide 24-hour care. These care facilities are subject to local zoning laws and may be located in residential areas but are generally confined to commercial areas.
- (B) They are licensed or registered by the State of Florida according to separate and specific provisions of the *Florida Statutes*. Article 9 of this Code defines each special needs housing facility. They are listed as a group in the Table of Land Uses, 2.04.01(A), and permitted in all commercial zoning districts and the R-2 district.
- (C) Any violation of applicable State regulations shall be deemed a violation of this Code, and shall constitute grounds for termination of the use.

### **2.02.10 Family Foster and Day Care Homes**

- (A) Family Foster Homes, Family Day Care Homes and Adult Family-Care Homes are permitted in residential areas, in occupied homes only and are not subject to local zoning laws when so located. Licensing, registration, occupancy and other matters are regulated under specific provisions of the *Florida Statutes*. Article 9 of this Code defines each family care or foster home. They are included as a group in the Table of Land Uses, 2.04.01(A), and permitted in all residential zoning districts.
- (B) Where State Law permits such uses in residential zoning districts, no sign

indicating the purpose or nature of the facility shall be permitted, except as is allowed for a home occupation.

- (C) Any violation of applicable State regulations shall be deemed a violation of this Code, and shall constitute grounds for termination of the use.

*[RESERVED]*

## **2.03.00 General Regulations for Commercial/Industrial Zoning Districts**

### **2.03.01 Sale of Alcoholic Beverages**

- (A) *Distance from church or school.* No beverages shall be sold or dispensed within the City at any place of business, location or establishment within six hundred feet (600') of any established school or church. Where a measurement must be taken to establish the distance from a church or school, the distance shall be measured:

by path of travel from main entrance of each facility.

The above shall not apply to any duly licensed grocery store selling such beverages in packages for consumption only off-premises.

- (B) *Exceptions.* The sale of alcoholic beverages for consumption on the premises where such beverages are sold is prohibited, except as provided in this subsection. "Bottle clubs" or other establishments where alcoholic beverages are consumed, but not sold, on the premises, shall be prohibited, except as provided below.

(1) *Private Clubs*

Private clubs, including country clubs and civic or fraternal organizations, may serve alcoholic beverages upon obtaining the necessary licenses and permits from the State of Florida, when such service is incidental to the main use of the property and is limited to the exclusive use of members and guests of the club.

- (2) *Restaurants.* The sale of alcoholic beverages in restaurants shall be permitted by Special Exception in C-2, C-3, M-1, I-1, and I-2 districts subject to the following standards:

- a. More than 50% of the establishment's revenues are derived from the sale of food.
- b. All public entrances of the establishment are located at least 600 feet from a church, day care center or public school.
- c. All public entrances of the establishment are located at least 150 feet from any residentially zoned property. This measurement shall be taken from the main entrance of the business to the main entrance of the residence on such property, measured by the path of travel. This distance shall not apply to a vacant residential property.
- d. Points of ingress/egress to the property connect to a road having a

functional classification of "Collector" or higher.

### **2.03.02 Adult Entertainment Establishments**

- (A) *New Establishments.* New adult entertainment establishments shall be permitted in C-2, C-3 and M-1 districts subject to the following standards:
- (1) No adult entertainment establishment shall be located within 500 feet of any property zoned RR, RE, R1AAA, R-1AA, R1AA-B, R-1A, R-1B, R-1, or R-2, or property within unincorporated Polk County zoned for agricultural or residential use.
  - (2) No adult entertainment establishment shall be located within 2,000 feet of any day care center or public recreation facility.
  - (3) No adult entertainment establishment shall be located within 2,500 feet of any church or school.
  - (4) No adult entertainment establishment shall be located within 1,000 feet of another adult entertainment establishment.
- (B) *Non-Conforming Establishments.* Adult entertainment establishments legally in operation prior to the effective date of this Code may continue to operate as a non-conforming use in accordance with Section 7.10.01.

Adult entertainment businesses established under paragraph (A) above shall not be rendered non-conforming by any of the following subsequent occurrences:

- (1) The rezoning of property within the City of Lake Alfred or unincorporated Polk County for agricultural or residential use.
  - (2) The placement of a day care center or public recreation facility within 2,000 feet.
  - (3) The establishment of a church or school within 2,500 feet.
- (C) *Measurement of Distances.* Distances shall be measured from property line to property line, along the shortest distance between property lines, without regard to the route of normal travel.
- (D) *Applicability of Other Laws and Ordinances.* Nothing in this subsection shall be construed to permit the operation of any business or the performance of any activity prohibited under any other section of this Code or other applicable law or regulation. Additionally, nothing in this Code shall be construed to authorize, allow, or permit the establishment of any business, the performance of any activity, or the possession of any item, which is obscene under the judicially

established definition of obscenity.

### **2.03.03 Temporary Tents**

Tents may be erected temporarily on property in a commercial district where a commercial structure is already established, and on property occupied by a church, regardless of its zoning district, subject to the following requirements:

- (A) Tents may not be erected more than two (2) times per year, for periods not exceeding two weeks.
- (B) No more than 10% of the existing parking area is used, and the tent does not block any point of ingress or egress to the development site.
- (C) All electrical connections must be inspected and approved by the Building Department.
- (D) The tent must be inspected and approved by the Lake Alfred Fire Department as being in compliance with all relevant Fire Code regulations.

### **2.03.04 Minimum Maintenance Requirements for Commercial Zoning Districts and Commercial Buildings**

#### **(A) Applicability**

- (1) All commercial buildings located within the City, regardless of zoning, shall meet the following minimum requirements. In addition all buildings, whether used for commercial purposes or not, which are located in commercial zoning districts shall meeting the following minimum requirements. These regulations are in addition to any other requirements posed by law.
- (2) This section does not apply to single family residences used solely for that purpose in any zoning district. This article is not intended to apply to any existing duplex residential uses that may legally exist in residential zoning districts. However, mixed-use occupancies must meet requirements set forth herein.

#### **(B) Windows, Glass, Signs, Miscellaneous**

- (1) Every broken or missing window glass shall be repaired or replaced. It shall not be permitted to replace the glass with plywood or other non-translucent materials except on emergency basis. Plywood or other accepted materials may be used as a temporary covering to secure openings on vacated buildings or vacated portions of occupied buildings. The coverings must be painted to blend with the structure that is applied to

and installed according to requirements of the building code. If windows are eliminated on buildings, they shall be closed in with material that is of the same type as, or is compatible with, the construction used in the exterior wall of that building.

- (2) Display windows, entrances, signs, lighting, sun protection, awnings, porches, security grills, etc., shall be maintained and etc., and kept in good repair. Any elements that are in disrepair shall be brought into compliance by repair or removal. Awnings that are torn, badly faded, or structurally compromised shall be removed, repaired, or replaced. Existing nonfunctional elements on the building, such as empty electrical conduit, unused sign brackets, unused awning brackets, unsecured signs, etc., shall be removed and the building surface repaired or rebuilt.
- (C) *Walls and other structural elements.* The exterior of all structures shall be maintained in good repair. This shall include painted wood, masonry, or other building materials that are not designed to otherwise exist naturally without a weather proofing system. A structure shall be considered to be in violation of this section if more than ten percent of the painted surface or weather proofing system is exposed to the elements as a result of the wear, peeling, dirt, mold, mildew, or deterioration of the material.
- (D) *Temporary Coverings.* No temporary covering of any part of a structure may remain more than 30 days.

*[RESERVED]*

## 2.04.00 Establishment of Zoning Districts

In order to classify, regulate, and restrict the uses of land, water, buildings, and structures; to regulate and restrict the height and bulk of buildings; to regulate the area of yards, courts, and other open spaces between buildings; and to regulate the intensity of land use, all the area of the City of Lake Alfred is classified into one of the following districts:

Map ID	Name of District	Map ID	Name of District
RR	Rural Residential District	R-2-C	Multiple Family Dwelling District
RE	Residential Estate District	C-1	Limited Commercial District
RE-C	Residential Estate District	C-2	Retail Commercial District
R-1AAA	Single Family Dwelling District	C-3	General Commercial District
R-1AAA-C	Single Family Dwelling District	M-1	Industrial District
R-1AA-B	Single Family Dwelling District	PB	Public Buildings and Grounds District
R-1AA	Single Family Dwelling District	PR	Public Recreation District
R-1AA-C	Single Family Dwelling District	CN	Conservation District
R-1A	Single Family Dwelling District	PRES	Preservation District
R-1A-C	Single Family Dwelling District	PUD	Planned Unit Development (See Section 7.04.00)
R-1B	Single Family Dwelling District	UNIV	University
R-1	Single Family Dwelling District		
R-1-C	Single Family Dwelling District		
R-2	Multiple Family Dwelling District		
NOTE: C denotes cluster subdivision districts			

### 2.04.01 Zoning District Summary Tables

- (A) The tables on the following pages present, in a quick-reference form, information regarding permitted and special exception land uses, and development standards for all zoning districts. These tables must be read in conjunction with the regulations for specific zoning districts in Section 2.04.02.
- (B) All proposed uses in the Green Swamp Area of Critical State Concern (GSACSC) require a Site Development Plan Review, review by the Planning Board, and approval by the City Commission. Specific development regulations are contained in Article 3, Section 3.08.00 Specific regulations for Site Development Plan submittal and review are contained in Article 7, Section 7.05.00, of this Code.
- (C) The key to the table is as follows:
- P = Permitted Use
  - S = Special Exception Use, Board action required
  - D = Site Development Plan required, use is permitted upon approval of site development plan
  - C = Conditional Use, Board action required

**Table of Land Uses, Table 2.04.01(A)**

Category/Use	RR	RE	R-1 AAA **	R-1 AA-B	R-1 AA **	R-1 A **	R-1 B	R-1 **	R-2 **	C-1	C-2	C-3	M-1	I-1	I-2	PI	PR	CN
<b>** Uses also apply to districts with C (cluster subdivision) suffix</b>																		
<b>Agricultural Uses</b>																		
Groves, orchards, row crops, pasturing of livestock	P																	
Ranching or farming	P																	
Limited agricultural uses	P	P																
Stables	P	P															P	
Horticulture with no wholesale or retail sales	P	P	P	P	P	P	P	P	P									
Horticulture with wholesale or retail sales	P									P	P	P	P	P	P			
Roadside stands to sell ag products grown on the site	P																	
<b>Single Family Residential Uses</b>																		
Single family, conventional construction	P	P	P	P	P	P	P	P	P									
Single family, manufactured	P	P	P	P	P	P	P	P	P									
Mobile home subdivision									D									
RV park									D	D	D							
Docks, piers and boathouses as a principal use																P	P	P
<b>Multi Family Residential Use</b>																		
Apartment building									P	P	P			P				
Boarding house									P	P				P				

