

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF WAKULLA COUNTY, FLORIDA, PERTAINING TO ZONING DISTRICT REGULATIONS; AMENDING CHAPTER 5, ARTICLE III OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE, RELATING TO ZONING DISTRICTS AND REGULATIONS; AMENDING SECTION 5-22 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE, RELATING TO COMPREHENSIVE PLAN DESIGNATION; AMENDING SECTION 5-23 OF THE LAND DEVELOPMENT CODE RELATING TO PRESERVATION DISTRICT REGULATIONS; AMENDING SECTION 5-24 OF THE LAND DEVELOPMENT CODE RELATING TO CONSERVATION DISTRICT REGULATIONS; AMENDING SECTION 5-25 OF THE LAND DEVELOPMENT CODE RELATING TO AGRICULTURAL DISTRICT REGULATIONS; AMENDING SECTION 5-26 OF THE LAND DEVELOPMENT CODE RELATING TO RURAL RESIDENTIAL DISTRICT REGULATIONS; AMENDING SECTION 5-27 OF THE LAND DEVELOPMENT CODE RELATING TO SEMI RURAL RESIDENTIAL DISTRICT REGULATIONS; AMENDING SECTION 5-27.1 OF THE LAND DEVELOPMENT CODE RELATING TO SEMI-RURAL SINGLE FAMILY RESIDENTIAL DISTRICT REGULATIONS; AMENDING SECTION 5-28 OF THE LAND DEVELOPMENT CODE RELATING TO SEMI URBAN RESIDENTIAL DISTRICT REGULATIONS; AMENDING SECTION 5-28.1 OF THE LAND DEVELOPMENT CODE RELATING TO SEMI URBAN SINGLE FAMILY RESIDENTIAL DISTRICT REGULATIONS; AMENDING SECTION 5-29 OF THE LAND DEVELOPMENT CODE RELATING TO SINGLE FAMILY RESIDENTIAL DISTRICT REGULATIONS; AMENDING SECTION 5-30 OF THE LAND DEVELOPMENT CODE RELATING TO SINGLE FAMILY RESIDENTIAL DISTRICT REGULATIONS; AMENDING SECTION 5-31 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE, RELATING TO TWO-FAMILY RESIDENTIAL ZONING DISTRICT REGULATIONS; AMENDING SECTION 5-32 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE, RELATING TO MULTI-FAMILY RESIDENTIAL ZONING DISTRICT REGULATIONS; AMENDING SECTION 5-33 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE,

RELATING TO TOWNHOUSE ZONING DISTRICT REGULATIONS; AMENDING SECTION 5-34 OF THE LAND DEVELOPMENT CODE RELATING TO RURAL RESIDENTIAL DISTRICT REGULATIONS; AMENDING SECTION 5-35 OF THE LAND DEVELOPMENT CODE RELATING TO OFFICE COMMERCIAL DISTRICT REGULATIONS; AMENDING SECTION 5-36 OF THE LAND DEVELOPMENT CODE RELATING TO TRAVEL TRAILER PARK COMMERCIAL DISTRICT REGULATIONS; AMENDING SECTION 5-37 OF THE LAND DEVELOPMENT CODE RELATING TO NEIGHBORHOOD COMMERCIAL DISTRICT REGULATIONS; AMENDING SECTION 5-38 OF THE LAND DEVELOPMENT CODE RELATING TO GENERAL COMMERCIAL DISTRICT REGULATIONS; AMENDING SECTION 5-39 OF THE LAND DEVELOPMENT CODE RELATING TO HEAVY COMMERCIAL DISTRICT REGULATIONS; AMENDING SECTION 5-40 OF THE LAND DEVELOPMENT CODE RELATING TO DOWNTOWN COMMERCIAL DISTRICT REGULATIONS; AMENDING SECTION 5-41 OF THE LAND DEVELOPMENT CODE RELATING TO LIGHT INDUSTRIAL DISTRICT REGULATIONS; AMENDING SECTION 5-43 OF THE LAND DEVELOPMENT CODE RELATING TO MOBILE HOME RESIDENTIAL DISTRICT REGULATIONS; AMENDING SECTION 5-44 OF THE LAND DEVELOPMENT CODE RELATING TO MOBILE HOME PARK DISTRICT; AMENDING CHAPTER 5, ARTICLE V OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE, RELATING TO CRAWFORDVILLE TOWN PLAN OVERLAY DISTRICT BOUNDARIES; AMENDING SECTION 5-65 OF THE LAND DEVELOPMENT CODE RELATING TO CRAWFORDVILLE COTTAGE COMMERCIAL ZONING DISTRICT REGULATIONS; AMENDING SECTION 5-66 OF THE LAND DEVELOPMENT CODE RELATING TO CRAWFORDVILLE HIGH INTENSITY COMMERCIAL ZONING DISTRICT REGULATIONS; AMENDING SECTION 5-67 OF THE LAND DEVELOPMENT CODE RELATING TO CRAWFORDVILLE LOW INTENSITY COMMERCIAL ZONING DISTRICT REGULATIONS; AMENDING SECTION 5-68 OF THE LAND DEVELOPMENT CODE RELATING TO CRAWFORDVILLE LOW DENSITY DISTRICT REGULATIONS; AMENDING SECTION 5-69 OF THE LAND DEVELOPMENT CODE RELATING TO

