

ORDINANCE NO. 2018-_____

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING ORDINANCE NO. 2012-06, THE CITRUS COUNTY LAND DEVELOPMENT CODE, AS AMENDED, BY AMENDING SECTION 2401, LOW INTENSITY COASTAL AND LAKES DISTRICT (CL); SECTION 2402, RURAL RESIDENTIAL DISTRICT (RUR); SECTION 2403, COASTAL AND LAKES RESIDENTIAL DISTRICT (CLR); SECTION 2404, CENTRAL RIDGE RESIDENTIAL DISTRICT (CRR); SECTION 2405, LOW DENSITY RESIDENTIAL DISTRICT (LDR); SECTION 2406, MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR); SECTION 2407, HIGH DENSITY RESIDENTIAL DISTRICT; SECTION 2408, PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PDR); SECTION 2409, PROFESSIONAL SERVICES/OFFICE DISTRICT (PSO); SECTION 2410, COASTAL AND LAKES COMMERCIAL DISTRICT (CLC); SECTION 2411, NEIGHBORHOOD COMMERCIAL DISTRICT (NEC); SECTION 2412, GENERAL COMMERCIAL DISTRICT (GNC); SECTION 2416, PUBLIC/SEMI-PUBLIC, INSTITUTIONAL DISTRICT (PSI); SECTION 2419, AGRICULTURAL DISTRICT (AGR); SECTION 2423, PORT DISTRICT (PORT) TO REVISE USE STANDARDS AND IMPERVIOUS SURFACE REQUIREMENTS; AMENDING SECTION 3540, COASTAL HIGH HAZARD AREA REGARDING ALLOWABLE USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS OF LAW; PROVIDING FOR CODIFICATION; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARINGS; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Florida Statutes, the Board of County Commissioners, adopted the Citrus County Comprehensive Plan, Ordinance No. 89-04, on April 18, 1989, and subsequent amendments;

WHEREAS, on June 12, 2012, the Board of County Commissioners adopted the Citrus County Land Development Code (LDC) as Ordinance No. 2012-06;

WHEREAS, the Citrus County Board of County Commissioners recognize the need to plan for orderly growth and development while protecting Citrus County's abundant natural resources;

WHEREAS, the Citrus County Board of County Commissioners conducted a series of workshops in 2017 and 2018 to review the LDC and Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Citrus County, a political subdivision of the State of Florida, as follows:

SECTION 1. THAT SECTION 2401, LOW INTENSITY COASTAL AND LAKES DISTRICT (CL), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

2401. LOW INTENSITY COASTAL AND LAKES DISTRICT (CL)

This category designates those areas having environmental characteristics sensitive to development and therefore should be protected. No land use amendment that would increase residential density should be approved except for the Planned Unit Development standards where allowed. No additional high intensity non-residential land uses, specifically new GNC and IND, shall be allowed in the Coastal, Lakes, and River region. Where preservation is not possible, only the lowest intensity development shall be allowed.

- A. Velocity Zones: The predominant land uses shall be single family residential development at a maximum density of one dwelling unit per 40 acres. No PUD provisions will be allowed within the V-zone.
- B. Coastal, Lakes, and River Area (CLRA, all CL District lands excluding V-zones): The predominant land uses shall be single family residential development a maximum density of one dwelling unit per 20 acres. Planned Unit Developments are allowed provided the following provisions are met:
 - 1. A minimum of 160 acres is required for a development plan.
 - 2. Gross density shall not exceed one dwelling unit per five acres.
 - 3. The development shall be serviced by regional water and sewer facilities.
 - 4. One hundred percent of wetlands on site shall be protected. Mitigation shall not be allowed.
 - 5. Clustering of units shall be required to assure preservation of a minimum of 80 percent of the existing uplands on site.

6. A 1,000 foot buffer shall be provided around all lands designated as part of the St. Martin's Marsh Aquatic Preserve.



7. All development shall be encouraged to utilize best management practices for a stormwater management, erosion control, and wildlife preservation by a Wildlife Educational Program.
- C. A Planned Unit Development within the upland areas of the Lakes and River Region may be permitted at a density not to exceed 0.1 dwelling units per acre (one dwelling unit per 10 acres) subject to the following special conditions:
1. A minimum of 20 upland acres is required.
 2. Documentation of sufficient upland soils on-site shall be provided by the applicant based on data from the Natural Resources Conservation Service (NRCS), water management district or other appropriate agency.
 3. Clustering of units to preserve 80 percent of the gross site area as permanent open space is required; and
 4. All projects proposed under this option shall provide a biological survey.
- D. In addition to single family residential development, the following is a list of land uses with notations as to whether they are permitted.

<u>CL District</u>	<u>Key – Level of Review</u>		
	P = Permitted C = Conditional Use		
USES			
Residential			
Single Family	P	Home Occupation	P
Model Homes (no sales office)	P	Accessory Structure	P
Group Home ¹	C	Bed & Breakfast	C
Institutional			

Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational			
Passive Recreation	P	Hunting/Fishing Preserves	P
Golf Course	C	Stables	C
Playgrounds	P	Preserves/Reserves	P
Swimming Pools/Bathing Areas	C	Summer Camps/Retreats	C
Fishing Docks/Piers	C		
Agricultural			
Croplands/Pastures	P	Confinement Feeding/Feedlots	C
Silviculture	P	Plant Nurseries – wholesale	P
Aquaculture	P	Sod Farm	P
Viticulture	P		
Public Service/Utility			
Emergency Service Facilities	P	Utility Facilities (Water & Wastewater) ²	P
Communications/Transmission Towers (limitations apply)	C	Wellfields (Greater than 100,000 gpd) ²	C*
Government Facility	P	Wellfields (Less than or equal to 100,000 gpd) ²	P

¹ Use limited within Coastal High Hazard Area to those sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 35%, except for lots of record that are less than one acre shall not exceed 40%

Floor Area Ratio (non-residential uses only) – 0.2

SECTION 2. THAT SECTION 2402, RURAL RESIDENTIAL DISTRICT (RUR), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

2402. RURAL RESIDENTIAL DISTRICT (RUR)

This category represents primarily those areas that are transitional between higher density developments and agricultural or conservation uses. This district is intended to preserve 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. Single family residential may be permitted at a density not to exceed one unit per five (5) acres when having at least fifty percent (50%) open space, provided additional standards are met, including a PUD as outlined in Chapter Four.

In addition to residential development, the following is a list of land uses with notations as to whether they are permitted.

