

OA 12-1-58

IN THE SUPREME COURT OF FLORIDA
CASE NO. 92,803

FILED

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CLERK, SUPREME COURT

By _____
Chief Deputy Clerk

Fifth District Court of Appeal
Case No: 96-01973

RONALD SCHULTZ
CITRUS COUNTY PROPERTY APPRAISER
Petitioner

vs.

SUGARMILL WOODS, INC.
Respondent

**APPENDIX TO
PETITIONER'S REPLY BRIEF ON MERITS**

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CITRUS COUNTY ORDINANCE NO. 90-14, AS AMENDED

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CHAPTER ONE
GENERAL PROVISIONS

1000. TITLE

This Code shall be known as, cited as, and referred to as the Citrus County Land Development Code. It may, in subsequent sections, be referred to as the LDC or this Code.

1100. AUTHORITY

The Citrus County Land Development Code is adopted pursuant to Chapter 163, Part II, Florida Statutes, and Chapter 125, Florida Statutes (F.S.).

1200. FINDINGS

The Citrus County Board of County Commissioners finds that:

- A. A single set of administrative procedures for making all land use decisions promotes efficiency, predictability, and citizen participation.
- B. All development proposals must undergo a development review process to assure compliance with the requirements of this Code.
- C. Mandatory concept review allows property owners to modify proposals in response to early staff comment.
- D. All administrative decisions should be supported by a record with written findings to assure accountability and efficient appellate review.
- E. A quick, efficient, and nonpolitical avenue of appeal should be available for all ministerial and administrative decisions.
- F. Enforcement of development orders and the provisions of this Code should be through procedures that are efficient, effective, and consistent with code enforcement procedures established by State law.

1300. PURPOSE AND INTENT

The primary purpose of the LDC is implementation of the Citrus County Comprehensive Plan, as adopted pursuant to Chapter 163, Part II, F.S., and in accordance with Rule 9J-5, Florida Administrative Code (F.A.C). The Board of County Commissioners deems it necessary to adopt the LDC for the following purposes:

- A. Guiding and accomplishing coordinated, adjusted, and harmonious development in accordance with existing and future needs of the County.
- B. Protecting, promoting, and improving the public health, safety, comfort, order, appearance, convenience, morals, and general welfare.
- C. Conserving the value of land, buildings, and resources, and protecting landowners from adverse impacts of adjoining developments.
- D. Protecting the character and maintaining the stability of residential, agricultural, business, industrial, recreation, and public areas.
- E. Promoting orderly development of residential, agricultural, business, industrial, recreation, and public areas.
- F. Controlling and regulating growth of the County, concentrating more intense development in areas with high development capability, and limiting development in areas of low capability.
- G. Directing and controlling, through establishment of performance standards, the type, distribution, and intensity of development.
- H. Balancing the interest of the general public in Citrus County and that of individual property owners.
- I. Protecting, and where necessary, preserving our valuable natural resources including, but not limited to: ecologically significant land, water resources, wildlife habitat, fisheries, and threatened or endangered species.
- J. The requirements of this Code apply to all development occurring after the effective date of this Code unless otherwise exempted by this Code, the Citrus County Comprehensive Plan, or other ordinance.

1400. GENERAL RULES OF INTERPRETATION

1410. Interpretation

- A. In the interpretation and application of the LDC, all standards, criteria, and requirements shall be liberally construed in favor of the purposes and goals of Citrus County and deemed neither to limit or repeal any other lawful regulatory powers of the County.
- B. Where this Code conflicts with or overlaps other regulations, whichever imposes the more stringent restrictions shall prevail.
- C. In the event that any question arises concerning application of regulations, performance standards, definitions, development criteria, or any other provision of this LDC, the Director of the Division of Planning shall be responsible for interpretation. Responsibility for interpretation by the Director shall be limited to standards, regulations, and requirements of this LDC; such responsibility shall not be construed to include interpretation of any technical codes adopted by reference in the appendices. Interpretations rendered by the Director of the Division of Planning shall be subject to confirmation by the Director of the Department of Development Services. Interpretation of any technical codes adopted by reference in the appendices shall be the responsibility of the Director of the Department of Technical Services. Further, responsibility shall not be construed to substitute for any rights or responsibilities assigned to any commission, board, or official named in other sections or chapters of this LDC. The Director(s) shall rely upon policies adopted or amended in the Citrus County Comprehensive Plan in making any such interpretation.

1420. Abrogation

This Land Development Code is not intended to repeal, abrogate, or interfere with any existing easements, covenants, or deed restrictions duly recorded in the public records of Citrus County. The LDC is not intended to repeal any lawful approval by official County action of any planned development, planned unit development, or subdivision.

1500. DEFINITIONS

The following rules shall be observed in the application and interpretation of provisions of this Code, except when the context clearly requires otherwise:

- A. The words "shall", "should", or "must" are mandatory. The words "may" or "might" are discretionary.
- B. Words used or defined in one tense or form shall include other tenses or derivative forms.
- C. Words in the singular shall include the plural, words in the plural shall include the singular.
- D. In the event of a conflict between the text of this Code and any illustrations, captions, figures, or other graphic material, the text shall control.
- E. The word "includes" shall not limit a term to specific examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.
- F. Definitions herein are based on the meaning given to them according to the following order:
 - 1. Citrus County Comprehensive Plan
 - 2. Florida Statutes
 - 3. Florida Administrative Code
 - 4. Adopted County Ordinances
 - 5. Webster's Ninth New Collegiate Dictionary

Unless specifically defined as referenced above, words or phrases used in this Code shall have the meaning of common usage which gives this Code its most reasonable application:

Abut: To physically touch or border upon, or to share a common property line. In reference to Notice for Public Hearing, see Section 2610.B of this Code.

Access: A recorded instrument providing for ingress and egress to a parcel or property.

Accessory Use or Structure: Any use or structure on the same lot with and of a nature customarily incidental and subordinate to the principal use or structure. Where a building is attached to the principal building, it shall be considered a part thereof and not an accessory building. A facility for the service of malt, vinous, or other alcoholic beverages shall be deemed an accessory use for a motel, marina, hotel, private club, country club, yacht club, or golf club provided all other applicable requirements of State law and County regulations are met.

Adult Congregate Living Facility (ACLF): A type of residential care facility defined in Chapter 400, Part 2, F.S., and described in Section 4664 of this Code.

Impervious Surface: Any surface of material that prevents absorption of water into the underlying soil.

Impervious Surface Ratio (ISR): A mathematical expression determined by dividing the total impervious surface of a site by the gross area of the site, i.e.,

$$\frac{\text{Total Impervious Surface}}{\text{Gross Site Area}}$$

Improvement: Any man-made immovable item that becomes part of, is placed upon, or is affixed to real estate.

Infill Development: The addition of new housing or other buildings on scattered vacant sites in a built-up area.

Intensity: The degree to which land is occupied and/or density of development. There is no single measure of intensity of land use. Rather, one land use is relatively more or less intense than another use. Generally, a particular use may be more intense due to one or more characteristics such as traffic generated, amount of impervious surface, bulk of the structures, number of employees, and degree of a nuisance such as pollution, noise, light, etc.

AMENDED BY
ORDINANCE
NO. 96-A12
MAY 28, 1996.