**CRAWFORDVILLE HIGH DENSITY RESIDENTIAL
ZONING DISTRICT REGULATIONS; PROVIDING FOR
SEVERABILITY AND FOR AN EFFECTIVE DATE.**

WHEREAS, zoning districts were adopted in Wakulla County on July 23, 1985 by Ordinance Number 85-4; and

WHEREAS, the Board recently completed the Evaluation and Appraisal Report (“EAR”) to the Comprehensive Plan, updating the Comprehensive Plan; and

WHEREAS, the Board finds it necessary to update the County’s zoning district regulations, based on changes to terminology used with respect to future land use designations within the Comprehensive Plan made in connection with the EAR process, and to generally ensure consistency with the Wakulla County Comprehensive Plan and state law; and

NOW THEREFORE, be it ordained by the Board of County Commissioners of Wakulla County, Florida, as follows:

SECTION 1. INCORPORATION OF RECITALS. The above recitals are true and correct and are hereby incorporated by reference.

SECTION 2. AMENDMENT OF SECTION 5-22 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-22, of the Wakulla County Land Development Code, entitled “District Symbols and Names; Comprehensive Plan Designation,” as follows:

(Words that are ~~stricken out~~ are deletions; words that are underlined are additions)

Sec. 5-22. – District symbols and names; comprehensive plan designation.

(1) The following districts are created and regulated in this Chapter:

District Symbol	Description
P-1	Preservation
P-2	Conservation
AG	Agriculture
RR-5	Rural Residential
RR-2	Rural Residential
RR-1	Semi-Rural Residential
RR-1(a)	Semi-Rural Single-Family Residential
RSU-1	Semi-Rural Residential

RSU-2	Semi-Urban Single-Family Residential
R-1A	Single-Family Residential
R-1	Single-Family Residential
R-2	Two-Family Residential
R-3	Multifamily Residential
RTH	Townhouse Residential
RMH-1	Mobile Home Residential
RMH-2	Mobile Home Park
CTTP	Travel Trailer Park Commercial
CO	Office Commercial
C-1	Neighborhood Commercial
C-2	General Commercial
C-3	Heavy Commercial
C-4	Downtown Commercial
I-1	Light Industrial
I-2	Heavy Industrial
TC	Crawfordville Town Center
CC	Crawfordville Cottage Commercial
HIC	High Intensity Commercial
LIC	Low Intensity Commercial
LDR	Low Density Residential
HDR	High Density Residential

(2) Table 5-22 below comprises a list of the zoning districts permissible in each land use designation of the Wakulla County Comprehensive Plan Growth Management Plan's Future Land Use Map.