Category/Use	RR	RE	R-1 AAA **	R-1 AA-B	R-1 AA **	R-1 A **	R-1 B	R-1 **	R-2 **	C-1	C-2	C-3	M-1	I-1	I-2	PI	PR	CN
<b>** Uses also apply to districts with C (cluster subdivision) suffix</b>																		
Duplex(2 units)									P	P	P			P				
Dwelling unit in commercial										P	P	P	P	P				
Garage apartment									P	P	P	P		P				
Residential Cluster Development	D	D	D	D					P	P	P			P				
Small Lot Subdivision	D	D	D	D					P	P	P			P				
Townhouse									P	P	P			P				
<b>Group Homes/ Lodging</b>																		
Adult Family Care Home, Family Day Care Home, Family Foster Home	P	P	P	P	P	P	P	P	P									
Child Care Facility, Adult Day Care Center, Assisted Living Facility, Foster Care Facility, Group Home Facility, Hospice Residential Unit									P	P	P	P		P				
Nursing home										D	D	D		D		D		
Bed & breakfast						D	D	D	P	P	P	P		P				
Hotel/motel										D	D	D		D				
RV campground										D	D			D				
<b>Retail Sales, No Outdoor Storage</b>																		
Adult Entertainment Facility											P	P	P					
Appliance repair											P	P	P	P	P			

Category/Use	RR	RE	R-1 AAA **	R-1 AA-B	R-1 AA **	R-1 A **	R-1 B	R-1 **	R-2 **	C-1	C-2	C-3	M-1	I-1	I-2	PI	PR	CN
<b>** Uses also apply to districts with C (cluster subdivision) suffix</b>																		
Barber shops										P	P	P	P	P	P			
Beauty shops										P	P	P	P	P	P			
Convenience store										P	P	P	P	P	P			
Convenience store with gasoline sales										P	P	P	P	P	P			
Funeral homes										D	P	P	P	P	P			
Indoor amusement enterprise											P	P	P	P	P			
Mini-warehouse												D	D	D	D			
Minor automotive repairs											P	P	P	P	P			
Nursery and Greenhouse, Retail														P	P			
Personal Services										P	P	P	P	P	P			
Recycling center (indoor)										P	P	P	P	P	P	P		
Retail Sales - general										P	P	P		P	P			
Restaurant											P	P	P	P	P			
Sale of alcoholic beverages											P	P	P	P	P			
Shopping center <150,000 sq. ft.										D	D	D	D	D	D			
Shopping center >150,000 sq. ft.		C								C	C	C	C	C	C			
Theaters											P	P	P	P	P			
<b>Retail Sales, Outdoor Storage and Exhibits Permitted</b>																		

Category/Use	RR	RE	R-1 AAA **	R-1 AA-B	R-1 AA **	R-1 A **	R-1 B	R-1 **	R-2 **	C-1	C-2	C-3	M-1	I-1	I-2	PI	PR	CN
<b>** Uses also apply to districts with C (cluster subdivision) suffix</b>																		
Auto sales												P	P	P	P			
Boat sales												P	P	P	P			
Building supply sales												P	P	P	P			
Flea market												D	D	C	C			
Machine shop, indoor												P	P	P	P			
Major automotive repairs												P	P	P	P			
Mobile home sales												P	P	P	C			
Outdoor amusement enterprise												D	D	C	C			
Plant nursery		P										P	P	P	P			
Recycling center (outdoor)													P	P	P			
RV sales												P	P	D	D			
Service Station											D	D	D	D	P			
Truckstop												D	D	D	P			
Truck Storage Lot											D	P	P	D	D			
<b>Office/ Financial/ Medical Services</b>																		
Bank										P	P	P	P	P	P			
Clinic										P	P	P	D	D	D	P		
Hospital										P	P	P	D	D	D	P		

Category/Use	RR	RE	R-1 AAA **	R-1 AA-B	R-1 AA **	R-1 A **	R-1 B	R-1 **	R-2 **	C-1	C-2	C-3	M-1	I-1	I-2	PI	PR	CN
<b>** Uses also apply to districts with C (cluster subdivision) suffix</b>																		
Medical laboratory											P	P	D	P	P	P		
Office Park													D	D	D			
Professional office										P	P	P	D	D	D			
Real estate/business office										P	P	P		D	D			
<b>Nonretail Service Commercial</b>																		
Boat repair, no sales												P	P	P	P			
Contractor storage yard													P	D	P			
Equipment Repair Major															P			
Kennels, outdoor												P	P	P	P			
Sales/repair of heavy equipment												P	P		P			
Veterinary clinics										P	P	P	P	P	P			
Warehouse												P	P	P	P	P		
Wholesale distributor												P	P	D	P			
<b>Light Industrial Use</b>																		
Airports/aviation uses		C											C	C	C	C		
Bottling plant/bakery													P	C	D			
Food processing/packaging													P	C	D			
Freight/trucking terminal													P	D	P			

Category/Use	RR	RE	R-1 AAA **	R-1 AA-B	R-1 AA **	R-1 A **	R-1 B	R-1 **	R-2 **	C-1	C-2	C-3	M-1	I-1	I-2	PI	PR	CN
<b>** Uses also apply to districts with C (cluster subdivision) suffix</b>																		
Heliport / Helistop															D			
Landfill, Construction Debris															D			
Manufacturing, <u>Light</u>												D	P	D	P			
Manufacturing, <u>General</u>													P		D			
Printing/publishing												P	P	D	D			
Railroad Yard														D	D			
Recycled materials processing													D	C	D			
Sales/minor storage of propane gas													P	D	D			
<b>Heavy Industrial Use</b>																		
Bulk storage of chemicals & explosive gases													C		C			
Citrus processing plant													P		D			
Junkyard/storage area													C		D			
Storage of sand/gravel/blocks													P	D	D	P		
<b>Public Service Use</b>																		
Auto license/tag facility																P		
City hall/municipal building																P		
Communications tower/antenna													D	D	D	D		
Correctional facility		C														P		

Category/Use	RR	RE	R-1 AAA **	R-1 AA-B	R-1 AA **	R-1 A **	R-1 B	R-1 **	R-2 **	C-1	C-2	C-3	M-1	I-1	I-2	PI	PR	CN
<b>** Uses also apply to districts with C (cluster subdivision) suffix</b>																		
Electric power plant		C											C	C	D	C		
Fire station																P		
Jail		C														P		
Police station																P		
Post office																P		
Power substation		D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P
Public wellfield w/no treatment																P		P
Sewage disposal facility		C											C	C	C	C		
Sewer lift station		P	D	D	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Sewer/water plant (Municipal)													P	P	P	P	P	P
Telephone switching station		D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P
<b>Educational/ Cultural Use</b>																		
Church		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
Civic center/auditorium																P		
College/university											D	D		P	D	D		
Community center																P		
Museum										P	P	P	P	D	D	P		
Public library																P		

Category/Use	RR	RE	R-1 AAA **	R-1 AA-B	R-1 AA **	R-1 A **	R-1 B	R-1 **	R-2 **	C-1	C-2	C-3	M-1	I-1	I-2	PI	PR	CN
<b>** Uses also apply to districts with C (cluster subdivision) suffix</b>																		
School (grades K-12)		D	D	D	D	D	D	D	D	D	D	D		C	C	D		
Vocational/technical school											D	D	D	D	D	D		
<b>Recreation/ Conservation Uses</b>																		
Docks, piers and boathouses as a principal use																P	P	P
Park		P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Clubs, private									P	P	P	P					P	P
Recreation, outdoor, public																	P	P

**Table 2.04.01(B), Table of Development Standards**

		Zoning District	Max. Density (residential units per ac)	Min. Lot Size (s.f.)	Min. Lot Width (feet)	Min. Floor Area (s.f.)	Floor Area Ratio	Setback	Setback	Setback	Max. Impervious Surface (% of lot)	Max. Lot Coverage (% of lot)	Max. Building Height (feet)
								(feet)	(feet)	(feet)			
								Front	Rear	Side			
1	*	RR *	1 du/ 10 ac	10 acres	200	1,500	--	50	100	50	25,000 s.f.	15,000s.f.	35 except farm buildings
2	*	RE *	1.0	1 acre	100	2,000	--	30	20	10	40%	30%	35 except farm buildings
3	*	RE-C * SF detached See Article 7, Section 7.07.00	1.0	10,000	80	1,600	--	20	20	10	45%	35%	35 except farm buildings
4	*	R-1AAA *	3	14,000	100	1,900	--	30	20	10	40%	30%	35
5	*	R-1AAA-C* SF detached See Article 7, Section 7.07.00/ For Green Swamp See Section 3.08.02.02 and 3.08.02.03	5 net/ 3 gross	8,000	70	1,200	--	20	20	10	40%	30%	35
6		R-1AA-B	3	14,000	100	1,400	--	30	20	10	45%	35%	35
7		R-1AA	3.6	12,000	90	1,500	--	30	20	10	40%	30%	35
8		R-1AA-C SF detached See Article 7, Section 7.07.00	3.6	8,000	70	1,500	--	20	20	10	45%	35%	35
9		R-1A	4.2	10,000	80	1,200	--	30	15	10	40%	30%	35
10		R-1A-C SF detached See Article 7, Section 7.07.00	4.2	7,000	60	1,200	--	20	15	10	50%	40%	35
11		R-1B	6.0	--	50	960	--	20	20	5	40%	30%	35