Junkyard: Premises or portions thereof used for storage or sale of used and discarded materials including, but not limited to: paper, rags, metal, building materials, appliances, household furnishings, machinery, vehicles, and equipment or parts thereof. Storage for a period of two or more months of two or more unlicensed, wrecked, or partly dismantled motor vehicles, and parts of dismantled motor vehicles, or the sale of parts thereof, not capable of or not intended to be restored to highway operating condition shall also constitute a junkyard. For the purposes of this Code, such uses as automobile reclaiming businesses, automotive wrecking businesses, and automotive salvage businesses shall be considered junkyards.

Kennel: Any lot or premises on which four or more dogs or cats, or both, at least four months of age are kept, boarded, or trained for an income producing business, whether in special structures or runways or not. The dogs or cats shall not be animals whose natural habitat is in the wild, whether born in the wild or not, but of the domestic breeds.

Landscaping: The improvement of appearance or beautification of an area by planting of trees, grass, shrubs, or other plant materials, or by alteration of the contours of the land.

Land Use: The development, activity, or use that has occurred on or is proposed for land.

- J. Obsolete Sign: Any sign that identifies or advertises any product, accommodation, service, or business that is no longer available to the public at the location indicated on the sign.
- K. Occupant Sign: A sign bearing only property numbers, postbox numbers, or names of occupants or premises.
- L. Off-Site Sign: Any sign relating to products, accommodations, services, or activities available to the public off the premises on which the sign is located. An off-site sign may also be called a billboard.
- M. Portable Sign: Any sign whose design and/or construction is manifestly intended to be of a portable nature whether anchored, carried, left freestanding, towed, self-propelled, or attached to a vehicle including those attached to a truck, trailer, taxi, or other vehicles used in the course of business.
- N. Projecting Sign (Building): A sign, other than a wall sign, that is attached to and projects from a structure or building face.
- O. Wall Sign: A sign painted on, carved in, or otherwise affixed to and mounted parallel to a building facade or wall in such a manner that the facade or wall becomes the supporting structure for, or forms the background surface of, the sign.
- P. Window Signs/Advertising Posters: Signs intended to inform or advertise products or events that are placed in the windows of shops, stores, or similar establishments.

Sign Face Area: The area of any regular geometric shape that contains the entire surface area of a sign upon which copy may be placed.

Silviculture: The development and/or maintenance of a forest or wooded preserve for the purpose of harvesting forest products.

Site Plan: The development plan for one or more lots or parcels on which is shown the existing and proposed conditions of the lot(s) or parcel(s) including all of the requirements set forth in this Code.

CHAPTER TWO

ADMINISTRATIVE AND LEGISLATIVE PROCEDURES

2000. GENERAL ADMINISTRATIVE PROVISIONS

2010. Purpose and Intent

This chapter sets forth the application and review procedures required for obtaining a development order and certain types of permits. This chapter also specifies the requirements for appeals and legislative actions such as code amendments, Comprehensive Plan amendments, and vacations.

2020. Development Orders Required

No development allowed by this Code shall be established or changed, including accessory structures and those for temporary uses, and no building shall be used, occupied, or altered with respect to its use after the effective date of this Code until there is first on file, approved by official County action, a site plan or subdivision plat for such premises and a final development order has been secured. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this Code or any other applicable law.

Pursuant to the provisions of the Florida Statutes and other regulations as provided by law, the requirements of this chapter shall apply to all divisions of land now or hereafter within the unincorporated area of Citrus County, Florida. No application for a building permit for construction of a principal building on a parcel of land in the unincorporated area shall be granted unless a plat including that parcel of land has been approved by the Board of County Commissioners and recorded in the official records of Citrus County, or unless the request meets one of the exemptions listed in Section 2030 of this Code.

2021. Change of Use

Section 2021
amended by
Ordinance
#93-A02 and
#94-A20
1/26/93 and
7/26/94

Applications for Development Orders for change of use shall be filed with the Director of the Department of Development Services or his designee. Subsequent action shall be pursuant to the requirements of this Code.

6. Institutional Occupancy - A place of unrestrained or restrained occupancy including, but not limited to; Hospitals, Nursing Homes (24-hour care for six or more people), Mental Institutions, Jails, Detention Centers, Reformatories, Pre-Release Centers and other residential restrained care facilities.
7. Mercantile Occupancy - A place of retail sales or wholesale (other than warehouses) including, but not limited to; Stores, Shops, Markets, Department Stores, Shopping Centers, Drug Stores, and Sales Rooms.
8. Mixed Use Occupancy - A combination of two or more Occupancy Classifications within the same structure.
9. Residential Occupancy - A place of residential use including, but not limited to; Single Family and Multifamily Dwellings, Lodging Houses, Hotels, Motels, Boarding Houses, Apartment Houses, Fraternities, Sororities, Convents, and Monasteries.
10. Storage Occupancy - A place of storage including, but not limited to; Automobile Parking Structures, Garages, Aircraft Hangars, Storage Buildings, Warehouses, and Freight Depots.

B. The Building Official shall be responsible for interpretation subject to confirmation by the Director of the Department of Development Services.

2023. Determination of Change of Use

Section 2023
added by
Ordinance
#94-A20
7/26/94

- A. A change of occupant/tenant shall not be considered a "change of use" and will not require development review or issuance of permits provided it meets the following:
 1. The old use and the proposed "new" use are within the same Occupancy Classification as described in Section 2022 of this Code;
 2. The proposed use meets the following criteria:
 - a. Does not change the existing square footage of floor area, or alter the exterior dimensions of the structure;
 - b. Does not change the impervious lot coverage ratio;

- c. Does not increase the parking space requirements;
 - d. Is not inconsistent with the existing land use classification; and
 - e. Does not require a Conditional Use approval or a change in land use classification.
3. No alterations, renovations, or modifications requiring a building permit are to be made to the structure in question.
- B. A change of occupant/tenant or Use within the same Occupancy Classification, that necessitates building permits, shall require issuance of such building permits prior to the commencement of the work.
- C. A change of occupant/use resulting in a change in Occupancy Classification shall be subject to the Technical Review Process.

2030. Exemptions

- A. Single family and duplex dwellings are excluded from the development order process where they are being constructed on an existing lawfully platted lot and are being developed in harmony with surrounding development as provided for in Section 3200 of this Code. This does not exclude single family and duplex dwellings from the necessity of acquiring development permits (building or other) or to provide for stormwater management as required in Section 4140.

Section 2030.B
 amended by
 Ordinance
 #94-A20
 7/26/94

- B. Interior completions, renovations, or alterations of commercial structures are excluded from the full Development review process of the Technical Review Committee and may be issued a Development Permit where such construction:
- 1. Does not change the existing square footage of floor area, or alter the exterior dimensions of the structure;
 - 2. Does not change the impervious lot coverage ratio;
 - 3. Does not increase the parking space requirement; and
 - 4. Is not inconsistent with the existing land use classification.