Table 5-22. Zoning Districts Permitted in Use	
Future Land Use Map Land Use Designations	Permitted Zoning Districts
Rural 1	AG, RR-5, PUD, P-1, P-2
Rural 2	Zonings allowed in Rural-1, plus C-1, C-2, RR-2, CTTP, RC-1, LIC, <u>LDR</u>
Rural 3	Zonings allowed in Rural-2, plus C-O, C-3, RR-1, RR-1a

Urban 4 <u>Fringe</u>	Zonings allowed in Rural 3, plus RSU-1, RSU-2, R-2, C-4, I-1, CC, HIC, LIC
Urban 2 <u>Core</u>	Zonings allowed in Urban 1, plus RMH-1, RMH-2, RTH, R-3, R-1, R-1A, HDR
Commercial	C-1, C-2, C-3, C-4, CTTP, C-O, PUD
Industrial	I-1, I-2, PUD
Agriculture	AG, P-1, P-2, PUD
Conservation	P-1, P-2, PUD
Public Facilities	All zoning districts
Conservation Residential	P-1, P-2, AG, RR-5, PUD
Town Center 1	TC, PUD, HDR
Town Center 2	TC, PUD, HDR
<u>Suburban Transitioning</u>	<u>R-1, R-1A, LDR, C-1, PUD</u>

The PUD zoning district may be used to create mixed use land use developments that are otherwise consistent with the general land use descriptions found in the comprehensive plan. Clustering and mixed use PUDs may be used in any land use designation if the density and intensity provisions of the comprehensive plan and overlaying land use map designation are consistent.

SECTION 3. AMENDMENT OF SECTION 5-23 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-23, of the Wakulla County Land Development Code, entitled “P-1 Preservation District Regulations,” as follows:

(Words that are ~~stricken out~~ are deletions; words that are underlined are additions)

Sec. 5-23. - P-1 Preservation District regulations.

- (1) *District intent.* The provisions of this district are primarily to protect environmentally sensitive areas and to limit construction in wetlands, floodplains and other areas generally unsuitable for development. This zoning district is permissible in the Rural-1, Rural-2, Rural-3, Urban-4 Fringe, Urban-2 Core, Agricultural, Conservation, Conservation Residential, and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 4. AMENDMENT OF SECTION 5-24 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-24, of the Wakulla County Land Development Code, entitled “P-2 Conservation District Regulations,” as follows:

(Words that are ~~stricken out~~ are deletions; words that are underlined are additions)

Sec. 5-24. - P-2 Conservation District regulations.

- (1) *District intent.* The provisions of this district are primarily to protect environmentally sensitive areas and to limit construction in wetlands, floodplains and other areas generally unsuitable for development. This zoning district is permissible in the Rural-1, Rural-2, Rural-3, Urban-4 Fringe, Urban-2 Core, Agricultural, Conservation, Conservation Residential, and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 5. AMENDMENT OF SECTION 5-25 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-25, of the Wakulla County Land Development Code, entitled “AG Agricultural District Regulations,” as follows:

(Words that are ~~stricken out~~ are deletions; words that are underlined are additions)

Sec. 5-25. - AG Agricultural District regulations.

- (1) *District intent.* The provisions of this district are primarily intended to protect areas that are suitable for agricultural operations, to prevent the misuse of prime agricultural lands and to accommodate nonagricultural uses that do not conflict with or limit the primary intent of this district. This zoning district is permissible in the Rural-1, Rural-2, Rural-3, Urban-4 Fringe, Urban-2 Core, Agricultural, Conservation Residential, and Public Facilities land use categories identified in the comprehensive plan.

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SECTION 6. AMENDMENT OF SECTION 5-26 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-26, of the Wakulla County Land Development Code, entitled “RR-5 Rural Residential District Regulations,” as follows:

(Words that are ~~stricken out~~ are deletions; words that are underlined are additions)

Sec. 5-26. - RR-5 Rural Residential District regulations.