<u>RUR District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = Conditional Use	
Uses			
Residential			
Single Family	P	Bed & Breakfast	C
Attached Housing	C	Home Occupation	P
Model Homes (no sales office)	P	Accessory Structure	P
Group Home ¹	C		
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational			
Passive Recreation	P	Stables	C
Golf Course	C	Preserves/Reserves	C
Playgrounds	C		
Agricultural			
Croplands/Pastures	P	Confinement Feeding/Feedlots	C
Silviculture	C	Plant Nurseries – wholesale	C
Aquaculture	C	Sod Farm	C
Viticulture	C		
Public Service/Utility			
Emergency Service Facilities	P	Utility Facilities (Water & Wastewater) ²	P
Communications/Transmission Towers (limitations apply)	C	Wellfields (Greater than 100,000 gpd) ²	C*
Railroad rights of way (storage facilities, or related structures)	C	Wellfields (Less than or equal to 100,000 gpd) ²	P
Government Facility	C		

¹ Use limited within Coastal High Hazard Area to those sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

<u>RUR District</u>	<u>Key – Level of Review</u> P = Permitted C = Conditional Use
Uses	

Area Requirements:

Maximum Lot Coverage – 20%, except for lots of record that are less than one acre shall not exceed 30%

Floor Area Ratio (non-residential uses only) – 0.2

SECTION 3. THAT SECTION 2403. COASTAL AND LAKES RESIDENTIAL DISTRICT (CLR) OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

2403. COASTAL AND LAKES RESIDENTIAL DISTRICT (CLR)

This category recognizes lawful unrecorded and recorded subdivisions within the coastal, lakes, and river regions of the County. Density shall be limited to the maximum provided by the final development order approved for the underlying subdivision plat. Replatting to accomplish clustering and/or development consistent with current standards will be permitted provided gross density is not increased.

<u>CLR District</u>	<u>Key – Level of Review</u> P = Permitted C = Conditional Use		
Uses			
Residential			
Single Family	P	Group Home ¹	C
Attached Housing (Density limited to underlying subdivision plat.)	P	Home Occupation	P
Multifamily ^{1X} (Density limited to underlying subdivision plat.)	P	Accessory Structure	P
Model Homes (no sales office)	C		
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Assisted Living Facilities ¹	C
Recreational			
Passive Recreation	P	Fishing Docks/Piers	P
Golf Course	P	Playgrounds	P

<u>CLR District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
Uses			
Public Service/Utility			
Emergency Service Facilities	P	Utility Facilities ²	P
Communications/Transmission Towers (limitations apply)	C	Wellfields (Greater than 100,000 gpd) ²	C*
Government Facility	C	Wellfields (Less than or equal to 100,000 gpd) ²	P

^{1x}Use limited within the Coastal High Hazard Area as a PUD. See LDC Atlas for CHHA delineation.

¹ Use limited within Coastal High Hazard Area to those sites with direct access to an arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 40%, except for lots of record that are less than 10,000 square feet in these areas shall not exceed 50%. For lots greater than 10,000 square feet but less than one (1) acre in size, an extra 10% of ISR may be added provided same is a non-vertical improvement (i.e., walkways, decks, driveways, pool decks, and like or similar improvements).

Floor Area Ratio (non-residential uses only) – 0.2

SECTION 4. THAT SECTION 2404 CENTRAL RIDGE RESIDENTIAL DISTRICT (CRR) OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

2404. CENTRAL RIDGE RESIDENTIAL DISTRICT (CRR)

This category is designed to protect the rural character of existing large lot subdivisions by prohibiting any increase in residential density beyond the approved final plat or accepted unrecorded subdivision plan.

This district consists of lawful unrecorded and recorded subdivisions located within the Planned Service Area (PSA). Density shall be limited to the maximum provided by the final development order under the approved subdivision plat and any subsequent lot divisions up to the effective date of the established CRR District on the GFLUM. Lot reconfiguration is permitted. Replatting to accomplish clustering and/or development consistent with the current standards is permitted provided the gross density is not increased.

This category, permitted only within the PSA, allows for single family residential development at a density no greater than the density of the existing subdivision.

This category may be assigned to only a portion of a subdivision and shall not apply to undivided land.

<u>CRR District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = Conditional Use	
Uses			
Residential			
Single Family	P	Home Occupation	P
Attached Housing	P	Accessory Structure	P
Model Homes (no sales office)	P	Group Home ¹	C
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational			
Passive Recreation	P	Stables	C
Golf Course	C	Preserves/Reserves	C
Playgrounds	C	Hunting/Fishing Preserves	C
Summer Camps/Retreats	C		
Agricultural			
Silviculture	C	Plant Nurseries – wholesale	C
Aquaculture	C	Sod Farm	C
Viticulture	C		
Public Service/Utility			
Emergency Service Facilities	P	Utility Facilities ²	P
Communications/Transmission Towers	C	Wellfields (Greater than 100,000 gpd) ²	C*
Government Facility	C	Wellfields (Less than or equal to 100,000 gpd) ²	P

¹ Use limited within Coastal High Hazard Area to those areas with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 35%

Floor Area Ratio (non-residential uses only) – 0.2

SECTION 5. THAT SECTION 2405, LOW DENSITY RESIDENTIAL DISTRICT (LDR) OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

2405. LOW DENSITY RESIDENTIAL DISTRICT (LDR)

This category allows for residential development at a maximum of up to 2.0 dwelling units per acre. Higher density developments, 2.1 to 6.0 units per acre, may be allowed provided additional standards are met, including a PUD as outlined in Chapter Four.

<u>LDR District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
Uses			
Residential			
Single Family	P	Group Home ¹	C
Attached Housing	C	Home Occupation	P
Duplex	C	Accessory Structure	P
Model Homes (no sales office)	P		
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational			
Passive Recreation	P	Playgrounds	C
Golf Course	C		
Public Service/Utility			
Emergency Service Facilities	P	Utility Facilities ²	P
Communications/Transmission Towers	C	Wellfields (Greater than 100,000 gpd) ²	C*
Government Facility	P	Wellfields (Less than or equal to 100,000 gpd) ²	P

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 35%

Floor Area Ratio (non-residential uses only) – 0.2

SECTION 6. THAT SECTION 2406. MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

2406. MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

This category is representative of an urbanizing area. The category allows for single family residential development at a maximum density of 4.0 units per acre. Higher density developments, 4.1 to 8.0 units per acre, may be permitted, provided additional standards are met including a PUD as outlined in Chapter Four of this LDC.

<u>MDR District</u>		<u>Key – Level of Review</u> P = Permitted C = Conditional Use PUD = Planned Unit Development	
Uses			
Residential			
Single Family	P	Group Home ¹	C
Attached Housing	P	Home Occupation	P
Multifamily	PUD	Model Homes (no sales office)	P
Boarding House	C		
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational			
Passive Recreation	P	Playgrounds	C
Golf Course	C		
Public Service/Utility			
Emergency Service Facilities	P	Wellfields (Greater than 100,000 gpd) ²	C*
Communications/Transmission Towers	C	Wellfields (Less than or equal to 100,000 gpd) ²	P
Utility Facilities ²	P		
Office			
Professional Business Office	C	Government Facility	P
Medical/Dental Office	C	Personal Service Businesses	C
Clinic	C	Photography Studios	C
Financial Institution (without drive-up facilities)	C	Barbershop/Beauty Parlor	C
Model Home Center	C	Dispatch/Communication Office (excludes warehousing/ distribution of goods)	C