- C. The following types of alterations are exempted from securing a development order. This does not exclude the requirements for acquiring building or other permits.
1. Temporary uses of land may be allowed subject to receipt of a special permit from the Director of the Department of Development Services or his designee. The following uses are included:
 - a. Temporary storage of materials by a government agency for a period not to exceed 180 days.
 - b. A temporary and/or portable structure for a period not to exceed one year.
 - c. Temporary location, use, or occupancy of a recreational vehicle or waterborne vessel, irrespective of size, on improved property for a period not to exceed two weeks in any 12 month period.
 - d. Temporary location, use, or occupancy of a recreational vehicle or waterborne boat, irrespective of size, on unimproved property while constructing a single family dwelling unit on the same property for a period not to exceed nine months, provided that all required development permits have been obtained for said construction. Such use and occupancy shall be discontinued at the time of Certificate of Occupancy issuance unless the structure is in compliance with other provisions of this Code.
 2. Temporary uses of land may be allowed without issuance of a development permit.
 - a. Temporary yard or garage sales for a period not to exceed four days in any 12 month period.
- D. Proposed divisions of land that meet any one of the following criteria shall be exempt from the requirement to plat:
1. The division consists solely for the conveyance of land or granting of easements or rights-of-way to and accepted by a governmental or public agency.
 2. The division is solely for the purpose of increasing the size of two or more adjacent lots (see Section 2245 of this Code regarding splitting of lots).

E. Lots in subdivisions that are not recorded in the records of Citrus County are exempt from the requirement to plat, provided that the subdivision plat was lawfully established pursuant to the Public Works Manual (Ordinance No. 83-01) prior to the adoption of this Code and provided that both of the following conditions shall be met:

1. Prior to the adoption of the Public Works Manual -

Those placed in the official records of the Citrus County Property Appraiser which were subdivided prior to March 4, 1983; and

Those surveyed by a Florida Registered Surveyor, properly signed and sealed, prior to March 4, 1983, meeting all the requirements of the Public Works Manual and submitted to the Citrus County Department of Development Services by December 30, 1987.

2. Those created and recorded in the Public Records prior to the adoption of this Code pursuant to the exemptions to platting of the Public Works Manual.

F. Essential services, herewith defined as services authorized and regulated by State or National public utility commissions or services owned, franchised or permitted by Citrus County may be located within any district. This provision comprehends both structures and uses and includes gas, water, and water towers, well houses, electric, utility poles and transmission towers, and electric substations, sewerage, and telephone facilities, utilities poles and street lighting. However, this provision shall not be deemed to permit the location in a district of such establishments as electric or gas generating plants, sewage treatment plants, water pumping facilities above or below the ground from which they would be otherwise barred, and provided further, that this provision shall not be deemed to include the establishment of structures for commercial activities such as sales or the collection of bills in districts from which such activities would be otherwise barred. Under this provision, where structures are involved, such structures shall conform, insofar as possible, to the character of the district as to architecture and landscaping and shall meet all yard, area and similar requirements as provided for in the district in which they are to be located.

4140. Stormwater Management

4141. Purpose and Intent

- A. This section is intended and shall be interpreted to protect, maintain, and enhance both the immediate and long-term health, safety, and general welfare of the citizens of Citrus County through the following:
1. Protecting and maintaining the chemical, physical, and biological integrity of ground and surface waters.
 2. Preventing activities that adversely affect ground and surface waters.
 3. Encouraging construction of stormwater management systems that aesthetically and functionally approximate natural systems, consistent with regulatory agency requirements.
 4. Protecting natural drainage systems.
 5. Minimizing runoff pollution of ground and surface waters.
 6. Minimizing erosion and sedimentation of receiving waters.

4142. General Provisions

In addition to meeting the requirements of this section, the design and performance of all stormwater management systems shall comply with applicable State regulations (Chapter 17-25, F.A.C.), requirements of SWFWMD (Chapters 40D-4 and 40D-40, F.A.C.), and shall meet the design and construction requirements of Appendix B of this Code. This shall include development near Outstanding Florida Water.

4143. Exemptions

- A. The following development activities are exempt from the requirements of this section. Developments exempt under this section shall nevertheless be constructed in such a manner as to prevent flooding from stormwater entering the site from adjacent property including roadways. Sites shall be graded in such a manner as to provide onsite retention of the first one inch runoff on the entire lot.

1. Construction of a single family or duplex residential dwelling unit and accessory structures on a lot of record.
2. Any development within a subdivision if each of the following conditions have been met:
 - a. Stormwater management provisions for the subdivision were previously approved and remain valid as part of a final plat or development plan, AND
 - b. The development is conducted in accordance with the stormwater management provisions submitted with the final plat or development plan.
3. Bona fide agricultural activity which has a permit from SWFWMD.
4. Maintenance activity that does not change or affect the quality, rate, volume, or location of stormwater flows on the site or of stormwater runoff.
5. Action taken under emergency conditions to prevent imminent harm or danger to persons, or to protect property from imminent fire, violent storms, hurricanes, or other hazards. A report of the emergency action shall be made to the Director of Technical Services as soon as practicable.

4144. Standards

- A. The proposed development and development activity shall not violate the water quality standards as set forth in Chapter 17-3, F.A.C.
- B. Detention and retention systems shall be designed in conformance with the Drainage System Design and Construction Standards described in Appendix B.
- C. The design and construction of the proposed stormwater management system shall be certified as meeting the requirements of this Code by a professional engineer registered in the State of Florida.

- B. The boundary shall be proposed by the applicant and approved by the TRC through compilation of relevant available evidence specific to a particular water body or wetlands, and shall include the following indicators: botanical, physical, geomorphological, water level records, and controlled lake elevation.
- C. Determination of Wetlands Boundary

Delineation of jurisdictional wetland areas is established in the field after a standardized and multiparameter assessment following which regulatory agency(ies) approval is acquired and the upland wetland boundary is located and mapped by professional survey methods. The applicant may determine said boundary(ies) through competent compilation and interpretation of relevant available evidence specific to a particular water body or wetland for the purposes of preapplication conference and preliminary review. However, wetland boundaries delineation shall have applicable regulatory agency(ies) approval for the purposes of TRC approval and permitting.

In all cases, wetlands boundary(ies) shall be established based on the indicators defined below. For regulatory purposes, the most inclusive determination of wetlands adopted by SWFWMD, ACOE, FDER, and FDNR shall be used.

NOTE: Refer to the Land Development Guide for criteria utilized by jurisdictional agencies to determine wetland boundaries.

4153. Standards for Protection

- A. Unless specifically permitted by the provisions of this Code, no development activity shall be undertaken in a wetlands area.
- B. Exemptions: Certain activities are presumed to have an insignificant adverse effect on the beneficial functions of a protected wetlands area. The following uses and activities are included and shall not be prohibited unless competent and substantial evidence to the contrary is provided during development review. Some of these activities may require written notice of exemption from other regulatory agencies. Acquisition of such notice is the responsibility of the applicant.