- (1) *District intent.* The provisions of this district are to establish areas where very low residential densities may be maintained and where investment in homes will be protected from the adverse effects sometimes found in agricultural districts. This zoning district is permissible in the Rural-1, Rural-2, Rural-3, Urban-4 Fringe, Urban-2 Core, Conservation Residential, and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 7. AMENDMENT OF SECTION 5-27 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-27, of the Wakulla County Land Development Code, entitled “RR-1 Semi-Rural Residential District Regulations,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-27. - RR-1 Semi-Rural Residential District regulations.

- (1) *District intent.* The provisions of this district are to establish areas where low residential densities may be maintained and to provide a transition between very low-density rural residential areas and more densely developed urban residential areas. This zoning district is permissible in the Rural-3, Urban-1 Fringe, Urban-2 Core, and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 8. AMENDMENT OF SECTION 5-27.1 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-27.1, of the Wakulla County Land Development Code, entitled “RR-1(a) Semi-Rural Single-Family Residential District Regulations,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-27.1. - RR-1(a) Semi-Rural Single-Family Residential District.

- (1) *District intent.* Provisions in this district are to establish areas where low residential densities may be maintained and to provide a transition between very low-density rural and residential areas and more density developed urban residential areas. The zoning district is permissible in the Rural-3, Urban-1 Fringe, Urban-2 Core, and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 9. AMENDMENT OF SECTION 5-28 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-28, of the Wakulla County Land Development Code, entitled “RSU-1 Semi-Urban Residential District Regulations,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-28. - RSU-1 Semi-Urban Residential District regulations.

- (1) *District intent.* The provisions of this district are intended to apply to an area predominantly developed with low-density single-family dwellings or other uses which by location, trend of development or planned development designated in the comprehensive plan are appropriate for such areas. The lot areas are large in order to provide a relatively open, low-density living environment. This zoning district is permissible in the Urban-1 Fringe, Urban-2 Core, and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 10. AMENDMENT OF SECTION 5-28.1 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-28.1, of the Wakulla County Land Development Code, entitled “RSU-2 Semi-Urban Single-Family Residential District Regulations,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-28.1. - RSU-2 Semi-Urban Single-Family Residential District.

- (1) *District intent.* The Semi-Urban Single-Family Residential District is established for the purpose of providing an area predominately developed with low-density, single-family dwellings which by location, trend of development or planned development designated in the comprehensive plan are appropriate for such areas. Lot areas are large in order to provide a relatively open, low-density living environment. This zoning district is permissible in the Urban-1 Fringe, Urban-2 Core, and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 11. AMENDMENT OF SECTION 5-29 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-29, of the Wakulla County Land Development Code, entitled “R-1A Single-Family Residential District Regulations,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-29. - R-1A Single-Family Residential District regulations.

- (1) *District intent.* The provisions of this district are intended to apply to an area predominantly developed with single-family dwellings or other uses which by location, trend of development or planned development designated in the comprehensive plan are

appropriate for such areas. This district is appropriate for development with single-family dwellings resulting in low residential density. The district is designed to preserve and protect the characteristics of single-family neighborhoods. This zoning district is permissible in the Urban-2 Core, Suburban Transitioning and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 12. AMENDMENT OF SECTION 5-30 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-30, of the Wakulla County Land Development Code, entitled “R-1 Single-Family Residential District Regulations,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-30. - R-1 Single-Family Residential District regulations.

- (1) *District intent.* The provisions of this district are intended to apply to an area predominantly developed with single-family dwellings or other uses which by location, trend of development or planned development designated in the comprehensive plan are appropriate for such areas. This district is appropriate for development with single-family dwelling resulting in low residential density. The district is designed to preserve and protect the characteristics of single-family neighborhoods. This zoning district is permissible in the Urban-2 Core, Suburban Transitioning and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 13. AMENDMENT OF SECTION 5-31 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-31, of the Wakulla County Land Development Code, entitled “R-2 Two-Family Residential District Regulations,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-31. – R2 Two-Family Residential District regulations.