<u>MDR District</u>		<u>Key – Level of Review</u> P = Permitted C = Conditional Use PUD = Planned Unit Development	
Uses			
Model Home (with sales office)	C		
Neighborhood Commercial			
Health Club/Spa	C	Light Mechanical Repair Shop	C
Community Center	C	Restaurants (No drive-up facilities)	C
Fraternal Organization/Lodge	C	Open Air Café	C
Dance/Martial Arts/Instructional Studio	C	Bed & Breakfast	C
Small Retail Shops	C	Art Gallery/Museum	C
Strip Center – multi-use	C	Library	C
Funeral Home/Mortuaries (no crematorium)	C	Tackle/Bait Shop	C
Specialty Food Store	C	Veterinary Off/Animal Hosp./Pet Groom (No outside kennels)	C
Services Businesses	C	Convenience Store	C
Laundries/Dry Cleaners	C	Medical Marijuana Treatment Center (less than 7,000 square feet)	C
Pharmacy/Drug Store (less than 7,000 sq. ft.)	C		

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 50%

Floor Area Ratio (non-residential uses only) – 0.40

SECTION 7. THAT SECTION 2407. HIGH DENSITY RESIDENTIAL DISTRICT (HDR), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

2407. HIGH DENSITY RESIDENTIAL DISTRICT (HDR)

This is the highest density residential district and is representative of a compact urban growth area. This category primarily allows for multifamily units.

Residential development is allowed at a density of 6.0 units per acre. Higher density developments, 6.1 to 20.0 units per acre, may be permitted if additional standards are met including a PUD as outlined in Chapter Four of this LDC.

Multi-family apartments built as additional stories over nonresidential structures

may be allowed in accordance with the density allowances as described within this Section.

<u>HDR District</u>		<u>Key – Level of Review</u> P = Permitted C = Conditional Use PUD = Planned Unit Development	
Uses			
Residential			
Single Family	P	Group Home ¹	P
Multifamily ^{1X} .	P	Home Occupation	P
Model Homes (no sales office)	P	Accessory Structure	P
Boarding House	C		
Institutional			
Educational Facilities (excluding public schools)?	C	Nursing Homes ¹	C
Day Care Centers	P	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	P		
Recreational			
Passive Recreation	P	Playgrounds	C
Golf Course	C		
Public Service/Utility			
Emergency Service Facilities	P	Wellfields (Greater than 100,000 gpd) ²	C*
Communication/Transmission Towers (limited)	C	Wellfields (Less than or equal to 100,000 gpd) ²	P
Utility Facilities (Water & Wastewater) ²	P		
Office			
Professional Business Office	C	Government Facility	P
Medical/Dental Office	C	Personal Service Businesses	C
Clinic	C	Photography Studios	C
Financial Institution (without drive-up facilities)	C	Barbershop/Beauty Parlor	C
Model Home Center	C	Dispatch/Communication Office (excludes warehousing/distribution of goods)	C
Model Home (with sales office)	C		
Neighborhood Commercial			
Health Club/Spa	C	Light Mechanical Repair Shop	C
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Open Air Café	P
Dance/Martial Arts/Instructional Studio	C	Bed & Breakfast	P
Small Retail Shops	P	Art Gallery/Museum	P

<u>HDR District</u>		<u>Key – Level of Review</u> P = Permitted C = Conditional Use PUD = Planned Unit Development	
Uses			
Strip Center – multi-use	C	Library	P
Funeral Home/Mortuaries (no crematorium)	C	Tackle/Bait Shop	C
Specialty Food Store	P	Veterinary Off/Animal Hosp./Pet Groom (No outside kennels)	C
Services Businesses	C	Convenience Store	P
Laundries/Dry Cleaners	P	Medical Marijuana Treatment Center (less than 7,000 sq ft)	C
Pharmacy/Drug Store (less than 7,000 sq ft)	C		

^{1X}Use limited within the Coastal High Hazard Area as a PUD only. See LDC Atlas for CHHA delineation

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 55%

Floor Area Ratio (non-residential uses only) – 0.5

SECTION 8. THAT SECTION 2408., PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PDR), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

2408. PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PDR)

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. PDRs illustrated on the GFLUM 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.

<u>PDR District/MPD District</u>		<u>Key – Level of Review</u> MPD = Subject to approved Master Plan of Development P = Permitted	
Uses			
Residential			
Single Family	MPD	Group Home ¹	MPD
Attached Housing	MPD	Home Occupation	P
Multifamily	MPD	Accessory Structure	P
Model Homes (no sales office)	MPD	Boarding House	MPD
Institutional			
Educational Facilities (excluding public schools)	MPD	Nursing Homes ¹	MPD
Day Care Centers	MPD	Halfway Houses ¹	MPD
Houses of Worship	MPD	Cemeteries (without funeral home/crematory)	MPD
Assisted Living Facilities ¹	MPD		
Recreational			
Passive Recreation	MPD	Swimming Pools/Bathing Areas	MPD
Golf Course	MPD	Stables	MPD
Playgrounds	MPD	Recreational Resort	MPD
Ballfields/ Ball Courts	MPD		
Industrial			
Manufacturing	MDP	Distribution Center	MPD
Wholesaling	MPD	Commercial Recycling Center ¹	MPD
Processing	MPD	Storage	MPD
Public Service/Utility			
Emergency Service Facilities	P	Wellfields (Greater than 100,000 gpd) ^{2*}	MPD
Communication/Transmission Towers	MPD	Wellfields (Less than or equal to 100,000 gpd) ²	P
Utility Facilities ²	MPD		
Office			
Professional Business Office	MPD	Personal Service Businesses	MPD
Medical/Dental Office	MPD	Photography Studios	MPD
Clinic	MPD	Barbershop/Beauty Parlor	MPD
Financial Institution (without drive-up facilities)	MPD	Dispatch/Communication Office (excludes warehousing/distribution of goods)	MPD
Model Home Center	MPD	Government Facility	MPD
Model Home (with sales office)	MPD		
Neighborhood Commercial			
Health Club/Spa	MPD	Light Mechanical Repair Shop	MPD
Community Center	MPD	Restaurants (No drive-up facilities)	MPD