	Zoning District	Max. Density (residential units per ac)	Min. Lot Size (s.f.)	Min. Lot Width (feet)	Min. Floor Area (s.f.)	Floor Area Ratio	Setback	Setback	Setback	Max. Impervious Surface (% of lot)	Max. Lot Coverage (% of lot)	Max. Building Height (feet)
							(feet)	(feet)	(feet)			
							Front	Rear	Side			
12	R-1	6.0	7,500	80	960	--	25	15	8	40%	30%	35
13	R-1-C SF detached See Article 7, Section 7.07.00	6.0	6,000	60	960	--	20	15	8	55%	45%	35
14	R-2	12.0				--	20	20	10	60%	50%	35
15	R-2-C SF detached See Article 7, Section 7.07.00	12.0	4,500	40	960	--	20	20	10	60%	50%	35
16	R-2: duplex	4 buildings/ac	8,000	80	720/unit	--	20	20	10	60%	50%	35
17	R-2: MF 3-4 units	12.0	8,000	80	450/unit	--	20	20	10	60%	50%	35
18	R-2: MF 5-12 units	12.0	9,400	100	450/unit	--	20	20	10	60%	50%	35
19	R-2: RV Campground Tract See Article 3, Section 3.09.02	Min. 5 ac	30,000	15 x 200		--	25	15	15/25	60%	50%	35
20	R-2: RV Campground Per Space See Article 3, Section 3.09.02	10.0	1,200	20 x 40		--	20	5	5	60%	50%	35
21	R-2: RV Campground Pull Thru Space See Article 3, Section 3.09.02	10.0	1,200	36 x 70		--	22	5	15	60%	50%	35
22	R-2: RV Park Tract See Article 3, Section 3.09.03	Min. 5 ac	30,000	150 x 200		--	50	30	30	60%	50%	35
23	R-2: RV Park Per Space See Article 3, Section 3.09.03	12	1,960	28 x 70	350 min. 500 max.	--	20	7.5/10	7.5	60%	50%	35
24	R-2: MH Park Tract See Article 3, Section 3.09.04	Min. 5 ac	30,000	150 x 200		--	50	30	30	60%	50%	35

	Zoning District	Max. Density (residential units per ac)	Min. Lot Size (s.f.)	Min. Lot Width (feet)	Min. Floor Area (s.f.)	Floor Area Ratio	Setback (feet)			Max. Impervious Surface (% of lot)	Max. Lot Coverage (% of lot)	Max. Building Height (feet)
							Front	Rear	Side			
25	R-2: MH Park Per Space, single wide R-2: MH Park Per Space, double wide See Article 3, Section 3.09.04	12	3,000 5,000	30 x 100 50 x 100	500 500	--	20 20	7.5/10 7.5/10	7.5 7.5	60% 60%	50% 50%	35 35
26	R-2: For Cluster Tract, SF attached See Article 3, Section 3.09.05	8	Duplex: 7,500 3+ units: 10,000	75 x 100		--	25 25	20 25	10 25	45%	35%	35
27	R-2: For Clusters Per Lot, SF attached See Article 3, Section 3.09.05	8	2,000	20	500	--	25	20	10	60%	50%	35
28	C-1 For residential, use standards for R-1A, R-1B or R1 for single family; and R-2 for multi family	6 12	--	--	--	2.5	20	--	--		--	35
29	C-2 For residential, use standards for R-1A, R-1B or R1 for single family; and R-2 for multi family	6 12	--	--	--	2.5	20	--	--		--	35
30	C-3	0	--	--	--	2.5	50	10	10		--	35
31	I-1	0	--	--	--	2.5	20	--	--	0.75	--	--
32	I-2	0	--	--	--	2.5	25	20	15	0.75	--	100

		Zoning District	Max. Density (residential units per ac)	Min. Lot Size (s.f.)	Min. Lot Width (feet)	Min. Floor Area (s.f.)	Floor Area Ratio	Setback	Setback	Setback	Max. Impervious Surface (% of lot)	Max. Lot Coverage (% of lot)	Max. Building Height (feet)
								(feet)	(feet)	(feet)			
								Front	Rear	Side			
33	*	Public Recreation	0	7,000	70	300	0.01	25	20	10		40%	35
34	*	Conservation	0	NA	NA	NA	0.001	100	100	100		NA	20
35	*	Preservation	0	NDA	NDA	NDA	NDA	NDA	NDA	NDA		NDA	NDA
		<b>Key:</b> s.f. = square feet                      Min. = Minimum                      NA = Not applicable du = dwelling unit                      Max. = Maximum                      NDA = No development allowed ac = acres                                      SF = Single Family unit MF = Multi Family unit											
		Note: A complete set of development regulations are located in Articles 3 & 7 for those uses noted.											
		Note: Those districts marked with an * may be used in the Green Swamp ACSC but with limits. For a complete set of regulations, see Article 3, Section 3.08.00.											
		Note: Max. Impervious Surface is the total area that may be covered by buildings, swimming pools and anything paved with asphalt, concrete & other similar surfaces.											
		Note: Max. Lot Coverage is the total area that may be covered by the principal building plus all accessory buildings.											
		Note: Min. Floor Area is the minimum size building required and is measured from the footprint of the principal dwelling unit, excluding any attached garage, and excluding, in general, any space not air-conditioned, such as a screened-in porch or carport.											

**[RESERVED]**

## **2.04.02 Zoning Districts**

The following zoning districts are hereby established within the City of Lake Alfred.

### **2.04.02.01 RR Rural Residential**

- (A) *FLUM Designation:* Very Low Density Residential Classification (VLD)
- (B) *Purpose:* The purpose of this district to provide for the lowest residential densities and all agricultural uses. The district is restricted to single family dwelling uses with necessary and incidental accessory uses for agriculture and residential structures; and to allow for agricultural uses on property without a dwelling unit; and public uses compatible with residential uses. The future land use classification allows a density of three units per acre, however, the density in the RR district shall not exceed one unit per ten acres where paved roads, municipal water and sanitary sewer service are not available to the site.
- (C) *Permitted Principal Uses & Structures:* Uses permitted in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Permitted uses are designated by the letter "P". Uses designated by the letter "D" are also permitted, but require the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7.
- (1) Also permitted in this district are "limited agricultural uses" as defined by statute: "Land uses in residential areas that are characterized as agricultural in nature and are limited to orchards; vineyards; nurseries; ornamental horticulture areas; groves; noncommercial greenhouses. (9J-5.003 F.A.C.)"
  - (2) Also permitted in this district are newly annexed parcels with agricultural uses that have been previously qualified for the agricultural tax exemption as defined by F.S. 193.461, "which includes, but is not limited to, horticulture; floriculture; viticulture; forestry; dairy; livestock; poultry; bee, pisciculture, when the land is used principally for the production of tropical fish; aquaculture; sod farming; and all forms of farm products and farm production." (See 2.02.07(A).)
  - (3) Also permitted in this district are roadside stands. The following regulations apply to all roadside stands:
    1. Roadside stands may sell only agricultural products grown on-site;
    2. No parking or structures shall be located in any right-of-ways;
    3. Structures must be temporary;
    4. Structures must be well-maintained and in good repair;
    5. The stand must not cause a public nuisance in any way;
    6. Structures must be set back a minimum of 20 feet from the property line that fronts on the road; and, structures must be set back at least 100 feet from all other property lines.

- (D) *Accessory Uses:* Permitted are accessory uses and structures customarily incidental to agricultural uses, including allowance for accessory structures on land used for agricultural purposes but without a residential unit. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses.
  - (1) Barns, stables, sheds and similar structures used to house livestock shall be a minimum of 50 feet from all property lines.
  - (2) Private boat ramps, docks, boat houses and fishing piers are permitted, subject to the provisions of Article 5.
  
- (E) *Special Exception Uses:* Uses permitted as Special Exceptions in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Such uses are designated by the letter "S". Special Exception uses require the submission of an application and approval by the Board of Adjustment prior to application for a Development Permit. Review of an application for approval of a Special Exception is governed by Article 7.
  
- (F) *Development Standards:* Development standards for uses in this district are detailed in the Table of Development Standards in Section 2.04.01(B). Specifically, standards are established for Maximum Density; Minimum Lot Size; Minimum Lot Width; Minimum Lot Depth; Minimum Floor Area; Floor Area Ratio (as applicable); Setbacks; Maximum Lot Coverage; and Maximum Building Height.
  
- (G) *Other Requirements:*
  - (1) Home Occupation: An activity conducted in a residential dwelling unit that employs only members of the immediate family residing there. The activity may not occupy more than 500 square feet of the dwelling nor may it display anything that will indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling. Specific regulations are contained in Section 7.10.00 of this Code.

**2.04.02.02 RE and RE-C Residential Estate District**

- (A) *FLUM Designation:* Very Low Density Residential Classification (VLD)
  
- (B) *Purpose:* The purpose of this district to provide for the lowest residential densities and limited agricultural uses. The district is restricted to single family dwelling uses with necessary and incidental accessory uses for agriculture and residential structures; and limited agricultural uses on property with a dwelling unit; and public uses compatible with residential uses.
  
- (C) *Permitted Principal Uses & Structures:* Uses permitted in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Permitted uses are designated by the letter "P". Uses designated by the letter "D" are also permitted, but require the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article

7.

- (1) Permitted in this district are "limited agricultural uses" as defined by statute: "Land uses in residential areas that are characterized as agricultural in nature and are limited to orchards; vineyards; nurseries; ornamental horticulture areas; groves; noncommercial greenhouses. (9J-5.003 F.A.C.)"
  - (2) Permitted in this district are newly annexed parcels with agricultural uses that have been previously qualified for the agricultural tax exemption as defined by F.S. 193.461, "which includes, but is not limited to, horticulture; floriculture; viticulture; forestry; dairy; livestock; poultry; bee, pisciculture, when the land is used principally for the production of tropical fish; aquaculture; sod farming; and all forms of farm products and farm production." (See 2.02.07(A).)
- (D) *Accessory Uses:* Permitted are accessory uses and structures customarily incidental to residential uses and agricultural uses. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses.
- (1) Private boat ramps, docks, boat houses and fishing piers, subject to the provisions of Article 5.
- (E) *Special Exception Uses:* Uses permitted as Special Exceptions in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Such uses are designated by the letter "S". Special Exception uses require the submission of an application and approval by the Board of Adjustment prior to application for a Development Permit. Review of an application for approval of a Special Exception is governed by Article 7.
- (F) *Development Standards:* Development standards for uses in this district are detailed in the Table of Development Standards in Section 2.04.01(B). Specifically, standards are established for Maximum Density; Minimum Lot Size; Minimum Lot Width; Minimum Lot Depth; Minimum Floor Area; Floor Area Ratio (as applicable); Setbacks; Maximum Lot Coverage; and Maximum Building Height.
- (G) *Other Requirements:*
- (1) Home Occupation: An activity conducted in a residential dwelling unit that employs only members of the immediate family residing there. The activity may not occupy more than 500 square feet of the dwelling nor may it display anything that will indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling. Specific regulations are contained in Section 7.10.00 of this Code.