1. Scenic, historic, wildlife, or scientific preserves.
 2. Minor maintenance or emergency repair to existing structures or improved areas.
 3. Cleared walking trails having no structural components.
 4. Timber boardwalks and docks four feet or less in width with one-half inch spacing between planks.
 5. Commercial or recreational fishing, hunting, or trapping; and creation of blinds.
 6. Cultivating or harvesting agricultural, horticultural, or silvicultural, or aquacultural products that occur naturally on the site.
 7. Constructing fences where no fill activity is required and where navigational access will not be impaired by construction of the fence.
 8. Developing an area that no longer functions as a wetland, a former wetland that has been filled or altered in violation of any rule, regulation, statute, or this Code. The developer shall present confirmation that the area no longer functions as a wetland from the applicable wetland regulatory agency(ies) prior to development activity being undertaken.
 9. Developing a "Wetlands Storm Water Discharge Facility" or "Treatment Wetland" in accordance with State permits received under Chapters 17-25 and 17-6, F.A.C.
- C. The following structures and activities may be permitted, provided that a development proposal is submitted showing full compliance with all applicable sections of this Code; receipt of applicable SWFWMD, ACOE, FDER, or FDNR permits including establishment of jurisdictional wetlands boundaries; and showing that the activity is designed, and shall be constructed, maintained, and undertaken in a way that minimizes adverse impacts on beneficial wetland functions.

- E. All landscaped areas required in this section shall be protected from encroachment by a barrier such as curbs, wheel stops, or similar devices consistent with parking lot specification of Appendix A.
- F. All parking spaces adjacent to any structures shall be separated from that structure by a minimum five-foot buffer.
 - 1. The buffer may contain landscaping and walkways but in no case shall the landscaping area be less than 25 percent of the total buffer area.
 - 2. Landscaping shall conform to Section 4312 of this Code.

4340. Tree Preservation

4341. Intent

It is the intent of this section to provide those standards and regulations that will protect and preserve specified tree species, protect and preserve the natural landscape, foster and encourage maintenance of natural vegetation, and offset loss or injury of trees to development and related activities. Preservation of trees and natural vegetation enhances stabilization of soil, quality of water, production of oxygen, maintenance of the value of lands and their improvements, promotes energy conservation through the cooling and shading effects of trees, mitigates nuisances such as noise, glare, heat, air, pollution, and stormwater runoff, and enhances the attractiveness of streets, roadways, and open spaces in developed areas. Functional conservation provides an aesthetic balance to man-made urban settings and preserves environmental and ecological benefits of existing native trees and vegetation.

4342. General Requirements

- A. A protected tree is any tree meeting the size requirements of Section 4344.B of this Code and not exempt pursuant to Section 4344.A of this Code. A tree preservation site plan shall be submitted as part of all development plans for approval by the TRC and/or PDRB. The approved final development plan shall specify which protected trees may be removed, preserved, or are to be replaced.

Section 4342.C
amended by
Ordinance #93-A02
1/26/93

- B. The tree preservation site plan shall indicate those trees to be preserved, removed, or replaced by location, species, and circumference or diameter (cbh or dbh). The site plan shall also include protective barrier location and dripline for each tree.
- C. Except as provided in Section 4343 of this Code, no protected tree shall be removed except by an approved tree preservation site plan and subsequent permits obtained from the Director of the Division of Planning. Applications for permits shall be filed and reviewed under the procedure outlined in Chapter Two of this Code. Requests for tree removal permits shall include all of the following:
1. A statement of justification for the request, including consideration of alternatives to removal.
 2. A description of the trees to be removed.
- D. It is the intent of this section to minimize removal of protected trees. No authorization shall be granted to remove a tree where the developer or property owner has failed to take reasonable measures to design and locate the proposed improvements so that the number of protected trees to be removed is minimized. No authorization for removal of a protected tree shall be granted unless one or more of the following conditions are met:
1. A permissible use of the site cannot reasonably be undertaken unless specific trees are removed or relocated.
 2. The tree is located in such proximity to an existing or proposed structure that the safety, utility, or structural integrity of the structure is materially impaired.
 3. The tree materially interferes with the location, servicing, or functioning of utility lines or services.
 4. The tree creates a substantial hazard to motor, bicycle, or pedestrian traffic by virtue of physical proximity to traffic or impairment of vision.

5. The tree is dead, diseased, or weakened by age, abuse, storm damage, or fire and is likely to cause injury or damage to people, buildings, or other improvements.
6. Any law or regulation requires the removal.

4343. Exemptions

A. The following shall be exempt from the requirements of Sections 4342 and 4340 of this Code;

1. Development of single family, single family attached, duplex, and triplex dwellings on individual lots of record with not more than one principal structure per lot of record.
2. Licensed plant or tree nurseries or botanical gardens with respect to those plants and trees that are planted and grown for sale to the general public in the ordinary course of the licensee's business or for public purpose.
3. Active operation for bona fide agricultural or forestry purposes.
4. Electrical utility facilities.
5. Citrus County Department of Public Works; dead tree removal, trimming, and emergency work as required.
6. The following species of trees are not protected:

Punk tree or melaleuca	<u>Melaleuca quinquenervia</u>
Australian pine	<u>Casuarina</u> sp.
Brazilian pepper (tree/shrub)	<u>Schinus terebinthefolius</u>
Chinese tallow	<u>Sapium sebiferum</u>
Chinaberry	<u>Melia azedarach</u>
Black cherry	<u>Prunus serotina</u>

Section 4350 of this Code shall not be construed to prevent trimming of trees by public utilities or their authorized agents where such trimming is necessary for establishment or maintenance of service.

C. Fences or walls may be located in all front, side, and rear yard setback areas. No fence or wall shall exceed four feet in height when placed in the required front yard (the yard abutting a road or public right-of-way). Each fence or wall located in the side and rear yard setbacks shall not exceed the height of eight feet.

Section 4475.D
amended by
Ordinance #94-A20
7/26/94

D. Fences or wall located within the clear visibility triangle on a corner lot and/or located within the driveway visibility triangle as defined in Section 4224 of this Code shall not exceed three feet in height. A chain link fence (without decorative slatting) or any other type fence that does not exceed 20 percent opacity would be exempt from the three feet height requirement when located within the visibility triangle.

Section 4475.E
amended by
Ordinance #94-A20
7/26/94

E. Any fence located adjacent to a public right-of-way or private road shall be placed with the finished side facing that right-of-way. Additionally, any fence located within 10 feet of a side and/or rear lot line in Coastal and Lakes Residential, Low Density Residential, Medium Density Residential, and High Density Residential Districts shall be placed with the finished side facing the adjoining properties.

F. A fence or wall needed for safety, security and/or protection of a hazard may not be subject to height limitation above. Approval to exceed maximum height standards may be given by the Director of the Division of Building Inspections upon receipt of satisfactory evidence of the need to exceed height standards.

G. No fence or wall shall be constructed or installed in such a manner as to interfere with drainage on the site.

H. Fences shall be constructed in a workmanlike manner, be of sound and sturdy construction, and maintained in a sound condition.

4476. Regulations for Required Fences and Walls

Required fences shall be provided for buffering and screening purposes as provided elsewhere in this Code. Required walls may be permitted up to six feet in height in front yards at the outer boundaries of the development or at the boundaries of distinct portions of the project (such as where multiple family adjoins single family or commercial adjoins residential development) provided that:

- A. No drive or street pierces the wall except at development entrance/exit streets;
- B. The wall is shown on an approved PD general site plan or approved subdivision final plat; and
- C. Meets all other applicable requirements of this Code.