<u>PDR District/MPD District</u>		<u>Key – Level of Review</u> MPD = Subject to approved Master Plan of Development P = Permitted	
Uses			
Fraternal Organization/Lodge	MPD	Open Air Café	MPD
Neighborhood Commercial-continued			
Dance/Martial Arts/Instructional Studio	MPD	Bed & Breakfast	MPD
Small Retail Shops	MPD	Art Gallery/Museum	MPD
Strip Center – multi-use	MPD	Library	MPD
Funeral Home/Mortuaries (no crematorium)	MPD	Tackle/Bait Shop	MPD
Specialty Food Store	MPD	Veterinary Office/Animal Hosp./Pet Groom (No outside kennels)	MPD
Service Businesses	MPD	Convenience Store	MPD
Laundries/Dry Cleaners	MPD	Other substantially similar uses	MPD
General Commercial			
Sales, Rental, Service, Repair – motorized vehicles	MPD	Lawn Care Operations	MPD
Truck Stops	MPD	Funeral Home/Mortuary (with Crematorium)	MPD
Car Wash Facilities	MPD	Hotel/Motel	MPD
Gasoline Sales & Service	MPD	Hospital/Sanitarium ¹	MPD
Mobile Home Sales and Service	MPD	Theater/Auditorium	MPD
Mobile Home/Manufactured Home Park ¹	MPD	Golf Driving Range/Miniature Golf	MPD
Tavern, Bar, Lounge, Night Club, Dance Hall	MPD	Retail Plan Nurseries	MPD
Financial Institution (with drive-up facilities)	MPD	Commercial/Trade Schools	MPD
ATM	MPD	Retail Sales	MPD
Research Lab	MPD	Shopping Center	MPD
Restaurants with Drive-up Facilities	MPD	Grocery Store/Supermarket	MPD
Race Track/Outdoor Arena	MPD	Mini Warehouses	MPD
Veterinary Office/Animal Hosp./Pet Groom (with outside kennels)	MPD	Distribution Center	MPD
Kennels	MPD	Building/Trades Contractors (with outside storage)	MPD
Medical Marijuana Treatment Center	MPD	Pharmacy/Drug Store	MPD

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

<u>PDR District/MPD District</u>	<u>Key – Level of Review</u> MPD = Subject to approved Master Plan of Development P = Permitted
Uses	

Area Requirements:

Maximum Lot Coverage – per Master Plan of Development

Floor Area Ratio (non-residential uses only) – per Master Plan of Development

SECTION 9. THAT SECTION 2409. PROFESSIONAL SERVICES/OFFICE DISTRICT (MDR), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

2409. PROFESSIONAL SERVICES/OFFICE DISTRICT (PSO)

This category represents a limited range of uses. This district contains those areas where professional office development is appropriate as the primary use. This category is representative of a buffer area between commercial and residential development.

Single family residential development may be allowed provided the structure has access to a local residential roadway and is in residentially committed areas, or is associated with a business owned and operated by the homeowner.

Multifamily residential development over four units per acre, not to exceed 10 units per acre, may be allowed subject to density limitations as outlined below. However, such residential development shall be required to preserve at least twenty percent (20%) of the gross site area as permanent open space as required by this LDC. Multi-family apartments built as additional stories over nonresidential structures may be allowed in accordance with the density allowances as described within this Section.

<u>PSO District</u>	<u>Key – Level of Review</u>		
	P = Permitted C = Conditional Use PUD = Planned Unit Development		
Uses			
Residential			
Single Family (as outlined above)	P	Group Home ¹	P
Multifamily ^{1X} (up to four units per acre)	P	Home Occupation	P
Multifamily ^{1X} (over four units, not to exceed ten units per acre)	PUD	Accessory Structure	P

<u>PSO District</u>		<u>Key – Level of Review</u> P = Permitted C = Conditional Use PUD = Planned Unit Development	
Uses			
Model Homes (no sales office)	P		
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	P	Cemeteries (without funeral home/crematory)	C
Houses of Worship	P	Assisted Living Facilities ¹	C
Recreational			
Playgrounds	P		
Public Service/Utility			
Emergency Service Facilities	P	Telephone/Cable Facilities	C
Communication/Transmission Towers (limitations apply)	P	Wellfields (Greater than 100,000 gpd) ²	C*
Utility Facilities ²	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
Office			
Professional Business Office	P	Government Facility	P
Medical/Dental Office	P	Personal Service Businesses	P
Clinic	P	Photography Studios	P
Financial Institution (without drive-up facilities)	P	Barbershop/Beauty Parlor	P
Financial Institution (with drive-up facilities)	C	Dispatch/Communication Office (excludes warehousing/distribution of goods)	P
Model Home Center	P		
Model Home (with sales office)	P		
Neighborhood Commercial			
Health Club/Spa	P	Light Mechanical Repair Shop	P
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Restaurants with drive-up facilities	C
Dance/Martial Arts/Instructional Studio	P	Open Air Café	P
Grocery/Discount Retail Store (Less than 7,000 sq. ft.)	P	Bed & Breakfast	P
Small Retail Shops	P	Pharmacy/Drugstore (Less than 7,000 sq. ft.)	P
Strip Center – multi-use	P	Art Gallery/Museum	P
Funeral Home/Mortuaries (no crematorium)	C	Library	P
Specialty Food Store	P	Tackle/Bait Shop	P

<u>PSO District</u>		<u>Key – Level of Review</u> P = Permitted C = Conditional Use PUD = Planned Unit Development	
Uses			
Services Businesses	C	Veterinary Off/Animal Hosp./Pet Groom (No outside kennels)	P
Laundries/Dry Cleaners (No drive-up facilities)	P	Convenience Store with or without gas pumps	C
Laundries/Dry Cleaners with drive-up facilities.	C	Medical Marijuana Treatment Center (Less than 7,000 sq. ft.)	P

^{1X}Use limited within the Coastal High Hazard Area as a Planned Unit Development. . See LDC Atlas for CHHA delineation.

¹ Use limited within Coastal High Hazard Area to sites that have direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

SECTION 10. THAT SECTION 2410. COASTAL AND LAKES COMMERCIAL DISTRICT (CLC), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

2410. COASTAL AND LAKES COMMERCIAL DISTRICT (CLC)

This category designates those areas suitable for commercial development within the coastal, lakes, and river regions. The commercial uses allowed in this category are water related, water dependent, or necessary for the support of the immediate population. The designation is intended for a single commercial use or business on a single parcel of property. Commercial centers are not allowed, but multiple activities operated by a sole entity are allowed. This requirement is not intended to limit the number of structures as long as the development meets all requirements of this LDC.

Single family residential development shall be allowed only if the structure has access to a local residential roadway and is in a residentially committed area, or is associated with a business owned and operated by the homeowner. In addition to commercial uses, the category allows for a single family residence as an accessory use to the primary commercial use of a lot or parcel. The intent is to allow a business owner or employee to live on-site with his/her family. Such single family dwelling units are allowed on the second floor of a building, or as an

attached ground floor unit, or as a detached dwelling unit, preferably to the rear of the property.

Furthermore, CLC designated lands shall not be subdivided for the purpose of increasing residential density beyond the density allowed within the Low Intensity Coastal and Lakes District, that is, one dwelling unit per 20 acres outside of the V-zone and one unit per 40 acres within the V-zone. Existing lots of record smaller than the above standards shall be recognized as valid non-conforming lots.