- (1) *District intent.* The intent of this district is to provide for areas to be predominantly developed with two-family dwellings or other uses which by location or trend of development are appropriate for such areas. This zoning district is permissible in the Urban 1 Fringe, Urban 2 Core, and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 14. AMENDMENT OF SECTION 5-32 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-32, of the Wakulla County Land Development Code, entitled “R-3 Multifamily Residential District Regulations,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-32. - R-3 Multifamily Residential District regulations.

- (1) *District intent.* The intent of this district is to provide for areas to be predominantly developed with high density residential uses, including multifamily dwellings or other uses which by location or trend of development are appropriate for such areas. This zoning district is permissible in the Urban 2 Core and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 15. AMENDMENT OF SECTION 5-33 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-33, of the Wakulla County Land Development Code, entitled “RTH Townhouse Residential District Regulations,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-33. – RTH Townhouse Residential District regulations.

- (1) *District intent.* The intent of this district is to provide for areas to be predominantly developed for townhouse dwellings or other uses which by location or trend of development are appropriate for such areas. This zoning district is permissible in the Urban 2 Core and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 16. AMENDMENT OF SECTION 5-34 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-34, of the Wakulla County Land Development Code, entitled “RR-2 Rural Residential District Regulations,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-34. - RR-2 Rural Residential District regulations.

- (1) *District intent.* The provisions of this district are to establish areas where very low residential densities may be maintained and where investment in homes will be protected from the adverse effects sometimes found in agricultural districts. This zoning

district is permissible in the Rural-2, Rural-3, Urban-1 Fringe, Urban-2 Core, and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 17. AMENDMENT OF SECTION 5-35 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-35, of the Wakulla County Land Development Code, entitled “CO Office Commercial District Regulations,” as follows:

(Words that are ~~stricken out~~ are deletions; words that are underlined are additions)

Sec. 5-35. - CO Office Commercial District regulations.

- (1) *District intent.* The provisions of this district are intended to apply to urban areas with convenient access to a major thoroughfare and to other business areas wherein activities are restricted to financial, professional and business office operations. The district is intended to accommodate office parks and may serve as a buffer or transitional use between residential development and more intensive commercial or industrial development. This zoning district is permissible in the Rural-3, Urban-1 Fringe, Urban-2 Core, Commercial, and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 18. AMENDMENT OF SECTION 5-36 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-36, of the Wakulla County Land Development Code, entitled “CTTP Travel Trailer Park Commercial District Regulations,” as follows:

(Words that are ~~stricken out~~ are deletions; words that are underlined are additions)

Sec. 5-36. - CTTP Travel Trailer Park Commercial District regulations.

- (1) *District intent.* The provisions of this district are intended to provide an area in which travel trailer parks may be operated for the convenience of persons desiring temporary accommodations for camping, tenting and recreational vehicles. This zoning district is permissible in the Rural-2, Rural-3, Urban-1 Fringe, Urban-2 Core, Commercial, and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 19. AMENDMENT OF SECTION 5-37 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-37, of the Wakulla County Land Development Code, entitled “C-1 Neighborhood Commercial District Regulations,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-37. - C-1 Neighborhood Commercial District regulations.

- (1) *District intent.* The provisions of this district are intended to apply to those uses which serve residential districts as a matter of convenience and they should be located in proximity to the residential neighborhoods which they serve. It is not the purpose of this district to permit the development of a commercial center of such a scope that it would attract traffic from outside the neighborhood the use serves. This zoning district is permissible in the Rural-2, Rural-3, Urban-4 Fringe, Urban-2 Core, Suburban Transitioning, Commercial, and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 20. AMENDMENT OF SECTION 5-38 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-38, of the Wakulla County Land Development Code, entitled “C-2 General Commercial District Regulations,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-38. - C-2 General Commercial District regulations.