### **2.04.02.03 R-1AAA and R-1AAA-C Single Family Dwelling**

- (A) *FLUM Designation:* Very Low Density Residential Classification (VLD)

- (B) *Purpose:* The purpose of this district is to provide areas for very low density residential development, with necessary and incidental accessory uses, and public uses compatible with residential uses.
- (C) *Permitted Principal Uses & Structures:* Uses permitted in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Permitted uses are designated by the letter "P". Uses designated by the letter "D" are also permitted, but require the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7.
- (1) Permitted in this district are "limited agricultural uses" as defined by statute: "Land uses in residential areas that are characterized as agricultural in nature and are limited to orchards; vineyards; nurseries; ornamental horticulture areas; groves; noncommercial greenhouses. (9J-5.003 F.A.C.)"
  - (2) Permitted in this district are newly annexed parcels with agricultural uses that have been previously qualified for the agricultural tax exemption as defined by F.S. 193.461, "which includes, but is not limited to, horticulture; floriculture; viticulture; forestry; dairy; livestock; poultry; bee, pisciculture, when the land is used principally for the production of tropical fish; aquaculture; sod farming; and all forms of farm products and farm production." (See 2.02.07(A).)
- (D) *Accessory Uses:* Accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures; provided, however, that no accessory structures shall be located on property other than that on which the principal structure is located. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses.
- (1) Private boat ramps, docks, boat houses, and piers, subject to the provisions of Article 5.
- (E) *Special Exception Uses:* Uses permitted as Special Exceptions in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Such uses are designated by the letter "S". Special Exception uses require the submission of an application and approval by the Board of Adjustment prior to application for a Development Permit. Review of an application for approval of a Special Exception is governed by Article 7.
- (F) *Development Standards:* Development standards for uses in this district are detailed in the Table of Development Standards in Section 2.04.01(B). Specifically, standards are established for Maximum Density; Minimum Lot Size; Minimum Lot Width; Minimum Lot Depth; Minimum Floor Area; Floor Area Ratio (as applicable); Setbacks; Maximum Lot Coverage; and Maximum Building Height.
- (G) *Other Requirements:*
- (1) **Home Occupation:** An activity conducted in a residential dwelling unit that

employs only members of the immediate family residing there. The activity may not occupy more than 500 square feet of the dwelling nor may it display anything that will indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling. Specific regulations are contained in Section 7.10.00 of this Code.

#### **2.04.02.04 R-1AA-B Single Family Dwelling District**

- (A) *FLUM Designation:* Very Low Density Residential Classification (VLD)
- (B) *Purpose:* The purpose of this district is to provide areas for very low density residential development on 14,000 square foot lots or more, with necessary and incidental accessory uses, and public uses compatible with residential uses.
- (C) *Permitted Principal Uses & Structures:* Uses permitted in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Permitted uses are designated by the letter "P". Uses designated by the letter "D" are also permitted, but require the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7.
  - (1) Permitted in this district are "limited agricultural uses" as defined by statute: "Land uses in residential areas that are characterized as agricultural in nature and are limited to orchards; vineyards; nurseries; ornamental horticulture areas; groves; noncommercial greenhouses. (9J-5.003 F.A.C.)"
  - (2) Permitted in this district are newly annexed parcels with agricultural uses that have been previously qualified for the agricultural tax exemption as defined by F.S. 193.461, "which includes, but is not limited to, horticulture; floriculture; viticulture; forestry; dairy; livestock; poultry; bee, pisciculture, when the land is used principally for the production of tropical fish; aquaculture; sod farming; and all forms of farm products and farm production." (See 2.02.07(A).)
- (D) *Accessory Uses:* Accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures; provided, however, that no accessory structures shall be located on property other than that on which the principal structure is located. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses.
  - (1) Private boat ramps, docks, boat houses, and piers, subject to the provisions of Article 5.
- (E) *Special Exception Uses:* Uses permitted as Special Exceptions in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Such uses are designated by the letter "S". Special Exception uses require the submission of an application and approval by the Board of Adjustment prior to application for a Development Permit. Review of an application for approval of a Special Exception is governed by Article 7.

- (F) *Development Standards:* Development standards for uses in this district are detailed in the Table of Development Standards in Section 2.04.01(B). Specifically, standards are established for Maximum Density; Minimum Lot Size; Minimum Lot Width; Minimum Lot Depth; Minimum Floor Area; Floor Area Ratio (as applicable); Setbacks; Maximum Lot Coverage; and Maximum Building Height.
- (G) *Other Requirements:*
  - (1) Home Occupation: An activity conducted in a residential dwelling unit that employs only members of the immediate family residing there. The activity may not occupy more than 500 square feet of the dwelling nor may it display anything that will indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling. Specific regulations are contained in Section 7.10.00 of this Code.

**2.04.02.05 R-1AA and R-1AA-C Single Family Dwelling District**

- (A) *FLUM Designation:* Low Density Residential (LD) Classification
- (B) *Purpose:* The purpose of this district is to provide areas for low density residential development, with necessary and incidental accessory uses, and public uses compatible with residential uses.
- (C) *Permitted Principal Uses & Structures:* Uses permitted in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Permitted uses are designated by the letter "P". Uses designated by the letter "D" are also permitted, but require the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7.
  - (1) Permitted in this district are "limited agricultural uses" as defined by statute: "Land uses in residential areas that are characterized as agricultural in nature and are limited to orchards; vineyards; nurseries; ornamental horticulture areas; groves; noncommercial greenhouses. (. 9J-5.003 F.A.C.)"
  - (2) Permitted in this district re newly annexed parcels with agricultural uses that have been previously qualified for the agricultural tax exemption as defined by F.S. 193.461, "which includes, but is not limited to, horticulture; floriculture; viticulture; forestry; dairy; livestock; poultry; bee, pisciculture, when the land is used principally for the production of tropical fish; aquaculture; sod farming; and all forms of farm products and farm production." (See 2.02.07(A).)
- (D) *Accessory Uses:* Permitted are accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures; provided, however, that no accessory structures shall be located on property other than that on which the principal

structure is located. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses.

- (1) Private boat ramps, docks, boat houses, and piers, subject to the provisions of Article 5.
- (E) *Special Exception Uses:* Uses permitted as Special Exceptions in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Such uses are designated by the letter "S". Special Exception uses require the submission of an application and approval by the Board of Adjustment prior to application for a Development Permit. Review of an application for approval of a Special Exception is governed by Article 7.
- (F) *Development Standards:* Development standards for uses in this district are detailed in the Table of Development Standards in Section 2.04.01(B). Specifically, standards are established for Maximum Density; Minimum Lot Size; Minimum Lot Width; Minimum Lot Depth; Minimum Floor Area; Floor Area Ratio (as applicable); Setbacks; Maximum Lot Coverage; and Maximum Building Height.
- (G) *Other Requirements:*
  - (1) Home Occupation: An activity conducted in a residential dwelling unit that employs only members of the immediate family residing there. The activity may not occupy more than 500 square feet of the dwelling nor may it display anything that will indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling. Specific regulations are contained in Section 7.10.00 of this Code.

#### **2.04.02.06 R-1A and R-1A-C Single Family Dwelling**

- (A) *FLUM Designation:* Low Density Residential (LD) Classification
- (B) *Purpose:* The purpose of this district is to provide areas for a higher density, less restrictive residential development, along with the necessary and incidental accessory uses, and uses characteristic and accepted with, but not detrimental to, the principal uses.
- (C) *Permitted Principal Uses & Structures:* Uses permitted in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Permitted uses are designated by the letter "P". Uses designated by the letter "D" are also permitted, but require the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7.
  - (1) Permitted in this district are "limited agricultural uses" as defined by statute: "Land uses in residential areas that are characterized as agricultural in nature and are limited to orchards; vineyards; nurseries; ornamental horticulture areas; groves; noncommercial greenhouses. (9J-5.003 F.A.C.)"

- (2) Permitted in this district are newly annexed parcels with agricultural uses that have been previously qualified for the agricultural tax exemption as defined by F.S. 193.461, "which includes, but is not limited to, horticulture; floriculture; viticulture; forestry; dairy; livestock; poultry; bee, pisciculture, when the land is used principally for the production of tropical fish; aquaculture; sod farming; and all forms of farm products and farm production." (See 2.02.07(A).)
  
- (D) *Accessory Uses:* Permitted are accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures; provided, however, that no accessory structures shall be located on property other than that on which the principal structure is located. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses.
  - (1) Private boat ramps, docks, boat houses, and piers, subject to the provisions of Article 5.
  
- (E) *Special Exception Uses:* Uses permitted as Special Exceptions in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Such uses are designated by the letter "S". Special Exception uses require the submission of an application and approval by the Board of Adjustment prior to application for a Development Permit. Review of an application for approval of a Special Exception is governed by Article 7.
  
- (F) *Development Standards:* Development standards for uses in this district are detailed in the Table of Development Standards in Section 2.04.01(B). Specifically, standards are established for Maximum Density; Minimum Lot Size; Minimum Lot Width; Minimum Lot Depth; Minimum Floor Area; Floor Area Ratio (as applicable); Setbacks; Maximum Lot Coverage; and Maximum Building Height.
  
- (G) *Other Requirements:*
  - (1) **Bed and Breakfast:** Property shall front on a collector or arterial roadway. Primary points of ingress-egress shall connect to such roadway. Signs shall be in accordance with regulations in Article 4. Parking requirements shall be one space per unit available for rent. This use requires the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7.
  - (2) **Home Occupation:** An activity conducted in a residential dwelling unit that employs only members of the immediate family residing there. The activity may not occupy more than 500 square feet of the dwelling nor may it display anything that will indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling. Specific regulations are contained in Section 7.10.00 of this Code.

