

LEGISLATIVE #

110814C

Appendix B Land Development Code
Exhibit B-1

Sec. 30-73. Conservation district (CON).

(a) *Purpose.* The CON district is established for the purpose of conserving, restoring and protecting environmentally significant lands within the city and for establishing natural buffers between incompatible uses. It is intended that this district shall protect, restore and preserve natural features and open space so that the present and future residents of the city shall be able to enjoy the benefits of the natural environment of the city.

(b) *Objectives.* The provisions of this district are intended to:

- (1) Conserve parks, recreational areas, open space, floodplains and unique natural features.
- (2) Protect and restore the natural features of the city, environmentally significant lands along creeks, wetlands, uplands and lakes, areas subject to detrimental erosion, and areas subject to noise disturbance due to aircraft-generated sound levels in close proximity to an airport or under a flight path.
- (3) Restrict the development of lands upon which a more intensive development would cause adverse environmental impact.
- (4) Provide the assurance of natural buffering between incompatible land uses.

(c) *Permitted uses.*

(1) *Uses by right.*

- a. Passive public parks and recreational facilities as defined in the comprehensive plan, and which do not create an adverse impact on natural areas.
- b. Public lands designated for open space or conservation.
- c. Open space buffers between incompatible land uses.
- d. Single-family dwellings (one unit per five acres) and customary accessory buildings incidental thereto.
- e. Private recreational or open space lands which have had development rights conveyed to the public, or for which a covenant of at least ten years' duration is executed ensuring that only open space, outdoor recreation or park uses shall be permitted, in accordance with F.S. § 193.501.
- f. Water conservation areas, water reservoirs and control structures, drainage wells and water wells.
- g. Emergency shelters.
- h. Arboreta and botanical or zoological gardens (GN-842).
- i. Any accessory use which is incidental to any permitted principal use.
- j. Community residential homes in accordance with Article VI.

(2) *Uses by special use permit.* Uses by special use permit, provided the conditions and requirements of Article VI are met: Transmitter towers.

Exhibit B-2

Sec. 30-75. Public services and operations district (PS).

- (a) *Purpose.* The PS district is established for the purpose of identifying and providing suitable locations for the necessary public and private utility and recreation activities that serve and are used directly by the public for their own benefit and are necessary to the normal conduct of the community's activities. This district may be isolated and surrounded by any other zoning district compatible with the intended use of the facility.
- (b) *Objectives.* The provisions of this district are intended to:
- (1) Accommodate utilities, recreation and public facilities, at appropriate locations, necessary to serve the public;
 - (2) Ensure public awareness of the location of existing or potential utilities, recreation and public facilities;
 - (3) Allow, through the rezoning process, public review of specific utility, recreation and public facility uses to ensure locations compatible with surrounding activities; and
 - (4) Ensure, by requiring development plan review where necessary, that such uses are designed to minimize negative impacts on surrounding properties.
- (c) *Uses permitted by right.* The specific use(s) permitted on the subject property shall be specified as a part of the ordinance which places this classification on a particular area of ground and may include:
- (1) Libraries and information centers (GN-823).
 - (2) U.S. Postal Service (MG-43).
 - (3) Museums, art galleries and botanical and zoological gardens (MG-84).
 - (4) Public administration (Div. J).
 - (5) Local and suburban transit and interurban highway passenger transportation (MG-41).
 - (6) Public golf courses (IN-7992).
 - (7) Commercial sports (GN-794).
 - (8) Pipelines, except natural gas (MG-46).
 - (9) Electric, gas and sanitary services (MG-49).
 - (10) Amusement parks (IN-7996).
 - (11) Membership sports and recreation clubs (IN-7997).
 - (12) Amusement and recreation services, not elsewhere classified (IN-7999).
 - (13) Cemeteries.
 - (14) Public service vehicles, in accordance with article VI.
 - (15) Any other use specified in the ordinance rezoning property to this classification.
 - (16) Any use customarily incidental to any permitted principal use.
 - (17) Public lands designated for open space or conservation.
 - (18) Activity-based private recreational or open space lands which have had development rights conveyed to the public, or for which a covenant of at least ten-years' duration is executed ensuring that only open space outdoor recreation or park uses shall be permitted in accordance with F.S. § 193.501.
 - (19) Activity-based public parks and recreational facilities as defined by the comprehensive plan.

- (20) Golf driving ranges.
- (21) Pitch-n-putt golf.
- (22) Utility lines.
- (23) Water conservation areas, water reservoirs and control structures, drainage wells and water wells.
- (24) Transmitter towers in accordance with article VI.
- (25) Camps and recreational vehicle parks (GN-703).
- (26) Places of religious assembly, in accordance with article VI.

(d) Uses by special use permit.

- (1) Food distribution center for the needy in accordance with article VI.
- (2) Residences for destitute people in accordance with article VI.