<u>CLC District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = Conditional Use	
Uses			
Residential			
Single Family (as outlined above)	P	Group Home ¹	P
Single Family (associated with commercial use)	P	Boarding House	P
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	P
Day Care Centers	P	Cemeteries (without funeral home/crematory)	C
Houses of Worship	P	Assisted Living Facilities ¹	C
Recreation			
Playgrounds	P	Summer Camps/Retreats	P
Fishing Docks/Piers	P	Hunting/Fishing Preserves	P
Boat Ramps (Excluding marina facilities)	P	Marina Facilities (subject to standards in Comprehensive Plan – Manatee protection Element)	C
Agricultural			
Aquaculture	P		
Public Service/Utility			
Emergency Service Facilities	P	Parking Facilities	P
Communication/Transmission Towers (limitations apply)	P	Wellfields (Greater than 100,000 gpd) ²	C*
Utility Facilities ²	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
Office			
Professional Business Office	P	Government Facility	P
Medical/Dental Office	P	Personal Service Businesses	P
Clinic	P	Photography Studios	P
Financial Institution (without drive-up facilities)	P	Barbershop/Beauty Parlor	P

<u>CLC District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = Conditional Use	
Uses			
Model Home Center	P	Dispatch/Communication Office (excludes warehousing/distribution of goods)	P
Model Home (with sales office)	P		
Neighborhood Commercial			
Health Club/Spa	C	Light Mechanical Repair Shop	P
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Open Air Café	P
Dance/Martial Arts/Instructional Studio	P	Bed & Breakfast	P
Grocery/Discount Retail Store (Less than 7,000 sq. ft.)	P	Pharmacy/Drugstore (Less than 7,000 sq. ft.)	P
Small Retail Shops	P	Art Gallery/Museum	P
Strip Center – multi-use	C	Library	P
Funeral Home/Mortuaries (no crematorium)	C	Tackle/Bait Shop	P
Specialty Food Store	P	Veterinary Office/Animal Hosp./Pet Groom (No outside kennels)	P
Service Businesses	C	Convenience Store (without gas pumps)	P
Laundries/Dry Cleaners	P	Medical Marijuana Treatment Center (Less than 7,000 sq. ft.)	P
General Commercial			
Sales, Rental, Service, Repair – motorized vehicles	C	Car Wash Facilities	C
Gasoline Sales & Service	C	Golf Driving Range/Miniature Golf	C
Mini Warehouses	C	Retail Plant Nurseries	P
Tavern, Bar, Lounge, Night Club, Dance Hall	C	Hotel/Motel	C
Veterinary Office/Animal Hosp./Pet Groom (with outside kennels)	C	Mobile Home Sales and Service	C
Financial Institution (with drive-up facilities)	C	Restaurants with drive-up facilities	C
Building/Trades Contractors (with outside storage)	C	Lawn Care Operations	C
Sales, Rental, Service, Repair – non-motorized watercraft	P		

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

<u>CLC District</u>	<u>Key – Level of Review</u> P = Permitted C = Conditional Use
Uses	

Area Requirements:

Maximum Lot Coverage – 50%

Floor Area Ratio (non-residential uses only) – 0.3

SECTION 11. THAT SECTION 2411. NEIGHBORHOOD COMMERCIAL DISTRICT (NEC), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

2411. NEIGHBORHOOD COMMERCIAL DISTRICT (NEC)

The NEC District is intended to serve the needs of nearby residents, visitors, and businesses (within two to three miles). Uses in the NEC District are limited to neighborhood commercial uses and must be located on either a collector or arterial roadway. Single family residential development, up to 6 dwelling units per acre, shall be allowed only if the structure has access to a local residential roadway and is in a residentially committed area, or is associated with a business owned and operated by the homeowner.

<u>NEC District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = Conditional Use	
Uses			
Residential			
Single Family (as outlined above)	P	Group Home ¹	P
Model Homes (no sales office)	P	Accessory Structure	P
Boarding House	P		
Institutional			
Educational Facilities (excluding public schools)	P	Assisted Living Facilities ¹	C
Day Care Centers	P	Nursing Homes ¹	C
Houses of Worship (less than 100 required parking spaces)	P	Houses of Worship (100 or more required parking spaces)	C
Outdoor Recreation			
Passive Recreation	P	Playgrounds	P
Public Service/Utility			
Emergency Service Facilities	P	Wellfields (Greater than 100,000 gpd) ²	C*
Communications/Transmission Towers (limitations apply)	P	Wellfields (Less than or equal to 100,000 gpd) ²	P

<u>NEC District</u>		<u>Key – Level of Review</u> P = Permitted C = Conditional Use	
Uses			
Utility Facilities ²	P		
Office			
Professional Business Office	P	Personal Service Businesses	P
Medical/Dental Office	P	Photography Studios	P
Clinic	P	Barbershop/Beauty Parlor	P
Government Facility	P		
Neighborhood Commercial			
Health Club/Spa	P	Motor Vehicle Repair (limited to two bays)	P
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Open Air Café	P
Dance/Martial Arts/Instructional Studio	P	Tavern/Lounge	P
Grocery/Discount Retail Store (Less than 7,000 sq. ft.)	P	Pharmacy/Drugstore (Less than 7,000 sq. ft.)	P
Small Retail Shops	P	Bed & Breakfast	P
Strip Center – multi-use	C	Art Gallery/Museum	P
Funeral Home/Mortuaries (no crematorium)	P	Library	P
Specialty Food Store	P	Tackle/Bait Shop	P
Service Businesses	P	Veterinary Off/Animal Hosp./Pet Groom (No outside kennels)	P
Laundries/Dry Cleaners	P	Convenience Store	P
Light Mechanical Repair Shop	P	Fruit/Vegetable Stands	P
Light Equipment Repair Shops	P	Medical Marijuana Treatment Center (Less than 7,000 sq. ft.)	P

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 0.5

SECTION 12. THAT SECTION 2412, GENERAL COMMERCIAL DISTRICT (GNC), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

2412. GENERAL COMMERCIAL DISTRICT (GNC)

This district is limited to commercial activity and activities of similar impact or consistent with commercial activity. No new GNC shall be allowed in the Coastal, Lakes, and River region.

Multifamily residential development over six units per acre, not to exceed ten units per acre, shall be allowed. However, such residential development shall be required to preserve at least twenty percent (20%) of the gross site area as permanent open space as required by this LDC. Single family residential development shall be allowed only if the structure has access to a local residential roadway and is in a residentially committed area, or is associated with a business owned and operated by the homeowner. Multi-family apartments built as additional stories over nonresidential structures may be allowed in accordance with the density allowances as described within this Section.