4477. Regulations for Permitted Fences - Residential Districts

- A. Fences over four feet in height shall not be permitted within required front yards, except as provided in Sections 4475 and 4476.
- B. In general, the design of fences shall be in keeping with neighborhood appearance. Fences shall be constructed of commonly used materials such as chain link, masonry, or wood. Such materials as corrugated or sheet metal, or any scrap or offensive material shall not be permitted. In addition, fences in any residential district shall not contain any substance such as broken glass, spikes, barbs, nails, electronically charged wiring or similar materials designed to inflict pain or injury to any person or animal.
- C. Fences surrounding public utility structures within residential districts shall be exempt from the above setback and height requirements (up to a maximum of eight feet) and may use up to three strands in height of barbed wire on security chain link fences provided that such barbed wire is a minimum of six feet above average grade.

4478. Agriculture Districts

- A. Fence regulations for permitted fences shall be the same as for residential districts.
- B. Barbed wire fences and electrically charged fences may be permitted in Agricultural and Extractive Districts and as a conditional use within the Low Intensity Coastal and Lakes and Rural Residential districts, subject to the requirements of the Building Code and applicable local, State and Federal laws and regulations. Standards for Conditional Uses shall apply where applicable.

C. Permitted barbed wire fences and electrically charged fences shall maintain setbacks from all abutted residential property lines equivalent to the minimum landscape buffer required under Section 4320 of this Code.

4479. Commercial, Industrial and Extractive Districts

A. Commercial Districts

1. Fence regulations for permitted fences shall be as provided in Section 4475 of this Code.
2. Up to three strands of barbed wire may be used on security chain link fences provided that such barbed wire is a minimum of at least six feet above average grade.

Section 4479.B
amended by
Ordinance #94-A20
1/26/94

B. Industrial and Extractive Districts

Fence regulations for permitted fences shall be as provided in Section 4475 of this Code.

4480. Dining Rooms, Recreation Centers, and Other Amenities

Residential and nonresidential development projects may provide amenities for the exclusive use of the employees and/or residents of the project. Such amenities shall be allowed subject to the requirements of Sections 4481, 4482, and 4483 of this Code.

4481. Dining Rooms/Cafeterias/Snack Shops, etc.

A development may provide a central dining facility to serve employees and/or residents of the project.

- A. The facility shall not be open to the general public.
- B. There shall be no off-site signs advertising the presence of the facility. Exterior signs shall be directional only, pursuant to the provisions of Chapter Seven of this Code.

4482. Community Centers/Recreation Centers

Residential projects may provide a central facility for meeting place and indoor recreation opportunities for residents.

4500. OPERATIONAL PERFORMANCE STANDARDS

4510. Standard Manuals and Measuring Devices

A. The following devices and instruments standardized by the American Standards Association shall be used:

S.L.M.	Sound Level Meter
V.M.D.	Three Component Vibration Measuring Device
A.D.I.	Atmospheric Dust Impinger

B. One of the following devices or its equivalent for measuring cup flash points shall be used:

Pensky-Martens
Tagliabue

C. The following referenced are cited in this section:

40CFR	Code of Federal Regulations, Title 40, "Protection of Environment"
FAC17-2	Chapter 17-2, Florida Administrative Code, "Air Pollution"

APAM	"Air Pollution Abatement Manual" of the Manufacturing Chemist Association
PHR47	U.S. Public Health Report 47, No. 12, "Measurement of Density Mineral Dust"
ICR12	Industrial Cost Rule No. 12 adopted by the Board of Standards and Appeals of the New York State Department of Labor
CFR10	Title 10, Chapter 1, Part 20, Code of Federal Regulations, "Standards for Protection Against Radiation"
ANSI	American National Standards Institute - Applicable Standards

NOTE: Wherever standards for industrial safety or air contamination cited herein have been superseded or preempted by other regulatory agencies, the more stringent standards shall apply.

4520. Noise

Unless otherwise defined herein, all terminology shall be in conformance with applicable publications of the American National Standards Institute, Inc. (ANSI) or its successor body. Terms in this section are defined in Chapter One of this Code.

4521. Instrumentation

Instrumentation used in making sound level measurements shall meet the following requirements:

- A. Sound Level Meter. Sound level meters shall be of at least Type 2 meeting ANSI 51.4-1971 requirements. Alternatively, a microphone or sound level meter may be used with a magnetic tape recorder and/or graphic level recorder or indicating meter, providing the system meets at least Type 2 ANSI requirements. For measurements requiring octave band analysis, the equipment will additionally meet ANSI 51-11-1966 specifications.

PERMISSIBLE NOISE EXPOSURE

<u>Duration Per Day</u> <u>Continuous Hours</u>	<u>Noise Level</u> <u>dBA</u>
8	90
6	92
4	95
3	97
2	100
1 1/2	102
1	105
1/2	110
1/4 or less	115

- C. Using or firing explosives, firearms, or similar devices so that the sound therefrom creates a noise disturbance violating the provisions of this section, or within a noise sensitive zone, public space, or public right-of-way, is prohibited. Licensed game hunting activities on property where such activities are authorized shall not be so regulated.

4524. Maximum Permissible Sound Levels by receiving Land Use

- A. Maximum Sustained Sound. No person shall operate or cause to be operated any source of sound in such a manner as to create a sound level exceeding the limits set forth for the receiving land use category in the table below during more than 10 percent of any measurement period which shall not be less than 10 minutes when measured at the property boundary of the receiving land use.

SOUND LEVELS BY RECEIVING LAND USE

<u>Receiving Land</u> <u>Use Category</u>	<u>Time</u>	<u>Sound Level Limit</u> <u>dBA</u>
Residential, Public Space, or Institutional	7 AM - 10 PM	55
	10 PM - 7 AM	50
Commercial or Business	7 AM - 10 PM	65
	10 PM - 7 AM	60
Manufacturing, Industrial, or Agricultural	At all times	75

B. Maximum Intermittent Sound. Intermittent noise level limits shall not exceed more than ten percent of any minimum measurement period of ten minutes. For any source of sound received at the property boundary of the receiving land use, the maximum intermittent sound level shall not exceed sound level limits listed in the table above by:

1. 10 dBA from 7:00 AM to 10:00 P.M.
2. 5 dBA from 10:00 PM to 7:00 AM.
3. 10 dBA at all times for manufacturing, industrial, or agricultural land use.

4525. Exemptions

A. It shall not be the intent of this section to regulate noises in circumstances where persons, property, wildlife, or plant life are not affected by the noise. The following activities or sources are exempt, except during certain hours as specified below:

1. Activities covered by the following: stationary nonemergency signaling devices, emergency signaling devices, domestic power tools, air-conditioning and air-handling equipment for residential purposes, operating motor vehicles, or refuse collection vehicles and backup alarm systems required by Federal Occupational Safety and Health Administration (OSHA) Regulations.
2. The unamplified human voice.
3. Railway locomotives and cars.
4. The lowing of cattle, the clucking of fowl, the neighing of horses, the baying of hounds, or other normal sounds of reasonably cared for agricultural or domestic animals, as well as sounds of necessary farming equipment for bona fide agricultural operations.

4620. Low Intensity Coastal and Lakes District

Section 4620
renumbered
by Ordinance
#94-A20
7/26/94
(formerly
Section 4621)

This category designates those areas having environmental characteristics sensitive to development and therefore should be protected. Where preservation is not possible, only the lowest intensity development shall be allowed.