**2.04.02.07 R-1B Single Family Dwelling District**

- (A) *FLUM Designation:* Low Density Residential (LD) Classification

- (B) *Purpose:* The purpose of this district is to provide for a higher density, less restrictive residential development, along with the necessary and incidental accessory uses, and uses characteristic and accepted with, but not detrimental to, the principal uses.
- (C) *Permitted Principal Uses & Structures:* Uses permitted in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Permitted uses are designated by the letter "P". Uses designated by the letter "D" are also permitted, but require the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7.
- (D) *Accessory Uses:* Permitted are accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures; provided, however, that no accessory structures shall be located on property other than that on which the principal structure is located. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses.
  - (1) Private boat ramps, docks, boat houses, and piers, subject to the provisions of Article 5.
- (E) *Special Exception Uses:* Uses permitted as Special Exceptions in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Such uses are designated by the letter "S". Special Exception uses require the submission of an application and approval by the Board of Adjustment prior to application for a Development Permit. Review of an application for approval of a Special Exception is governed by Article 7.
- (F) *Development Standards:* Development standards for uses in this district are detailed in the Table of Development Standards in Section 2.04.01(B). Specifically, standards are established for Maximum Density; Minimum Lot Size; Minimum Lot Width; Minimum Lot Depth; Minimum Floor Area; Floor Area Ratio (as applicable); Setbacks; Maximum Lot Coverage; and Maximum Building Height.
- (G) *Other Requirements:*
  - (1) **Bed and Breakfast:** Property shall front on a collector or arterial roadway. Primary points of ingress-egress shall connect to such roadway. Signs shall be in accordance with regulations in Article 4. Parking requirements shall be one space per unit available for rent. This use requires the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7.
  - (2) **Home Occupation:** An activity conducted in a residential dwelling unit that employs only members of the immediate family residing there. The activity may not occupy more than 500 square feet of the dwelling nor may it display anything that will indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling. Specific regulations are contained in

Section 7.10.00 of this Code.

**2.04.02.08 R-1 and R-1-C Single Family Dwelling District**

- (A) *FLUM Designation:* Low Density Residential (LD) Classification
- (B) *Purpose:* The purpose of this district is to provide for a higher density, less restrictive residential development areas, along with the necessary and incidental accessory uses, and uses characteristic and accepted with, but not detrimental to, the principal uses.
- (C) *Permitted Principal Uses & Structures:* Uses permitted in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Permitted uses are designated by the letter "P". Uses designated by the letter "D" are also permitted, but require the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7.
- (D) *Accessory Uses:* Permitted are accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures; provided, however, that no accessory structures shall be located on property other than that on which the principal structure is located. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses.
- (E) *Special Exception Uses:* Uses permitted as Special Exceptions in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Such uses are designated by the letter "S". Special Exception uses require the submission of an application and approval by the Board of Adjustment prior to application for a Development Permit. Review of an application for approval of a Special Exception is governed by Article 7.
- (F) *Development Standards:* Development standards for uses in this district are detailed in the Table of Development Standards in Section 2.04.01(B). Specifically, standards are established for Maximum Density; Minimum Lot Size; Minimum Lot Width; Minimum Lot Depth; Minimum Floor Area; Floor Area Ratio (as applicable); Setbacks; Maximum Lot Coverage; and Maximum Building Height.
- (G) *Other Requirements:*
  - (1) *Bed and Breakfast:* Property shall front on a collector or arterial roadway. Primary points of ingress-egress shall connect to such roadway. Signs shall be in accordance with regulations in Article 4. Parking requirements shall be one space per unit available for rent.
  - (2) *Home Occupation:* An activity conducted in a residential dwelling unit that employs only members of the immediate family residing there. The activity may not occupy more than 500 square feet of the dwelling nor may it display anything that will indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling. Specific regulations are contained in

Section 7.10.00 of this Code.

- (3) Renting of up to three (3) rooms in a principal building, provided adequate parking is provided and no "for rent" signs are used.

#### **2.04.02.09 R-2 and R-2-C Multiple Family Dwelling District**

- (A) *FLUM Designation:* Medium Density Residential (MD) Classification
- (B) *Purpose:* The purpose of this district is to provide areas for single-family, duplex, and multiple-family development areas with a higher density standard and less restrictive regulations than single-family districts, along with the necessary and incidental accessory uses, and uses characteristic with, but not detrimental to, the principal use. In no case shall density in R-2 exceed twelve (12) dwelling units per net acre; provided however, that such limitation shall not be applicable in any other zoning district within the City solely by reference to this section of the zoning ordinance.
- (C) *Permitted Principal Uses & Structures:* Uses permitted in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Permitted uses are designated by the letter "P". Uses designated by the letter "D" are also permitted, but require the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7.
- (D) *Accessory Uses:* Permitted are accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures; provided, however, that no accessory structures shall be located on property other than that on which the principal structure is located. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses.
- (E) *Special Exception Uses:* Uses permitted as Special Exceptions in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Such uses are designated by the letter "S". Special Exception uses require the submission of an application and approval by the Board of Adjustment prior to application for a Development Permit. Review of an application for approval of a Special Exception is governed by Article 7.
- (F) *Development Standards:* Development standards for uses in this district are detailed in the Table of Development Standards in Section 2.04.01(B). Specifically, standards are established for Maximum Density; Minimum Lot Size; Minimum Lot Width; Minimum Lot Depth; Minimum Floor Area; Floor Area Ratio (as applicable); Setbacks; Maximum Lot Coverage; and Maximum Building Height.
- (G) *Other Requirements:*
  - (1) **Bed and Breakfast:** Property shall front on a collector or arterial roadway. Primary points of ingress-egress shall connect to such roadway. Signs shall be in

accordance with regulations in Article 4. Parking requirements shall be one space per unit available for rent.

- (2) Home Occupation: An activity conducted in a residential dwelling unit that employs only members of the immediate family residing there. The activity may not occupy more than 500 square feet of the dwelling nor may it display anything that will indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling. Specific regulations are contained in Section 7.10.00 of this Code.
- (3) Renting of up to three (3) rooms in a principal building, provided adequate parking is provided and no "for rent" signs are used.

#### **2.04.02.10 C-1 Limited Commercial District**

- (A) *FLUM Designation:* Commercial Classification
- (B) *Purpose:* The purpose of the district is to provide for transitional commercial uses of land and buildings that will separate objectionable activities of industrial and commercial uses from amenities of single family residential uses of property; and to recognize that certain highway frontage property is not altogether useful for residential purposes, but should be developed for uses that will be more economic; and, at the same time, not permit detrimental heavy commercial uses to adversely affect adjacent residential areas.
- (C) *Permitted Principal Uses & Structures:* Uses permitted in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Permitted uses are designated by the letter "P". Uses designated by the letter "D" are also permitted, but require the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7.
- (D) *Accessory Uses:* Permitted are accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures; provided, however, that no accessory structures shall be located on property other than that on which the principal structure is located. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses.
- (E) *Special Exception Uses:* Uses permitted as Special Exceptions in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Such uses are designated by the letter "S". Special Exception uses require the submission of an application and approval by the Board of Adjustment prior to application for a Development Permit. Review of an application for approval of a Special Exception is governed by Article 7. Special Exception Uses include:
  - (1) Mobile home structures for temporary offices, not to exceed six (6) months in any eighteen (18) month period.
  - (2) Tents and temporary buildings, not to exceed six (6) months in any eighteen (18) month period.

- (F) *Development Standards:* Development standards for uses in this district are detailed in the Table of Development Standards in Section 2.04.01(B). Specifically, standards are established for Maximum Density; Minimum Lot Size; Minimum Lot Width; Minimum Lot Depth; Minimum Floor Area; Floor Area Ratio (as applicable); Setbacks; Maximum Lot Coverage; and Maximum Building Height.
- (G) *Other Requirements:*
  - (1) **Bed and Breakfast:** Property shall front on a collector or arterial roadway. Primary points of ingress-egress shall connect to such roadway. Signs shall be in accordance with regulations in Article 4. Parking requirements shall be one space per unit available for rent.
  - (2) **Home Occupation:** An activity conducted in a residential dwelling unit that employs only members of the immediate family residing there. The activity may not occupy more than 500 square feet of the dwelling nor may it display anything that will indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling. Specific regulations are contained in Section 7.10.00 of this Code.

**2.04.02.11 C-2 Retail Commercial District**

- (A) *FLUM Designation:* Commercial Classification
- (B) *Purpose:* The purpose of this district is to provide areas for development of uses of land for all legal retail product sales, and services normally located in a central business area. It is intended to include all uses expressly permitted and those implied that are conducive to commercial center development, but to exclude the normal industrial warehousing, storage and such uses that do not blend with and add to the business activities of retailing of goods and services.
- (C) *Permitted Principal Uses & Structures:* Uses permitted in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Permitted uses are designated by the letter "P". Uses designated by the letter "D" are also permitted, but require the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7.
- (D) *Accessory Uses:* Permitted are accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures; provided, however, that no accessory structures shall be located on property other than that on which the principal structure is located. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses.
- (E) *Special Exception Uses.* Uses permitted as Special Exceptions in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Such uses are designated by the letter

"S". Special Exception uses require the submission of an application and approval by the Board of Adjustment prior to application for a Development Permit. Review of an application for approval of a Special Exception is governed by Article 7.

- (F) *Development Standards:* Development standards for uses in this district are detailed in the Table of Development Standards in Section 2.04.01(B). Specifically, standards are established for Maximum Density; Minimum Lot Size; Minimum Lot Width; Minimum Lot Depth; Minimum Floor Area; Floor Area Ratio (as applicable); Setbacks; Maximum Lot Coverage; and Maximum Building Height.
- (G) *Other Requirements:*
  - (1) **Bed and Breakfast:** Property shall front on a collector or arterial roadway. Primary points of ingress-egress shall connect to such roadway. Signs shall be in accordance with regulations in Article 4. Parking requirements shall be one space per unit available for rent.
  - (2) **Outdoor Displays and Outdoor Sales:** Outdoor displays and outdoor sales are permitted in C2 zoning district, on any sidewalk abutting a retail business or restaurant, when the following criteria have been met:  
Criteria:
    - 1) A clear space of three (3) feet shall be reserved in front of displays for pedestrians and pedestrians in wheel chairs to pass safely.