<u>GNC District</u>		<u>Key – Level of Review</u> P = Permitted C = Conditional Use	
Uses			
Residential			
Single Family (as outlined above)	P	Boarding House	P
Multifamily ^{1X} (up to six units per acre)	P	Group Home ¹	P
Multifamily ^{1X} (over six units per acre, not to exceed 10 units per acre)	PUD	Accessory Structure (limitations apply)	P
Model Homes (no sales office)	P		
Institutional			
Educational Facilities	P	Nursing Homes ¹	P
Day Care Centers	P	Halfway Houses ¹	P
Houses of Worship	P	Cemeteries	P
Assisted Living Facilities ¹	P		
Outdoor Recreation			
Golf Driving Range/ Miniature Golf Course	P	Boat Ramps (excluding marina facilities)	P
Playgrounds	P	Summer Camps/Retreats	P
Ballfields/ Ball Courts	P	Shooting Range	PUD
Swimming Pools/Bathing Areas	P	Recreational Resort	C
Fishing Docks/Piers	P		
Industrial			
Distribution Center	C	Commercial Recycling Center ¹	C
Light Manufacturing	C	Building Trade Assembly	C
Public Service/Utility			

<u>GNC District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = Conditional Use	
Uses			
Emergency Service Facilities	P	Truck/Bus Terminals	P
Communication/Transmission Towers (limitations apply)	P	Parking Facilities	P
Utility Facilities ²	P	Wellfields (Greater than 100,000 gpd) ²	C*
Telephone/Cable Facilities	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
LP Gas Storage/Distribution (up to 1,000 gals)	P		
Office			
Professional Business Office	P	Government Facility	P
Medical/Dental Office	P	Personal Service Businesses	P
Clinic	P	Photography Studios	P
Financial Institution (with drive-up facilities)	P	Barbershop/Beauty Parlor	P
Model Home Center	P	Dispatch/Communication Office (excludes warehousing/distribution of goods)	P
Model Home (with sales office)	P		
Neighborhood Commercial			
Health Club/Spa	P	Light Mechanical Repair Shop	P
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Open Air Café	P
Dance/Martial Arts/Instructional Studio	P	Bed & Breakfast	P
Retail Sales	P	Art Gallery/Museum	P
Strip Center	P	Library	P
Funeral Home/Mortuaries (no crematorium)	P	Tackle/Bait Shop	P
Specialty Food Store	P	Veterinary Office/Animal Hosp./Pet Groom (No outside kennels)	P
Service Businesses	P	Convenience Store	P
Laundries/Dry Cleaners	P		
Other Commercial			
		Solid Waste Haulers Facilities	C
Sales, Rental, Service, Repair – motorized vehicles	P	Flea Market	P
Truck Stops	C	Funeral Home/Mortuary (with Crematorium)	P
Car Wash Facilities	P	Billboard & Offsite Advertising	P
Gasoline Sales & Service	P	Hotel/Motel	P

<u>GNC District</u>		<u>Key – Level of Review</u> P = Permitted C = Conditional Use	
Uses			
Mobile Home Sales and Service	P	Hospital/Sanitarium ¹	P
Tavern, Bar, Lounge, Night Club, Dance Hall	P	Theater/Auditorium	P
Financial Institution (with drive-up facilities)	P	Marina	C
ATM	P	Retail Plant Nurseries	P
Restaurants with Drive-up Facilities	P	Commercial/Trade Schools	P
Race Track/Outdoor Arena	C	Retail Sales	P
Veterinary Office/Animal Hosp./Pet Groom (with outside kennels)	P	Shopping Center	P
Kennels	P	Grocery Store/Supermarket	P
Building/Trades Contractors (with outside storage)	P	Mini Warehouses	C
Lawn Care Operations	P	Medical Marijuana Treatment Center	P
Pharmacy/Drug Store	P		

¹XUse limited within the Coastal High Hazard Area as a Planned Unit Development. See LDC Atlas for CHHA delineation.

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

SECTION 13. THAT SECTION 2416, PUBLIC, SEMI-PUBLIC, INSTITUTIONAL DISTRICT (PSI), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

2416. PUBLIC/SEMI-PUBLIC, INSTITUTIONAL DISTRICT (PSI)

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. This category allows for single family residential development at a maximum of up to 4.0 dwelling units per acre, and shall be allowed only if the structure has access to a local residential roadway and is in a residentially committed area, or is associated with a business owned and operated by the homeowner.

<u>PSI District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
Uses			
Residential			
Single Family	P	Accessory Structure	P
Group Home ¹	P		
Institutional			
Educational Facilities	P	Assisted Living Facilities ¹	P
Public Fairground	P	Nursing Homes ¹	P
Day Care Centers	P	Halfway Houses ¹	P
Houses of Worship	P	Cemeteries (without funeral home/crematory)	P
Recreational			
Playgrounds	P	Boat Ramps (excluding marina facilities)	P
Ballfields/ Ball Courts	P	Summer Camps/Retreats	P
Swimming Pools/Bathing Areas	P	Shooting Range	P
Fishing Docks/Piers	P		
Public Service/Utility			
Emergency Service Facilities	P	Telephone/Cable Facilities	P
Correctional Facilities ¹	P	LP Gas Storage/Distribution (up to 1,000 gals)	P
Broadcasting Stations	P	Airports/Airfields	C
Communications/Transmission Towers (limitations apply)	P	Parking Facilities	P
Utility Facilities (Water & Wastewater) ²	P	Wellfields (Greater than 100,000 gpd) ²	C*
Maintenance Facilities	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
Office			
Medical/Dental Office	P	Dispatch/Communication Office	P
Government Facility	P		
Neighborhood Commercial			
Art/Gallery/Museum	P	Veterinary Off/Animal Hosp./Pet Groom (no outside kennels)	P
Library	P		
General Commercial			
Sales, Rental, Service, Repair – motorized vehicles	P	Hospital/Sanitarium ¹	P
Car Wash Facilities	P	Commercial/Trade School	P
Gasoline Sales & Service	P		

<u>PSI District</u>	<u>Key – Level of Review</u>
	P = Permitted C = Conditional Use
Uses	

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 0.5

SECTION 14. THAT SECTION 2419, AGRICULTURAL DISTRICT (AGR), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

2419. AGRICULTURAL DISTRICT (AGR)

This category designates those areas most suitable for agricultural uses. It provides for the continued use economically viable agricultural land. All agricultural uses are permitted as well as single family residences at a maximum density of one unit per 10 acres. Single family residential may be permitted at a density not to exceed one unit per five (5) acres when having not less than fifty percent (50%) open space if additional standards are met including a PUD as outlined in Chapter Four of this LDC. No land within a PSA boundary may be designated Agriculture.

<u>AGR District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = Conditional Use	
Uses			
Residential			
Single Family	P	Group Home ¹	C
Attached Housing	C	Boarding House	P
Institutional			
Educational Facilities	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Outdoor Recreational			
Passive Recreation	P	Stables	P
Golf Course	P	Preserves/Reserves	P
Playgrounds	P	Hunting/Fishing Preserves	P

<u>AGR District</u>	<u>Key – Level of Review</u>		
	P = Permitted C = Conditional Use		
Uses			
Other Agricultural			
All Agricultural Uses	P	Processing for agricultural operation **	P
Public Service/Utility			
Emergency Service Facilities	P	Railroad rights-of-way, storage facilities, or related structures.	P
Communications/Transmission Towers (limitations apply)	P	Wellfields (Greater than 100,000 gpd) ²	C*
Utility Facilities ²	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
Office			
Government Facility	P		

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

**Processing for agricultural operation requires a minimum lot size of 10.0 acres.

Area Requirements:

Maximum Lot Coverage – 10%, except for lots of record that are less than one acre shall not exceed 30%

Floor Area Ratio (non-residential uses only) – 1.0

SECTION 15. THAT SECTION 2423, PORT DISTRICT (PORT), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

2423. PORT DISTRICT (PORT)

The purpose of the Port District is to promote a waterfront community in Citrus County. This district recognizes those areas suitable for integrating residential, commercial, industrial, and supporting utility uses with water related and water dependent uses. Port Districts require a Subarea Plan Text and Map Amendment to the Comprehensive Plan. The specific uses are outlined in the Subarea Plan.