- A. Coastal High Hazard Area (CHA): The predominant land uses shall be single family residential development at a maximum density of one dwelling unit per 40 acres. No Planned Development (PD) provisions will be allowed within the CHA.
- B. Coastal, Lakes, and River Area (CLR): The predominant land uses shall be single family residential development a maximum density of one dwelling unit per 20 acres. Planned Developments are allowed provided the following provisions are met:
1. An amendment to the Comprehensive Plan must be obtained.
 2. A minimum of 160 acres is required for a development plan.
 3. Gross density shall not exceed one dwelling unit per five acres.
 4. The development shall be serviced by regional water and sewer facilities.
 5. One hundred percent of wetlands on site shall be protected, mitigation shall not be permitted.
 6. Clustering of units shall be required to assure preservation of a minimum of 80 percent of the existing uplands on site.
 7. A 1,000 foot buffer shall be provided around all lands designated as part of the St. Martin's Marsh Aquatic Preserve.
 8. All development shall be encouraged to utilize best management practices for a stormwater management, erosion control, and wildlife preservation by a Wildlife Educational Program.

Within the CLR Florida Quality Development pursuant to Chapter 380, F.S., will be allowed without a Comprehensive Plan amendment at a maximum gross density of one unit per acre.

In addition to single family residential development, the following land uses shall be allowed provided the permitted use is compatible with the surrounding area, and standards for development are met as specified in this Code:

- Recreational uses.
- Agricultural uses.
- Public/semi-public, institutional facilities.
- Home occupations.
- New railroad rights-of-way, storage facilities, or related structures.
- Communication towers.
- Utilities.
- Commercial fishing and marina related uses.

4621. Rural Residential District

Section 4621
renumbered
by Ordinance
#94-A20
7/26/94
(Formerly
Section 4622)

This category represents primarily those areas that are transitional between higher density developments and agricultural or conservation uses. This category encourages preservation of economically viable agricultural land and large tracts of residential land in order to maintain a rural atmosphere in appropriate areas of the County.

This category allows for residential use at a maximum density of 1.0 unit per 10 acres. No PD shall be permitted within the Rural Residential District.

In addition to residential development, the following land uses shall be allowed provided the permitted use is compatible with the surrounding area, and standards for development are met as specified in this Code:

- Recreational uses.
- Agricultural and silviculture uses.
- Public/semi-public, institutional facilities.
- Home occupations.
- New railroad rights-of-way, storage facilities, or related structures.
- Communication towers.
- Utilities.

Multifamily residences.
Recreational facilities.
Public/semi-public, institutional facilities.
Home occupations.
Utilities.
Professional offices in association with housing developments.
Limited commercial use in association with housing developments.

4626. High Density Residential District

This is the highest density residential district and is representative of a compact urban growth area. This category primarily allows for multifamily units, manufactured housing in parks, and PDs, all of which must meet development standards. This category allows for maximum density of 12.0 units per acre.

In addition to residential development, the following land uses shall be allowed provided the permitted use is compatible with the surrounding area, and standards for development are met as specified in this Code:

Multifamily residences and manufactured homes in parks at a density of 12.1 to 20.0 units per acre.
Recreational facilities.
Public/semi-public, institutional facilities.
Home occupations.
Utilities.
Professional offices in association with housing developments.
Limited commercial uses in association with housing developments.

4627. Planned Residential Development District

The primary land use within each of the developments is single family residential; however, other uses are allowed. Other permitted land uses include multifamily residential, public/semi-public, recreational, commercial, and limited industrial. PRDs illustrated on the Generalized Future Land Use Map have been approved via the Planned Development process, and are tied to a master development plan which details land uses, acreage, and distribution of uses. The requirements for creating a planned residential development, as well as the specific uses allowed, are outlined in Chapter Two of this Code.

Limited recreational uses.
Agricultural uses, including single family residential, up to 1.0 unit per 5.0 acres.
New railroad right-of-way including switching, freight, or storage yards.
Communication towers.

4634. Public/Semi-Public Institutional District

This category allows for public/semi-public and institutional facilities, including such activities as educational, religious, medical and health care, governmental, and limited recreational uses.

4635. Transportation/Communication/Utilities District

This category allows for those uses directly related to transportation, communications, and utilities. It also accommodates service and storage related facilities necessary to support such uses.

4636. Recreation District

This category designates those areas, public and private, where outdoor recreation is the intended use.

4637. Agricultural District

This category designates those areas most suitable for agricultural uses. It provides for protection of economically viable agricultural land from encroachment by other types of uses. All agricultural uses are permitted as well as single family residences at a maximum density of one unit per 10 acres. No PD shall be permitted within the Agricultural District. No land within a PSA boundary may be designated Agriculture.

In addition to agricultural and residential uses, this category permits the following uses provided the use is found to be compatible with the surrounding area, and standards for development are met as specified in this Code:

Recreational uses.
Public/semi-public institutional uses.
Utilities.
New railroad rights-of-way, storage facilities, or related structures.

4638. Conservation District

This category designates publicly owned lands where management objectives are directed towards protection and conservation of sensitive land, water, and other natural resources. Development within this area shall be limited to those facilities which further the purposes of the management plan.

4639. Other Uses Permitted in Residential Districts

In addition to residential development, other land uses may be permitted in the Low Intensity Coastal and Lakes Residential District, Rural Residential District, Coastal and Lakes District, Low Density Residential District, Medium Density Residential District, and High Density Residential District provided the use is found to be compatible with the surrounding area and additional standards are met as specified in Chapter Five of this Code.

4640. Use Regulations

This section contains a table of allowable uses within each land use district described in the Citrus County Comprehensive Plan and this Code. Specific uses are either a) allowable subject to the minimum requirements for development within the district, b) allowable subject to supplemental standards for developments of greater intensity than the designated predominant use, or c) prohibited as incompatible with the intent and character of the district. Specific uses are shown in the table as "R" where allowable subject to the minimum requirements, "S" where allowable subject to supplemental standards, or "P" where prohibited within the district.

Descriptions of types of uses are shown in Section 4641 of this Code. Subsequent sections describe density and site design standards that apply to the groups of uses. Supplemental standards for increasing intensity or density of development are shown in Chapter Five of this Code.

2. Broadcasting stations and transmission towers.
3. Utility facilities such as water plants, wastewater treatment plants, electricity substations serving 230 KV or greater.
4. Maintenance facilities and storage yards for schools, government agencies, telephone and cable companies, etc.
5. LP gas storage and/or distribution facilities for up to 1,000 gallons.

NOTE: This should not be construed to prevent retail sales of LP gas in canisters or similar prefilled containers.

6. Airports, airfields, truck or bus terminals, etc.
- H. Agricultural Uses. Agricultural uses include croplands, pastures, forestry, aquaculture, feed lots, and buildings that are an accessory to these agricultural uses. This category of uses does not include processing or distribution plants for agricultural products and supplies. Residential use of the land is included at a density of one unit per ten acres.
- I. Industrial Uses. This type of use includes those wholesale and retail businesses for manufacturing, processing, storing, or distributing goods. Included in this category are uses which require primarily outdoor storage or when the industrial activity itself is conducted outdoors. Such uses include, for example, LP gas storage and/or distribution exceeding 1,000 gallons, junkyard or salvage yards, recycling centers, landfills, and hazardous waste collection and handling centers.
- J. Mining Uses. The types of uses in this group include surface mining, rock quarries, strip mining, and any extractive activities. Buildings and businesses for refinement, processing, packaging, and transportation of extracted materials are included in this group of uses.