- (1) *District intent.* The provisions of this district are intended to provide areas for general business uses to meet the needs of a community-wide market. The areas designated in this district are intended to abut certain principal streets, in conformance with the comprehensive plan, which have frontage adaptable to the designated uses. This district is intended to encourage concentrations of general commercial activities on contiguous parcels to be developed as a cohesive unit. Planned commercial developments are also encouraged. This zoning district is permissible in the Rural-2, Rural-3, Urban-4 Fringe, Urban-2 Core, Commercial, and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 21. AMENDMENT OF SECTION 5-39 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-39, of the Wakulla County Land Development Code, entitled “C-3 Heavy Commercial District Regulations,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-39. - C-3 Heavy Commercial District regulations.

- (1) *District intent.* The provisions of this district are intended to provide for wholesale, warehouse and terminal activities not compatible with residential neighborhoods or consumer-related retail and service establishments. Areas in this district should have nearby access to major thoroughfares suitable for efficiently carrying large volumes of truck traffic. This zoning district is permissible in the Rural-3, Urban-1 Fringe, Urban-2 Core, Commercial, and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 22. AMENDMENT OF SECTION 5-40 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-40, of the Wakulla County Land Development Code, entitled “C-4 Downtown Commercial District Regulations,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-40. - C-4 Downtown Commercial District regulations.

- (1) *District intent.* The provisions of this district are intended to provide for high-density and high-intensity, mixed-use, pedestrian-friendly neighborhoods in areas of existing or planned urban development. This zoning district is permissible in the Urban-1 Fringe, Urban-2 Core, Commercial, and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 23. AMENDMENT OF SECTION 5-41 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-41, of the Wakulla County Land Development Code, entitled “I-1 Light Industrial District Regulations,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-41. - I-1 Light Industrial District regulations.

- (1) *District intent.* The provisions of this district are intended to apply to an area developed for a variety of storage, warehousing and light, clean industrial operations or other uses which by their location, trend of development or planned development designated in the comprehensive plan are appropriate for such areas. This district is designed for businesses that want an industrial park atmosphere which will create an attractive setting. The provisions are intended to permit the normal operation of such light industrial uses under such conditions as will not be harmful to surrounding uses. This zoning district is permissible in the Urban-1 Fringe, Urban-2 Core, Industrial, and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 24. AMENDMENT OF SECTION 5-43 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-43, of the Wakulla County Land Development Code, entitled “RMH-1 Mobile Home District Regulations,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-43. - RMH-1 Mobile Home Residential District regulations.

- (1) *District intent.* The provisions of this district are intended to apply to an area predominantly developed with single-family dwellings and mobile homes or other uses which by location, trend of development or planned development designated in the comprehensive plan are appropriate for such areas. This district is appropriate for development with single-family dwellings and mobile homes, resulting in low residential density. The density is designed to preserve and protect the characteristics of single-family neighborhoods and mobile home neighborhoods. This zoning district is permissible in the Urban-2 Core and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 25. AMENDMENT OF SECTION 5-44 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-44, of the Wakulla County Land Development Code, entitled “RMH-2 Mobile Home Park District,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-44. - RMH-2 Mobile Home Park District Regulations.

- (1) *Purpose.* The mobile home park district is established for the purpose of providing a district for mobile homes in approved parks, occupied as single-family dwellings, with the intent of creating an environment of a residential character, designed to enhance living conditions and permitting only those uses, activities and services which are compatible with the residential environment. The mobile home park district is a residential district, not a commercial district. This zoning district is permissible in the Urban-2 Core and Public Facilities land use categories as designated in the comprehensive plan.

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SECTION 26. AMENDMENT OF SECTION 5-65 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-65, of the Wakulla County Land Development Code, entitled “CC Crawfordville Cottage Commercial Zoning District Regulations,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-65. - CC Crawfordville Cottage Commercial Zoning District regulations.

- (1) *District intent.* The provisions of this district are intended to promote small, independent craft and cottage industries adjacent to parks in the Crawfordville Core District. Focus industries primarily include arts, crafts, artisan food services, cafes, small specialty retail shops, and similarly related services, which due to lower intensities are designed to be compatible with, and closely resemble near-by residential uses. This zoning district is permissible in the Urban + Fringe and Urban 2 Core land use categories as designated in the comprehensive plan.