#### **2.04.02.12 C-3 General Commercial District**

- (A) *FLUM Designation:* Commercial or Industrial Classification
- (B) *Purpose:* The purpose of this district is to provide areas for development of a variety of commercial uses, including retail commercial uses, highway business uses and other business establishments that are clean, quiet and free of hazardous or objectionable elements, such as noise, odor, dust, smoke or glare. Such establishments, except for those being used as described in paragraph (H)(1)(e) hereof, shall operate entirely within enclosed structures and generate little industrial-type traffic.
- (C) *Permitted Principal Uses & Structures:* Uses permitted in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Permitted uses are designated by the letter "P". Uses designated by the letter "D" are also permitted, but require the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7.
- (D) *Accessory Uses:* Accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures; provided, however, that no accessory structures shall be located on property other than that on which the principal structure is located. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses.

- (1) Caretakers' cottages are permitted as an accessory use in this district.
- (E) *Special Exception Uses:* Uses permitted as Special Exceptions in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Such uses are designated by the letter "S". Special Exception uses require the submission of an application and approval by the Board of Adjustment prior to application for a Development Permit. Review of an application for approval of a Special Exception is governed by Article 7.
- (F) *Development Standards:* Development standards for uses in this district are detailed in the Table of Development Standards in Section 2.04.01(B). Specifically, standards are established for Maximum Density; Minimum Lot Size; Minimum Lot Width; Minimum Lot Depth; Minimum Floor Area; Floor Area Ratio (as applicable); Setbacks; Maximum Lot Coverage; and Maximum Building Height.
- (G) *Other Requirements:*
  - (1) Bed and Breakfast: Property shall front on a collector or arterial roadway. Primary points of ingress-egress shall connect to such roadway. Signs shall be in accordance with regulations in Article 4. Parking requirements shall be one space per unit available for rent.

#### **2.04.02.13 M-1 Industrial District**

- (A) *FLUM Designation:* Industrial Classification
- (B) *Purpose:* The purpose of this district is to provide described existing sites that contain land uses that are primarily for production, manufacturing, wholesaling, storage enterprises. While this district remains effective for property currently zoned M-1, General Industrial District, the future application of this zoning district shall be prohibited.
- (C) *Permitted Principal Uses & Structures:* Uses permitted in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Permitted uses are designated by the letter "P". Uses designated by the letter "D" are also permitted, but require the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7. Uses designated by the letter "C" are also permitted, but require the submission and approval of a Conditional Use application, which is governed by Article 7.
- (D) *Accessory Uses:* Permitted are accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures; provided, however, that no accessory structures shall be located on property other than that on which the principal structure is located. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses.
  - (1) Caretakers' cottages are permitted as an accessory use in this district.

- (E) *Special Exception Uses:* Uses permitted as Special Exceptions in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Such uses are designated by the letter "S". Special Exception uses require the submission of an application and approval by the Board of Adjustment prior to application for a Development Permit. Review of an application for approval of a Special Exception is governed by Article 7.
- (F) *Development Standards:* Development standards for uses in this district are detailed in the Table of Development Standards in Section 2.04.01(B). Specifically, standards are established for Maximum Density; Minimum Lot Size; Minimum Lot Width; Minimum Lot Depth; Minimum Floor Area; Floor Area Ratio (as applicable); Setbacks; Maximum Lot Coverage; and Maximum Building Height.
- (G) *Other Requirements:*
  - (1) Sales/Minor Storage of Propane Gas: No more than 1,000 gallons shall be present on the development site at any time.
  - (2) Bulk Storage of Explosive Gases: Storage tanks shall be located at least 75 feet from all property lines.
  - (3) Storage of Sand/Gravel/Blocks:
    - a. Minimum lot size shall be one (1) acre.
    - b. Stored materials shall be completely screened from view by an opaque fence no less than eight feet (8') in height. Said fence may be constructed along property lines, but shall be set back no less than 25 feet from the right-of-way of any abutting public roads.
    - c. All lights shall be shielded to focus and direct light onto the uses established, and away from adjacent property, but may be of sufficient intensity to discourage vandalism and theft. Reference Section 3.06.00, Performance Standards, for applicable glare and lighting standards.

**2.04.02.14 I-1 Light Industrial District**

- (A) *FLUM Designation:* Industrial Classification
- (B) *Purpose:* This district is intended for light manufacturing, processing, storage and warehousing, wholesaling, and distribution not involving the use of any materials, processes or machinery likely with required buffering to cause undesirable impacts beyond the property line. Service and commercial activities relating to the character of the district are permitted. Regulations are intended to prevent or reduce friction between uses in this district and also to protect nearby residential districts.
- (C) *Permitted Principal Uses & Structures:* Uses permitted in this district are detailed in the Table of Land Use in Section 2.04.01(A). Permitted uses are designated by the letter "P". Uses designated by the letter "D" are also permitted, but require the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for

approval of a Site Development Plan is governed by Article 7. Uses designated by the letter “C” are also permitted, but require the submission and approval of a Conditional Use application, which governed by Article 7.

(D) *Accessory Uses:* Permitted are accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures; provided, however, that no accessory structures shall be located on property other than that on which the principal structure is located. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses. Typical accessory uses commonly included but are not limited to the following:

- (1) Caretakers’ cottages are permitted as an accessory use in this district.
- (2) Financial Institution (Drive Through Allowed)
- (3) Convenience Store
- (4) Gas Station
- (5) Retail

(E) *Special Exception Uses:* Uses permitted as Special Exceptions in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Such uses are designated by the letter “S”. Special Exception uses require the submission of an application and approval by the Board of Adjustment prior to application for a Development Permit. Review of an application for approval of a Speical exception is governed by Article 7

(F) *Development Standards:* Development Standards for uses in this district are detailed in the Table of Development Standards in Section 2.04.01(B). Specifically, standards are established for Maximum Density; Minimum Lot Size; Minimum Lot Width; Minimum Lot Depth; Minimum Floor Area; Floor Area Ratio (as applicable); Setbacks; Maximum Lot Coverage; and Maximum Building Height.

(G) *Other Requirements:*

- (1) Sales/Minor Storage of Propane Gas: No more than 500 gallons shall be present on the development site at any time.
- (2) Bulk Storage of Explosive Gases: Storage tanks shall be located at least 75 feet from all property lines.
- (3) Storage of Sand/Gravel/Blocks:
  - a) Minimum lot size shall be one (1) acre.
  - b) Stored materials shall be completely screened from view by an opaque fence no less than eight feet (8’) in height. Said fence may be constructed along property lines, but shall be set back no less than 25 feet from the right-of-way of any abutting public roads.
  - c) All lights shall be shielded to focus and direct light onto the uses established, and away from adjacent property, but may be of sufficient intensity to

discourage vandalism and theft. Reference Section 3.06.00, Performance Standards, for applicable glare and lighting standards.

(4) All permitted manufacturing uses shall conform to the following additional standards:

a) Development site shall be large enough to accommodate all required parking, stormwater management as required by all appropriate permitting agencies and regulations, and other standards and facilities.

b) Night operations, including loading and unloading, are prohibited within 50 feet of the property line if any residential zoning district or area which is shown for residential use on the Future Land Use Map of the comprehensive plan, unless conducted within a completely enclosed building which has no openings other than stationary windows or required fire exits within the 50 foot area. Night operations are those conducted between the hours of 9:00 p.m. and 6:00 a.m. This prohibition shall not apply to night watchmen or other security operations or in the event residential development subsequently develops adjacent to an existing use.

#### **2.04.02.15 I-2 Heavy Industrial District**

(A) *FLUM Designation:* Industrial Classification

(B) *Purpose:* This district is intended primarily for heavy manufacturing and closely related uses that may involve potential nuisances in terms of noise, odor, emissions of particulate matter, lighting, and other potential nuisance factors or undesirable effects upon nearby residential or business property. To avoid burdensome regulations on heavy manufacturing, requirements in this district are intended to provide protection principally against effects harmful to other districts.

(C) *Permitted Principal Uses & Structures:* Uses permitted in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Permitted uses are designated by the letter "P". Uses designated by the letter "D" are also permitted, but require the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7. Uses designated by the letter "C" are also permitted, but require the submission and approval of a Conditional Use application, which is governed by Article 7.

(D) *Accessory Uses:* Permitted are accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures; provided, however, that no accessory structures shall be located on property other than that on which the principal structure is located. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses. Typical accessory uses commonly include but are not limited to the following:

- 1) Caretakers' cottages are permitted as an accessory use in this district.

- 2) Financial Institution (Drive Through Allowed)
- 3) Convenience Store
- 4) Gas Station
- 5) Retail

(E) *Special Exception Uses:* Uses permitted as Special Exceptions in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Such uses are designated by the letter “S”. Special Exception uses require the submission of an application and approval by the Board of Adjustment prior to application for a Development Permit. Review of an application for approval of a Special Exception is governed by Article 7.

(F) *Development Standards:* Development standards for uses in this district are detailed in the Table of Development Standards in Section 2.04.01(B). Specifically, standards are established for Maximum Density; Minimum Lot Size; Minimum Lot Width; Minimum Lot Depth; Minimum Floor Area; Floor Area Ratio (as applicable) and Setbacks; Maximum Lot Coverage; and Maximum Building Height.

(G) *Other Requirements:*

- 1) Sales/Minor Storage of Propane Gas: No more than 500 gallons shall be present on the development site without adhering to the American Society of Mechanical Engineers (ASME) standards and specifications and receipt of a Special Exception Permit.
- 2) Bulk Storage of Explosive Gases: Storage tanks shall be located at least 75 feet from all property lines.
- 3) Storage of Sand/Gravel/Blocks:
  - a) Minimum lot size shall be one (1) acre.
  - b) Stored materials shall be completely screened from view by an opaque fence no less than eight feet (8’) in height. Said fence may be constructed along property lines, but shall be set back no less than 25 feet from the right-of-way of any abutting public roads.
  - c) All lights shall be shielded to focus and direct light onto the uses established, and away from adjacent property, but may be of sufficient intensity to discourage vandalism and theft. Reference Section 3.06.00, Performance Standards, for applicable glare and lighting standards.
- 4) All permitted manufacturing uses shall conform to the following additional standards:
  - a) Development site shall be large enough to accommodate all required parking, stormwater management as required by all appropriate permitting agencies and regulations, and other standards and facilities.