Prohibited uses include junkyards/salvage yards, commercial recycling centers, slaughterhouse, cemeteries, landfills, hazardous materials facilities, commercial incinerators, confinement feeding, and C&D facilities.

Multi-family apartments built as additional stories over nonresidential structures may be allowed in accordance with the density allowances as described within this Section.

<u>PORT District</u>		Key – Level of Review P = Permitted C = Conditional Use MPD = Subject to approved Master Plan of Development	
Uses			
Residential			
Single Family (up to six units per acre)	P	Boarding House	P
Multifamily (up to six units per acre) ³	P	Workforce Housing ¹ (up to seven units per acre)	P
Single Family Cluster Housing (up to six units per acre)	P		
Institutional			
Educational Facilities	P	Nursing Homes ⁴	C
Day Care Centers	P	Halfway Houses ⁴	C
Houses of Worship	P	Assisted Living Facilities ⁴	C
Outdoor Recreation			
Marinas (Wet & Dry Slips)	P	RV Parks	MPD
Golf Driving Range/ Miniature Golf Course	P	Boat Ramps	P
Playgrounds	P	Summer Camps/Retreats	P
Ballfields/ Ball Courts	P	Shooting Range	C
Swimming Pools/Bathing Areas	P	Recreational Resort	P
Fishing Docks/Piers	P	Golf Courses	P
Hunting Reserves	P	Cruise Ship Facilities ²	P
Agricultural			
Croplands	P	Aquaculture	P
Silviculture	P	Viticulture	P
Public Service/Utility			
Emergency Service Facilities	P	Heliport	C
Communication/Transmission Towers	P	Government Facilities	P
Utility Facilities (Water & Wastewater) ²	P	Wellfields (Greater than 100,000 gpd) ²	C*
Telephone/Cable Facilities	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
LP Gas Storage/Distribution (up to 1,000 gals)	P	Dispatch/Communication Facility	P
Commercial			
Professional Business Office	P	Commercial Fishing Operations	P
Medical/Dental Office	P	Personal Service Businesses	P
Clinic	P	Barbershop/Beauty Parlor	P
Financial Institution (with drive-up facilities)	P	Flea Market	P
Health Club/Spa	P	Hospital/Sanitarium	C

<u>PORT District</u>		Key – Level of Review P = Permitted C = Conditional Use MPD = Subject to approved Master Plan of Development	
Uses			
Model Home Center	P	Theater/Auditorium	P
Model Home (with sales office)	P	Billboard & Offsite Advertising	P
Retail Sales/ Strip Center	P	Light Mechanical Repair Shop	P
Community Center	P	Restaurants (with drive-up facilities)	P
Fraternal Organization/Lodge	P	Open Air Café	
Dance/Martial Arts/Instructional Studio	P	Bed & Breakfast	P
Funeral Home/Mortuaries (no crematorium)	P	Art Gallery/Museum	P
Service Businesses	P	Library	P
Car Wash Facilities	P	Tackle/Bait Shop	P
Gasoline Sales & Service	P	Veterinary Office/Animal Hosp./Pet Groom (with outside kennels)	C
Hotel/Motel	P	Veterinary Office/Animal Hosp./Pet Groom (without outside kennels)	P
Laundries/Dry Cleaners	P	Convenience Store	P
Tavern, Bar, Lounge, Night Club, Dance Hall	P	Grocery Store/Supermarket	P
ATM	P	Kennels	C
Restaurants with Drive-up Facilities	P	Retail Plant Nurseries	P
Building/Trades Contractors (with outside storage)	P	Commercial/Trade Schools	P
Lawn Care Operations	P	Outdoor Arena	P
Resorts and Extended Stay Facilities	P	Open Storage	P
Boat Sales/Maintenance/Repair	P	Marine Fueling	P
Medical Marijuana Treatment Center	P	Pharmacy/Drug Store	P
Industrial			
Distribution Center	P	Wholesaling	P
Mini Warehouses	P	Power Generation Facilities	P
Solid Waste Haulers Facilities	C	Manufacturing and Craft Industries	P
Heavy Industrial Uses identified in this section	C	Processing and Shipping of mined material adjacent to existing mine (barge operations)	P
Truck Terminals	C	Truck Stops	C
Bus Terminals	P	Parking Facilities	P
LP Gas Storage/Distribution	P	Warehousing	P
Bulk Fuel Storage	P		

<u>PORT District</u>	<i>Key – Level of Review</i> P = Permitted C = Conditional Use MPD = Subject to approved Master Plan of Development
Uses	

¹ Workforce housing is allowed as a temporary use in the industrial area of the PORT District. The provisions for temporary use workforce housing shall be defined by the Subarea Plan.

² Cruise Ship Facilities are allowed subject to the requirements of Florida Statutes.

³ Uses limited within the Coastal High Hazard Area with a Planned Unit Development. See LDC Atlas for CHHA delineation.

⁴ Uses limited within the Coastal High Hazard Area to sites with direct access to a principal arterial roadway.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Specific Criteria Port District

- A. Residential uses shall be clustered and may have a density not to exceed 6 units per acre.
- B. Residential development shall be entitled to an additional density of one unit per acre above the residential density standard of the Port District, provided such density is clustered and legally dedicated to workforce housing.
- C. Residential development within the Industrial areas of the Port District will require a Planned Unit Development.
- D. Community design elements shall be promoted within the waterfront area. These include:
 1. A complementary vertically and horizontally mixed range of land uses including educational, recreational, commercial, residential and cultural uses;
 2. Interconnected networks of street designed to encourage golf carts, walking, and bicycling, with traffic calming techniques utilized where appropriate;
 3. Appropriate densities and intensities of uses within walking distance of transit stops;
 4. Daily activities within walking distance of residences, allowing independence of persons who do not drive;
 5. Public uses, streets, and squares that are safe, comfortable, and attractive for the pedestrian, with adjoining buildings open to the street;
 6. Parking not interfering with pedestrian, transit, automobile, and truck travel modes.
 7. Linear pedestrian and bicycle cross access between uses; and
 8. Development along the waterfront will allow for appropriate public access.
- E. All development within the Port district must comply with the Subarea Plan Standards and provide mitigation to maximize compatibility between uses. Mitigation shall include:
 1. Appropriate buffers and proper plantings and may include fences, walls and berms;
 2. Stormwater Management systems appropriate for Karst Sensitive Areas as outlined in the Plan;
 3. Impacts of waterfront development on Manatees as outlined in the Plan; and
 4. Use of best management practices outlined in the Clean Marina Program for Marina development within the PORT district.
- F. Any residential component of a Port District shall comply with the standards of, "Animals" and "Trucks" in Selected Land Use Districts", of this LDC.