4642. Residential Density Standards

- A. Residential development may be permitted in land use/zoning districts as shown in Section 4641 of this Code. Density of development and allowable housing types vary by district and are shown in Table 4-4, Density and Dwelling Unit Type Standards for Residential Uses, of this Code.

4675. Variances

No variances from the provisions of this section may be granted unless the request satisfies the criteria of this Code to justify granting of a variance. In addition, prior to granting of any such requested variance, the Department of Development Services shall require that the applicant furnish a copy of the requested variance to the Citrus County Aviation Advisory Board to respond with its written comments on the request for a variance within 15 days following receipt of such request.

Any such variance or development permit approval granted by the Director of the Division of Planning, Board of County Commissioners, or TRC may be so conditioned as to require the owner of the development project, structure, or growth in question to install, operate, and maintain such markers and lights as may be necessary to indicate to pilots the presence of airspace hazard.

4680. Animals

A. Animals in Selected Residential Districts

The following animals shall be permitted subject to the limitations established. The raising of those animals described in subparagraph 1. shall be permitted in Low Intensity Coastal and Lakes, Coastal and Lakes Residential, Central Ridge Residential, and Low Density Residential Districts on parcels of land containing not less than two acres and developed with a single family residence. In the Rural Residential District, raising of livestock or poultry shall be permitted on parcels containing not less than one acre and developed with a single family residence. In addition, developed parcels in the above noted districts containing more than 10 acres are not subject to the restrictions of this section.

1. As acreage permits, the number of animals on any such parcel shall not exceed the maximum number of animals per acre according to the following schedule:

Type of Animal	Maximum Number of Animals per Acre
Domestic Tropical Birds	30.0
Parrots	10.0
Poultry	10.0
Rabbits	10.0
Horses and other equines	2.0
Cattle	1.0
Goats	1.0
Sheep	1.0
Swine	1.0
Ratites (Ostriches, emus, rheas)	2.0

Section 4680
amended by
Ord. #95-A31
12/19/95

In the event that an individual desires to exceed the animal schedule, as provided above, a Level II, Conditional Use approval must be obtained. Pigeons which are banded and kept for homing/racing purposes may be permitted in any residential district provided that the parcel contains not less than 9,600 square feet and the number of birds does not exceed 35 per 9,600 square feet.

2. Offspring of any of the above permitted animals shall not be computed initially as additional animals; provided, however, that when any such offspring reaches a stage where they are capable of sustaining life independently of the mother animal (or rabbits over 10 weeks of age), they are no longer permitted on the parcel unless the size of the parcel permits the number of animal units to be accommodated.
3. Any animal permitted by the provisions of this schedule shall be for the sole use and enjoyment of the residents of the property on which such animals are raised or kept.
4. Any barn, stable, pen, sty, or other similarly utilized building or structure shall be located not less than 50 feet from any property line. This provision shall not be construed to apply to a perimeter fence.
5. Any property on which animals are raised shall be completely enclosed with a fence sufficient in area, size, and type to contain the number of animal units raised on the property.
6. Persons possessing wildlife as pets shall file a copy of their Florida Game and Freshwater Fish Commission permit as provided in Chapter 372, Florida Statutes, with the Department of Development Services.
7. The raising of those animals described in subparagraph 1. above for noncommercial purposes shall be permitted in the Medium Density Residential District subject to a Level II, Conditional Use approval. The minimum lot area shall be two acres. In no circumstances shall the number of animals exceed those amounts as identified in A.1 above.
8. It is recommended that the raising of animals will be done under the guidelines of Best Management Practices as established by the University of Florida and Soil Conservation Service. Methods of waste management, pest control, and odor abatement must be demonstrated.

B. Animals as an Agricultural Use

Raising of animals as an agricultural use is permitted by right in the Agricultural District. Furthermore it is permitted as a Level I Action in the following districts: Low Intensity Coastal and Lakes, Rural Residential, and Central Ridge Residential as a principal use. In the Low Intensity Coastal and Lakes, Rural Residential, and Central Ridge Residential Districts requiring a Level I review, the minimum area shall be 10 acres, and contiguous parcels under common ownership will be considered as one parcel. Parcels containing 10 acres or more are not subject to the animal schedule in paragraph A.

Any barn, stable, pen, sty, or other similarly utilized building/structure shall be located not less than 100 feet from any adjacent residentially committed property line. This provision shall not be construed to apply to a perimeter fence.

It is recommended that the raising of animals will be done under the guidelines of Best Management Practices as established by the University of Florida and Soil Conservation Service.

APPENDIX "G"

CL	=	Low Intensity Coastal & Lakes
RUR	=	Rural Residential
CLR	=	Coastal & Lakes Residential
CFR	=	Central Ridge Residential
LDR	=	Low Density Residential
MDR	=	Medium Density Residential
HDR	=	High Density Residential
PRD	=	Planned Residential Development
MXU	=	Mixed Use
PSO	=	Professional Service Office
CLC	=	Coastal and Lakes Commercial
GNC	=	General Commercial
IND	=	Industrial
EXT	=	Extractive
PSI	=	Public/Semi-Public; Institutional
TCU	=	Transportation, Communications, Utilities
REC	=	Recreation
AGR	=	Agriculture
CON	=	Conservation

APPENDIX G

LAND USE DESIGNATION

SCHEDULE OF USES AND LEVELS OF REVIEW BY DISTRICT

CL	RUR	CLR	CRR	LDR	MDR	HDR	PRD	MXU	PSO	CLC	GNC	IND	EXT	PSI	TCU	RBC	AGR	CON
----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

AGRICULTURE & RELATED USES

1	Agriculture	1	1	1														1	1	
2	Confinement feeding		1															1		
3	Farm Labor Housing	1	1																1	
4	Greenhouses, Plant Nurseries - wholesale	1	1								1								1	
5	Road side Produce Stands - grown on site	1	1												1				1	
6	Silviculture	1	1		1	1		1							1	1		1	1	1
7	Single-Family dwellings	1	1	1	1	1	1		1	1		1							1	
8	Stables - private	1	1		2														1	
9	Stables - public	2	2																1	1
10	Other similar uses	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

COMMERCIAL USES - NEIGHBORHOOD

1	Convenience Stores					2	2	1	1	1	1	1							
2	Dance, Art, Music Studios					2	2	1	1	1	1	1							
3	Fish & Bait shops	1		2		2	2	1	1		1	1							1
4	Funeral homes, mortuaries - without crematorium					2	2	1	1	1	1	1							
5	Medical & Dental clinics					2	2	1	1	1	1	1			2				
6	Offices - business & professional					2	2	1	1	1	1	1							
7	Pet Grooming					2	2	1	1	1	1	1							
8	Restaurants - sit down					2	2	1	1	1	1	1							
9	Retail Food Stores - bakeries, delis, supermarkets, etc.					2	2	1	1	1	1	1							
10	Service Businesses - drug stores, beauty & barber shops, etc.					2	2	1	1	1	1	1							
11	Spas, Health Clubs					2	2	1	1	1	1	1							
12	Specialty Food Stores					2	2	1	1	1	1	1							2
13	Veterinary Offices & Animal Hospital - no outside kennels			*		*	*	*	*	*	*	*			*			*	*
14	Other similar uses																		