- b) Night operations, including loading and unloading, are prohibited within 100 feet of the property line if any residential zoning district or area which is shown for residential use on the Future Land Use Map of the comprehensive plan, unless conducted within a completely enclosed building which has no openings other than stationary windows or required fire exits within the 100 foot area. Night operations are conducted between the hours of 9:00 p.m. and 6:00 a.m. This prohibition shall not apply to night watchmen or other security operations or in the event residential development subsequently develops adjacent to an existing use.

#### **2.04.02.16 P-B Public Buildings and Grounds**

- (A) *FLUM Designation:* Public Buildings and Grounds Classification
- (B) *Purpose:* To establish locations for properties and/or facilities owned by government and used for purposes related to the public health, safety and welfare.
- (C) *Permitted Principal Uses & Structures:* Uses permitted in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Permitted uses are designated by the letter "P". Uses designated by the letter "D" are also permitted, but require the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7.
- (D) *Accessory Uses:* Permitted are accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures; provided, however, that no accessory structures shall be located on property other than that on which the principal structure is located. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses.
  - (1) Permitted are caretakers' residences, dining facilities, and playing fields and other recreational facilities located on school grounds. Minimum building spacing shall be 15 feet.
- (E) *Special Exception Uses:* Uses permitted as Special Exceptions in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Such uses are designated by the letter "S". Special Exception uses require the submission of an application and approval by the Board of Adjustment prior to application for a Development Permit. Review of an application for approval of a Special Exception is governed by Article 7.
- (F) *Development Standards:* Development standards for uses in this district are detailed in the Table of Development Standards in Section 2.04.01(B). Specifically, standards are established for Maximum Density; Minimum Lot Size; Minimum Lot Width; Minimum Lot Depth; Minimum Floor Area; Floor Area Ratio (as applicable); Setbacks; Maximum Lot Coverage; and Maximum Building Height.
- (G) *Other Requirements:* None.

#### **2.04.02.17 P-R Public Recreation**

- (A) *FLUM Designation:* Recreation & Open Space Classification
- (B) *Purpose:* To establish locations for publicly-owned recreation facilities and properties reserved for open space.
- (C) *Permitted Principal Uses & Structures:* Uses permitted in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Permitted uses are designated by the letter "P". Uses designated by the letter "D" are also permitted, but require the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7.
- (D) *Accessory Uses:* Permitted are accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures; provided, however, that no accessory structures shall be located on property other than that on which the principal structure is located. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses.
  - (1) Permitted are bathhouses, caretakers' residences, pavilions, and boat docks. Minimum building spacing shall be 15 feet.
- (E) *Special Exception Uses:* None.
- (F) *Development Standards:* Development standards for uses in this district are detailed in the Table of Development Standards in Section 2.04.01(B). Specifically, standards are established for Maximum Density; Minimum Lot Size; Minimum Lot Width; Minimum Lot Depth; Minimum Floor Area; Floor Area Ratio (as applicable); Setbacks; Maximum Lot Coverage; and Maximum Building Height.
- (G) *Other Requirements:* None.

#### **2.04.02.18 CN Conservation**

- (A) *FLUM Designation:* Conservation Classification
- (B) *Purpose:* The purpose of the Conservation district is to protect natural resources so that wetlands, floodplains, lake water quality and groundwater quality are not degraded. The conservation district includes land within wetlands and the 100-year floodplain; however, wetlands and floodplains may also be classified as Preservation. Residential, commercial and industrial land uses are not permissible on land classified as Conservation. Limited disturbance of the land is permissible to construct and provide recreation areas, such as boat docks, trails, parks, public beaches and access to recreation areas; and to allow for the construction of public utilities such as lift stations and wells.

- (C) *Permitted Principal Uses & Structures:* Uses permitted in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Permitted uses are designated by the letter "P". Uses designated by the letter "D" are also permitted, but require the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7.
- (D) *Accessory Uses:* Accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures; provided, however, that no accessory structures shall be located on property other than that on which the principal structure is located. Customary uses that are secondary and incidental to principal uses, including restrooms, caretakers' residences, pavilions, boardwalks, and pedestrian/bicycle paths. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses.
- (E) *Other Requirements:* None.

**2.04.02.19 PRES Preservation**

- (A) *FLUM Designation:* Preservation Classification
- (B) *Purpose:* The purpose of the Preservation district is to protect and preserve natural resources in their native or natural state. Preservation land uses principally include floodplains and wetlands with associated lakes and swamps, and low land habitat with native plant communities, both wetland and upland. No development is allowed on lands designated Preservation. Public access may be allowed but is severely restricted. When access is granted, only minimum site disturbance to establish access by natural trail-ways shall be allowed.
- (C) *Permitted Principal Uses & Structures:* Access is permitted to Preservation areas; however, no structures are allowed.
- (D) *Accessory Uses:* None allowed.
- (E) *Special Exception Uses:* Under special circumstances, access may be granted to Preservation areas by construction of unpaved roadways and boat ramps. Special circumstances may include roadways that remain dry year round, or roadways and boat ramps that can be stabilized against periodic flooding.
- (F) *Other Requirements:* None.

**2.04.02.20 UNIV University**

- (A) *FLUM Designation:* Public Buildings and Grounds
- (B) *Purpose:* To provide a district that encompasses the variety of uses associated with universities and colleges.

- (C) *Permitted Principal Uses & Structures:* Permitted uses include activities conducted by a public or private university or college in order to conduct classes, undertake research, and house students and faculty. Uses may include research facilities, recreation facilities, commercial facilities to serve the students, such as, book stores, cafes, and the like; dormitory facilities; industrial uses as part of research or classroom facilities; agricultural uses as part of research or classroom facilities; publicly-owned and privately-owned properties that are open to recreational use by the general public, such as: public parks; public and private golf courses; tennis and racquetball centers and facilities; playgrounds; softball, baseball, football, soccer fields and stadiums and associated concessions, parking and facilities; walking paths and trails; water sports facilities; jogging and bike trails with exclusive right-of-way; and other similar facilities and uses. The map symbol shall be “UNIV” and shall be so designated on the Official Zoning Map. The Floor Area Ratio shall not exceed 2.0 and the residential density shall not exceed 12 units per acre.
- (D) *Accessory Uses:* Accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures. Customary uses that are secondary and incidental to principal uses, including restrooms, caretakers' residences, pavilions, boardwalks, and pedestrian/bicycle paths. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses.
- (E) *Other Requirements: None.*

[RESERVED]

## **2.05.00 General Regulations for Accessory Uses**

Accessory uses, as defined in Article 9, are those that are incidental and secondary to a principal use that is permitted within a given zoning district. It is the purpose of this Section to regulate accessory uses and structures for construction, placement, and use, in order to ensure that they do not adversely affect nearby residents and/or surrounding properties. In addition to the standards provided below, accessory structures shall meet all requirements set forth in individual zoning districts and other applicable provisions of this Code.

One or more accessory structures may be permitted on a development site, provided that the following requirements are met:

- (A) There shall be a maximum of 2 detached accessory structures permitted on any one group of contiguous lots or parcels, in all residential zoning districts, not to exceed the total accessory structure maximum square footage allowed in the group's designated zoning district.
- (1) For all lots in a residential zoning district of R-1AAA, R-1AA, R-1AA-B and R-1A with 10,000 square feet or greater lot size, the following conditions will apply:
- Height – detached garages will have a maximum height of 12.5 feet. All other accessory structures will have a maximum height of 10 feet.
  - Setbacks – street side setback shall be a minimum of 15 feet and interior/rear/side setbacks shall be a minimum of 5 feet.
  - Size – There are no size limitations in this category
- (2) For all lots in a residential zoning district of R-1A-C, R-1B, R-1, R-1C, R-2, R-2C or R-MF with less than 10,000 square feet lot size, the following conditions will apply:
- Height – detached garages will have a maximum height of 12.5 feet. All other accessory structures will have a maximum height of 10 feet.
  - Setbacks – street side setback shall be a minimum of 15 feet and interior/rear setbacks shall be a minimum of 5 feet.
  - Size – The size shall not exceed 50% of the living area of the principal building, not to exceed 300 square feet.
- (B) Accessory structures shall not be constructed prior to the principal structure.
- (C) All accessory structures shall comply with the Standard Building Code and all standards of this Code pertaining to the principal use.
- (D) Accessory structures shall not be located in a required landscape buffer or minimum

building setback area.

- (E) Accessory structures shall be included in all calculations of impervious surface and stormwater runoff.
- (F) All accessory structures shall be shown on a site development plan when required under Section 7.05.00 of this Code.
- (G) In residential districts, accessory structures shall not be located forward of the principal building line or, on a corner lot, within the required side street setback area. Further, accessory structures may only be located in the interior corner of the rear yard on corner lot. Within such districts, bathroom facilities in an accessory structure shall not include tubs or showers.
- (H) Accessory structures shall not be served by an electrical meter separate from that of the principal use.
- (I) Except where otherwise provided, accessory structures shall be separated from each other and from the principal structure by no less than five (5) feet.
- (J) No mobile home, trailer, or vehicle of any kind shall be permitted as an accessory structure on any development site.
- (K) All accessory buildings must be fully enclosed on all sides with siding and/or doors.
- (L) Erection of an accessory structure known as a temporary/moveable storage unit requires a building permit in all zoning districts. A temporary/moveable storage unit is defined as a single piece unit, constructed of either metal or wood, that is delivered to its owner or lessee in one piece. The unit must be designated and built for temporary or portable storage of personal property. No built, modified or rebuilt sections of trucks or trailers, nor any similar type of unit, including a unit that, at one time, had wheels or was utilized on roadways, may be permitted. Temporary/movable storage units may only be erected for a maximum of one hundred twenty (120) contiguous days from the date of issuance of a building permit. Further, only one temporary/movable storage building permit may be issued per property within any given twelve (12) month period. All temporary/movable storage units shall meet the Florida Building Code wind velocity capacity of 110 m.p.h. and certification must be filed with the permit application. All temporary/movable storage units must meet the minimum setback criteria for accessory structures pursuant to law.

### **2.05.01 Swimming Pools**

Swimming Pools are permitted in all Residential districts as an accessory use. Pools located in any residential district shall meet the following requirements:

- (A) Swimming pools shall be permitted accessory to a residential use only, and shall be at least 5 feet from any lot line or building, as measured from the edge of the water.