- G. RV Parks in the Port District (if authorized) shall comply with the standards of the Recreational Vehicle Parks section of this LDC.
- H. Communication/Transmission Towers are limited to the PORT Industrial and PORT Commercial areas as outlined in the specific Subarea Plan and shall comply with all standards in the Communication/Transmission Towers section of this LDC.

Area Requirements:

Maximum Lot Coverage – 50% (or as outlined in the Sub-Area Plan)

Floor Area Ratio (non-residential uses only) – 0.3 (or as outlined in the Sub-Area Plan)

SECTION 16. THAT SECTION 3540, COASTAL HIGH HAZARD AREA (CHHA) OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

3540. COASTAL HIGH HAZARD AREA (CHHA)

- A. The CHHA boundary is mapped on the LDC Atlas. The CHHA is defined by the Category 1 Hurricane Evacuation Zone. Properties within the CHHA shall be required to adhere to the development standards of this section as well as all other requirements of the LDC. Where requirements may be in conflict, the more restrictive requirements shall prevail.
- B. All residential structures located within the CHHA are limited to two stories of finished living area above the design flood elevation. For properties lying in V Zones and Coastal A Zones, the measurement shall be taken from the top of the lowest horizontal structural member to the peak of the roof. For properties lying in A zones located landward of the Coastal A Zones, this shall be measured from the bottom of the first floor to the peak of the roof, except as exempted below.
- C. Areas beneath the first floor of elevated residential structures must comply with all requirements for development in the floodplain in accordance with this LDC.
 - 1. The height limitations of this ordinance shall not apply to spires, belfries, cupolas, domes, radio or television antennas, flagstaffs, and chimneys, provided:
 - 2. That no structure thus exempted from the height limitations of this LDC, when mounted on a roof, shall have a horizontal area greater than 20 percent of the roof area of the building on which they are located.
- D. Nonresidential structures in the CHHA are limited to a maximum height of four stories not to exceed fifty (50) feet above the finished grade of a building along the front thereof to the attachment point of the roof, except as exempted below.

Floors devoted to vehicle parking or storage shall count toward the maximum number of stories. Note: The Old Homosassa Special Overlay District may apply different standards. Nothing in this section shall be construed to prohibit the erection or maintenance of any facility essential to a governmental entity, a public utility, or non-commercial radio or television antenna.

The height limitations of this ordinance shall not apply to spires, belfries, cupolas, domes, radio or television antennas, windmills, flagstaffs, water tanks, water towers, heating/ventilation/air conditioning equipment, elevator shafts, chimneys, fire towers, electric power generation and transmission facilities, microwave and other communications towers, amateur operator towers, industrial facilities, mining operations, agricultural operations, and Seven Rivers Community Hospital, provided:

1. That no structure thus exempted from the height limitations of this LDC, when mounted on a roof, shall have a horizontal area greater than 20 percent of the roof area of the building on which they are located;
 2. That none of the structures thus exempted from height limitations shall be used for human habitation.
 3. Houses of worship may exceed the specified height limitations if determined to be appropriate and compatible with the surrounding neighborhood by the Conditional Use or Planned Unit Development process.
 4. Dry storage facilities for boats are exempt from these height limitations provided they are associated with an approved marina or other waterfront commercial development which provides access to the water and are sited on non-residential property. Dry storage facilities associated with residential development, or located within any residential land use district, Planned Unit Development, or recreational vehicle park, may not exceed residential height limitations, that is, they shall be no taller than nearby neighborhood residences.
- E. Recreational Vehicle (RV) parks and campgrounds within the Coastal High Hazard Area are considered to be commercial uses and the number of units allowed provides no vesting for conversion to residential uses. Residential use densities are limited by the appropriate future land use designation.
- F. The following uses are prohibited from locating within the CHHA except as specifically exempted below:
1. Mobile Home Parks and manufactured housing subdivisions;
 2. Institutional occupancy uses - as defined in the most recent edition of the Florida Building Code, including, but not limited to; hospitals, nursing homes

(24-hour care for six or more people), psychiatric hospitals, jails, detention centers, reformatories, pre-release centers and other residential restrained or supervised care facilities;

3. R-2 and R-4 Residential occupancy uses including, but not limited to; multifamily dwellings, lodging houses, apartment houses, residential care facilities, and group homes as outlined in the most recent edition of the Florida Building Code R-2 residential uses are not allowed within the Coastal High Hazard Area unless:
 - a. the proposed development is found compatible with surrounding development in terms of general intensity and buffering;
 - b. the development's access, internal design, and general location do not create conditions which may impede the evacuation of its residents or neighbors;
 - c. the project does not negatively impact area evacuation clearance times; and
 - d. all minimum standards of the LDC are met and no variances needed.
4. Landfills, construction and demolition debris (C & D) facilities;
5. Commercial hazardous materials facilities;
6. Hurricane evacuation shelters;
7. Junkyards, salvage yards, commercial recycling centers; and
8. Regional water and wastewater treatment plant facilities, excluding lift stations, pump stations, collection, and distribution facilities.

Existing facilities as described above may continue in operation but shall not increase the number of residents or intensity of activity beyond that allowed as of December 7, 2004, unless a Planned Unit Development is approved by the Board of County Commissioners with the specific exceptions noted below.

The following uses are exempted from the restrictions of this section due to the unique location, nature, and importance of these uses

- Power plant facilities,
- Seven Rivers Community Hospital,
- Mining operations and related uses, and

- The City of Crystal River may expand or relocate its public water and wastewater treatment facilities as needed; however, new or expanded facilities should be flood-proofed and have backup power supplies and emergency plans to address major storm events.
- G. Existing mobile home parks and subdivisions within the CHHA may continue and existing dwelling units may be maintained, repaired, or replaced as needed, appropriate, and consistent with all other provisions and ordinances; however no existing mobile home park or subdivision within the CHHA shall be expanded beyond the number of dwelling units approved as of December 7, 2004.
- H. No increases in residential dwelling unit densities shall be allowed within the CHHA unless approved in a Planned Unit Development by the Board of County Commissioners.
- I. Residential Planned Unit Developments shall utilize clustering and open space preservation design.
- J. When a nonconforming building(s) or structures(s) has been damaged or destroyed due to natural disaster within the CHHA, the County shall authorize redevelopment of up to the actual built density/intensity in existence on the property prior to a natural disaster as provided by this LDC for nonconforming uses and structures. All such redevelopment shall be rebuilt within six years of the date on which the natural disaster occurred, and must meet current federal, state, and local construction and development review standards if feasible.

SECTION 17. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 18. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 19. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board.

SECTION 20. This ordinance shall become effective as per Florida law.

DONE AND ADOPTED at a duly called session of the Board of County Commissioners of Citrus County, Florida, this ____ day of _____, 2018.

ATTEST:

**CITRUS COUNTY, FLORIDA , A
POLITICAL SUBDIVISION OF THE
STATE OF FLORIDA**

ANGELA VICK, CLERK OF COURT

BY: _____
JEFF KINNARD D.C., CHAIRMAN

**APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY**

DENISE A. DYMOND LYN, COUNTY ATTORNEY