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SECTION 27. AMENDMENT OF SECTION 5-66 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-66, of the Wakulla County Land Development Code, entitled “HIC Crawfordville High Intensity Commercial Zoning District Regulations,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-66. - HIC Crawfordville High Intensity Commercial Zoning District regulations.

- (1) *District intent.* The provisions of this district are intended to promote high-intensity, mixed use development that will support the community's need for commercial services

and retail in the Crawfordville Core District. This zoning district is permissible in the Urban 1 Fringe and Urban 2 Core land use categories as designated in the comprehensive plan.

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SECTION 28. AMENDMENT OF SECTION 5-66 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-66, of the Wakulla County Land Development Code, entitled “HIC Crawfordville High Intensity Commercial Zoning District Regulations,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-67. - LIC Crawfordville Low Intensity Commercial Zoning District regulations.

- (1) *District intent.* The provisions of this district are intended to promote low-intensity non-residential development that will support the community's need for commercial services and retail in the Crawfordville Area District. This zoning district is permissible in the Rural 2, Rural 3, Urban 1 Fringe and Urban 2 Core ~~and~~ land use categories as designated in the comprehensive plan.

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SECTION 29. AMENDMENT OF SECTION 5-68 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-68, of the Wakulla County Land Development Code, entitled “LDR Crawfordville Low Density District Regulations,” as follows:

(Words that are ~~stricken-out~~ are deletions; words that are underlined are additions)

Sec. 5-68. – LDR Crawfordville Low Density Residential Zoning District regulations.

- (1) *District intent.* The intent of this district is to promote lower density residential development adjacent to or near high density residential areas within the Crawfordville Area District. Additionally, this district is envisioned to support pedestrian oriented development and redevelopment in the Crawfordville Area District. This zoning district is permissible in the Rural 2, Rural 3, Urban 1 Fringe, Suburban Transitioning and Urban 2 Core land use categories as designated in the Comprehensive Plan.

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SECTION 30. AMENDMENT OF SECTION 5-69 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE. The Board hereby amends Section 5-69, of the Wakulla County Land Development Code, entitled “HDR Crawfordville High Density Residential Zoning District Regulations,” as follows:

(Words that are ~~stricken out~~ are deletions; words that are underlined are additions)

Sec. 5-69. – HDR Crawfordville High Density Residential Zoning District regulations.

- (1) *District intent.* The intent of this district is to promote high density residential development in the Crawfordville Area District, including multifamily, single-family attached, and single-family detached dwellings, which are designed to be compatible with, and closely resemble existing residential uses of the Crawfordville Area District. This zoning district is permissible in the Urban ~~2~~ Core, Town Center 1 and Town Center 2 land use categories as designated in the Comprehensive Plan.

* * *

SECTION 31. CODIFICATION IN THE CODE OF ORDINANCES. It is the intention of the Board, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Wakulla County Code of Ordinances, and that the sections of this Ordinance may be renumbered to accomplish such intent.

SECTION 32. SEVERABILITY. Should any section or provision of this Ordinance or any portion thereof, or any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof other than the part declared to be invalid.

SECTION 33. EFFECTIVE DATE. A certified copy of this Ordinance shall be filed with the Department of State within ten (10) days after its enactment by the Board and shall be effective upon filing with the Department of State.

PASSED AND ADOPTED by the Board of County Commissioners of Wakulla County, Florida, this 17th day of September, 2018.

**BOARD OF COUNTY COMMISSIONERS OF
WAKULLA COUNTY, FLORIDA**

By: 
RALPH THOMAS, Chair

ATTEST:


BRENT X. THURMOND, Ex Officio
Clerk to the Board



APPROVED AS TO FORM AND CONTENT:


HEATHER J. ENCINOSA, ESQ.
County Attorney