LEVEL OF REVIEW:

1 = LEVEL 1

2 = LEVEL 2

 = PROHIBITED

* = DEPENDS ON USE

APPENDIX G

LAND USE DESIGNATION

SCHEDULE OF USES AND LEVELS OF REVIEW BY DISTRICT

	CL	RUR	CLR	CRR	LDR	MDR	HDR	PRD	MXU	PSO	CLC	GNC	IND	EXT	PSI	TCU	RBC	AGR	CON
COMMERCIAL USES - GENERAL CONT'D.																			
28									1		1	1							
29												1			1				
30												1	1						
31							2	1	1			1							
32												1	1						
33									1			1	1						
34												1	1						
35								1	2			1							
36						1	1	1	1	1	1	1				1	1		
37												1	1						
38												1	1						2
39									2	2	2	1							
40	1		1					1			1	1						1	
41	*		*			*	*	*	*	*	*	*	*	*	*	*	*	*	*
COMMUNICATION FACILITIES																			
1												1	1				1		
2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3												1							
4												1	1						
5									1	1		1			1	1			
6									1	1	1	1	1				1		
7	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
CULTURAL FACILITIES																			
1							1	1	1	1	1	1				1			
2							*	*	*	*	*	*				*			

LEVEL OF REVIEW:

1 = LEVEL 1

2 = LEVEL 2

 = PROHIBITED

* = DEPENDS ON USE

APPENDIX G

LAND USE DESIGNATION

SCHEDULE OF USES AND LEVELS OF REVIEW BY DISTRICT

		CL	RUR	CLR	CRR	LDR	MDR	HDR	PRD	MXU	PSO	CLC	GNC	IND	EXT	PSI	TCU	REC	AGR	CON	
MANUFACTURING, STORAGE & WAREHOUSING CONT'D.																					
27	Wholesaling														1						
28	Other Similar Uses	*		*					*			*	*	*	*	*	*	*	*	*	*
RESIDENTIAL SUPPORT USES																					
1	Adult & Child Care Facilities	1	1	1	1	1	1	1	1	1	1	1	1			1				1	
2	Bed & Breakfast						2	1	1	1		1	1								
3	Boarding Houses						1	1	1	1		1	1								
4	Community Centers	2	2	2	2	2	1	1	1	1		1				1				1	1
5	Educational Facilities and Non-Profit Training Facilities	1	1	1	1	1	1	1	1	1	1	1	1			1					2
6	Family Day Care Facilities	1	1	1	1	1	1	1	1	1	1	1	1			1					1
7	Halfway Houses	2	2	2	2	2	2	2	1	1			1			1					2
8	Houses of Worship	1	1	1	1	1	1	1	1	1	1	1	1			1					1
9	Nursing, Rest & Convalescent Houses	1	1	2	2	2	2	2	1	1	1	1	1			1					1
10	Preschools	1	1	1	1	1	1	1	1	1	1	1	1			1					1
11	Rooming Houses						2	1	1	1			1								
12	Other Similar Uses	*	*	*	*	*	*	*	*	*	*	*	*			*				*	*
RESIDENTIAL USES																					
1	Additional Housekeeping Units	1	1	1	1	1	1	1	1												1
2	ACLF	1	1	2	2	2	2	2	1	1	1	1	1			1					1
3	Display Homes	1	1	1	1	1	1	1	1												1
4	Domestic Employees Quarters	1	1	1	1	1	1	1	1												1
5	Manufactured Housing (RDMH-SDMH)	1	1	1	1	1	1	1	1	1											1
6	Multi-Family			1			1	1	1	1	1										
7	Single-Family	1	1	1	1	1	1	1	1	1	1		1		1						1
8	Poster Homes	1	1	1	1	1	1	1	1	1	1	1	1			1					1

LEVEL OF REVIEW:

1 = LEVEL 1

2 = LEVEL 2

☐ = PROHIBITED

* = DEPENDS ON USE

APPENDIX G

LAND USE DESIGNATION

SCHEDULE OF USES AND LEVELS OF REVIEW BY DISTRICT

	CL	RUR	CLR	CRR	LDR	MDR	HDR	PRD	MXU	PSO	CLC	GNC	IND	EXT	PSI	TCU	REC	AGR	CON	
OPEN USE OF LAND - HEAVY																				
1	Airports													2		2	2			
2	Billboards & Off site Advertising											1	1						1	
3	Commercial Recycling Center											2	1		1					
4	Construction & Demolition Facilities							2						2	2				2	
5	Contractor's Storage Yards											2	1							
6	Filling & Excavation	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
7	Junkyard & Wrecking Operations												1							
8	Mining Operations														1					
9	Open Storage														1	1	1			
10	Petroleum Drilling														1					
11	Railroad R.O.W.	1	1											1	1		1		1	
12	Sanitary Landfills													2		2				
13	Other Similar Uses	*	*		*									*	*	*	*		*	*
PUBLIC SERVICE & UTILITIES																				
1	Emergency Service Facilities	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	Broadcasting & Transmission Facilities												1			1	1			
3	Private Utilities	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	
4	Public & Semi-Public Maintenance & Storage Facilities	2	2	2	2	2	2	2					1	1	1	1	1		1	
5	Utilities	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	2
6	Well Fields	1	1	1	1	1	1	1	1	1	1	1			1	1	1		1	1
7	Other Similar Uses	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*

LEVEL OF REVIEW:
 1 = LEVEL 1
 2 = LEVEL 2
 [shaded box] = PROHIBITED
 * = DEPENDS ON USE

APPENDIX G

LAND USE DESIGNATION

SCHEDULE OF USES AND LEVELS OF REVIEW BY DISTRICT

	CL	RUR	CLR	CRR	LDR	MDR	HDR	PRD	MXU	PSO	CLC	GNC	IND	EXT	PSI	TCU	REC	AGR	CON	
OPEN USE OF LAND - HEAVY																				
1	Airports													2		2	2			
2	Billboards & Off site Advertising											1	1						1	
3	Construction & Demolition Facilities							2					2	2					2	
4	Contractor's Storage Yards											2	1							
5	Filling & Excavation	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
6	Junkyard & Wrecking Operations													1						
7	Mining Operations														1					
8	Open Storage														1	1	1			
9	Petroleum Drilling														1					
10	Railroad R.O.W.	1	1											1	1		1		1	
11	Recycling Facilities														1		1			
12	Sanitary Landfills														2		2			
13	Other Similar Uses	*	*		*									*	*	*	*		*	*
PUBLIC SERVICE & UTILITIES																				
1	Emergency Service Facilities	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	Broadcasting & Transmission Facilities												1				1	1		
3	Private Utilities	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	
4	Public & Semi-Public Maintenance & Storage Facilities	2	2	2	2	2	2	2	2				1	1	1	1	1		1	
5	Utilities	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	2
6	Well Fields	1	1	1	1	1	1	1	1	1	1	1			1	1	1		1	1
7	Other Similar Uses	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*

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