- (B) Swimming pools, including all decking and screen enclosures, shall be located to the rear of the front building line, and shall not encroach into side street setback areas.
- (C) Screen enclosures over and around swimming pools shall be erected so as to conform to setback requirements for accessory buildings; however, such enclosures may be attached to the principal building. Lighting for pools shall be located and installed such that no direct light nor reflected light is visible on adjoining property.
- (D) Swimming pools shall not be located within public utility or drainage easements along side and rear lot lines. For purposes of setback measurement, the term "swimming pool" shall include all surrounding decking and vertical supports for screen enclosures.
- (E) All swimming pools shall be completely enclosed by a fence or a wall not less than four (4) feet high.
- (F) No pool in Residential districts may be used for commercial purposes.

### **2.05.02 Docks, Piers and Boathouses**

Docks, piers, and boathouses are permitted in all Residential Districts as an accessory structure incidental to a residence. Docks, piers and boathouses are also permitted in R-2, C-1 and C-2 Districts when directly associated with apartments, condominiums, townhouses and private clubs.

When proposed as an accessory use with a hotel or motel, docks, piers and boathouses are permitted in C-1, C-2 and C-3 Districts. When proposed as an accessory use with a restaurant, docks, piers and boathouses are permitted in C-2, C-3, M-1, I-1, and I-2 Districts. All such facilities are considered private and may be constructed by the owner on any lot bordering a lake; provided they comply with the following minimum requirements pertaining to docks, piers and boathouses. These requirements shall not preclude the applicability of laws, rules, standards and criteria adopted by the State of Florida and other regulating authorities.

- (A) Dock, piers and boathouses shall only be constructed in the center one-third of the waterfront of the property. Bait houses, storage shelters, wet bars, living quarters and other "non-water dependent" structures and uses are prohibited on or in connection with a dock, pier or boathouse. No person shall occupy any water craft as a residence.
- (B) A permit issued by the City is required for the construction of all docks, piers and boathouses, in accordance with permitting procedures set forth in the Building Regulations at Chapter 5, Code of Ordinances, City of Lake Alfred.
- (C) A permit is required when: (1) both the lakefront property from which the structure is extended and the lake lie within the City Limits, (2) when the lakefront property is in the City, but the lake is outside the City Limits, and (3) when the lakefront property is

outside the City, but the lake is within the City Limits.

- (D) It shall be the responsibility of the owner of the property from which the dock, pier or boathouse is extended to obtain all approvals, verifications, exemptions, surveys, and permits for construction and maintenance of said structure. The contractor and/or builder shall be equally responsible, with the owner, for construction in accordance with this Article and the Building Regulations of the City; and is therefore equally subject to any applicable fines or penalties.

### **2.05.02.01 Boathouse Application**

The application for a permit shall include a site plan and construction plans, drawn at a scale to indicate the nature and character of the proposed structure, or structures, and shall contain all information required by the Building Official, in order that said Official may determine compliance with these regulations.

- (A) Each application shall, at a minimum, contain the following information displayed on a site plan map:
  - (1) The name of the water body in which the structure will be located,
  - (2) An arrow indicating the northerly direction,
  - (3) The boundaries, with dimensions, of the subject property, which shall include a lake level survey and a boundary survey prepared by a qualified land surveyor,
  - (4) The location of the structure within the property, with dimensions,
  - (5) The distance between the existing shoreline and the residence, at the point where the structure is to be constructed, and
  - (6) Setbacks to structures on adjacent property.
- (B) Construction drawings shall accompany the application, and shall be drawn in sufficient detail to locate vertical and horizontal elements of the proposed structure that show beginning and terminating points on the shoreline and the lake bottom. Copies of all environmental management evaluations conducted by the applicant, local, State and Federal officials, and engineers and consultants retained by the applicant shall be attached. A permit or an exemption letter from the Florida Department of Environmental Protection (DEP) shall also accompany the application for a permit.

### **2.05.02.02 Docks and Piers Standards**

- (A) Docks and piers shall not extend into a lake for a distance greater than seventy-five (75) feet measured from the Minimum Low Water Elevation established by the Southwest Florida Water Management district (SWFWMD) for lakes in the Chain of Lakes, the water levels that may be established by the City Commission on any other lake in the City.
  - (1) Where the depth of water at the lakeward end of a dock or pier is less than thirty

- (30) inches, a floating dock of not more than twenty (20) feet in length may be attached to the permanent seventy-five (75) foot dock or pier.
- (2) Should the depth of water be less than thirty (30) inches after a floating dock has been permitted and installed, the owner shall make application for a variance, in accordance with Article 7.11.00 of this Code, and gain specific approval for any further construction that would add length to the dock or pier.
- (B) The surface area of a dock, pier, boathouse or combination thereof, shall not exceed 1,000 square feet, which shall include all platforms, walkways and roof area, as measured on a horizontal plane. The terminal platform may not exceed 250 square feet in area. The total roof area of the structure may not exceed 500 square feet, including the boathouse.
- (C) The main access pier from the shore to the dock, boathouse or terminal platform shall not exceed six feet in width. A handrail is required on one side of any part of a dock or pier that is less than four feet in width.
- (D) All docks and piers shall be equipped with structural member or a warning device that is clearly visible a minimum of six feet above the surface of the water. Such devices may be flags, reflectors or standard warning shapes painted International Orange, or some other bright color. Such devices shall be installed at the lakeward end of the structure, and shall be installed at intervals of not more than 25 feet along the structure to the shoreline.
- (E) The overall height of the structure shall not exceed 24 feet above the deck of the dock or pier. The vertical distance between the eaves of any roof and the deck of a dock or pier shall be at least six feet. The sides of any structure, including a boathouse, shall remain open. The open sides may be covered by screen material that permits visibility.
- (F) In the case of a dock, pier or boathouse constructed on a single family lot, no more than two water craft may be moored over night at any dock, pier or boathouse. For multi-family, hotel/motel, and private clubs the following limitations apply:
- (1) One boat slip for each ten dwelling units or hotel/motel rooms, or 30 club members, on lakes of 100 or more acres.
  - (2) One boat slip for each 20 dwelling units or hotel/motel rooms, or 60 club members, on lakes of less than 100 acres.
- (G) The applicant shall post a cash or surety bond in the amount of one hundred percent (100%) of the estimated construction cost to assure that the work proposed will be completed in a manner not inconsistent with the public interest.

### **2.05.02.03 Maintenance and Removal**

- (A) All docks, piers and boathouses shall be maintained as safe and structurally sound facilities. Substandard structures are identified as those having deteriorated or damaged

structural components, and those in a dilapidated condition that present a hazard to pedestrians and persons in boats. Structural components include, but are not limited to; pilings, stringers, joists, beams and decking, and any component hanging loose or no longer connected to the structure.

- (B) It shall be the responsibility of the owner to repair any substandard dock, pier or boathouse, in accordance with the Building Regulations of the City, or to remove it.

### **2.05.03 Satellite Dishes**

- (A) Satellite dish antennas shall be considered structures and shall be installed in accordance with all applicable provisions of this Code and any other relevant regulations. No satellite dish antenna shall exceed 12 feet in diameter and 18 feet in height, as measured from the ground to the highest projection of the antenna or supporting structure. All satellite dishes must be wind-resistant: that is have the ability to withstand winds up to 100 miles per hour.
- (B) No satellite dish antenna shall be placed forward of the front building line, and shall be set back from all property lines a distance at least equal to its height. On a corner lot, it shall meet required side street setbacks for accessory structures. Setbacks shall be measured from the outermost projection of the antenna or supporting structure.
- (C) Where the satellite dish antenna is not mounted on a building, the supporting structure holding the antenna shall not elevate the lower edge of the antenna dish more than 18 inches above the elevation of the eaves of the roof of the principal structure. Where mounted on a building, the combined height of the building and the satellite dish antenna shall not exceed the maximum permitted building height in the applicable zoning district.
- (D) The following regulations apply to satellite dish antennas in specific districts:

RR, RE, R-1AAA, R-1AA-B, R-1AA, R-1A, R-1B, R-1 Districts

- (1) A satellite dish antenna shall be permitted only as an accessory use to a single family detached dwelling unit.
- (2) A dish of less than 24 inches in diameter may be roof-mounted.
- (3) No more than one satellite dish antenna shall be placed on any one lot or development site.

R2 District

- (1) A satellite dish antenna shall be permitted as an accessory use to a single family detached dwelling unit, or for the common use of the residents of a multiple-family structure or mobile home park.
- (2) Roof-mounted satellite dish antennas less than 24 inches in diameter shall be permitted. Roof-mounted satellite dishes larger than 24 inches in diameter shall be permitted in multi-family developments and mobile home parks only. Roof-

mounted dish antennas in mobile home parks shall be affixed only to buildings of conventional construction.

- (3) No more than one satellite dish antenna shall be placed on any one lot or development site.

C-1, C-2, C-3, M-1, I-1, I-2 and P-I Districts

- (1) A satellite dish antenna shall be permitted either as an accessory use or, if permissible in the zoning district, a principal use. However, the dish antenna shall not be installed prior to construction of a building at least 300 s.f. in size.
- (2) Roof-mounted satellite dish antennas less than 24 inches in diameter shall be permitted.
- (3) No more than two satellite dish antennas larger than 24 inches in diameter, either ground-or roof-mounted, shall be placed on any one lot or development site, except at schools, colleges and broadcast studios.

**2.05.04 Antennas**

- (A) An antenna shall be an accessory use only, and shall not be the principal use of the property.
- (B) Antennas shall not exceed 30 feet in height. All antennas must be wind resistant: that is have the ability to withstand winds up to 100 miles per hour.
- (C) Antennas shall not be located forward of the front building line or within a required side street setback area.
- (D) An antenna not mounted on or affixed to a principal structure shall be set back from all property lines a distance equal to its height.
- (E) No more than one antenna shall be permitted for each lot or development site.
- (F) An Antenna Installation Permit shall be required for all antennas exceeding 25 feet and four (4) feet in diameter. Applications for this permit shall include a site plan, sketch plan or other scaled drawing showing all structures on the property and the location, height and size of the proposed antenna.

*[RESERVED]*