



**STAFF REPORT AND RECOMMENDATIONS
PLANNING & DEVELOPMENT SERVICES DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT**

MEMO DATE: May 23, 2017
AGENDA DATE: June 7, 2017
TO: City of Largo Planning Board
FROM: Adriana Puentes Shaw, Planner I *APS*
SUBJECT/CASE: CDCA18-002 (ORDINANCE NO. 2018-31) – COMPREHENSIVE DEVELOPMENT CODE AMENDMENT

INTRODUCTION:

On March 07, 2017, the City Commission requested that staff research the Institutional Future Land Use designation's allowable uses. The Institutional designation has a series of uses that are allowed under the Comprehensive Development Code (CDC). Table 6-1 *Allowable Uses by Land Use Classification* provides typical examples of allowable uses. Uses are considered to be either allowed, conditional or not allowed. Additionally, some uses that are listed as allowable, may also be required to comply with supplemental standards of the CDC.

A presentation was made to the Community Development Advisory Board (CDAB) on April 24, 2017. The CDAB reviewed the information and identified some issues with the current allowable uses for the Institutional designation. The CDAB recommended that the supplemental standards for the applicable Institutional uses such as halfway houses and similar uses reflect those found in the CDC for Assisted Living Facilities (ALFs), specifically referring to Section 15.2.2 –15.2.5, where it discusses group care homes, recovery homes, residential treatment facilities, nursing homes and similar uses. These restrictions and standards include, but are not limited to, neighborhood character, total number of clients served, parking requirements and signage. The CDAB recommendation would alter one use that is currently listed as allowable under the Institutional designation, Halfway-House/Rehabilitation Facilities, by making it a conditional use when it exceeds six clients.

On June 13th, 2017, staff received City Commission direction at a Work Session regarding institutional uses to prepare an amendment to the CDC. Based on the research and CDAB's recommendation, the Commission requested this amendment provide clarification and consistency regarding some permissible institutional type uses and that the appropriate supplemental standards to address unique concerns related to the use be incorporated.

Staff researched other local municipalities as well as the pertinent Florida State Statutes in order to determine consistent category descriptions of the City's current uses. It was concluded that due to the similar nature of these types of uses, a new title should be created within the supplemental standards. This new title, "Residential Treatment Facility", would include individual use standards for Assisted Living Facilities, Community Residential Homes and Halfway Houses/ Rehabilitation Facilities.

COMPREHENSIVE DEVELOPMENT CODE AMENDMENTS:

Chapter 6: Allowable Uses

Table 6-1: Allowable Uses within Land Use Classifications are being amended to clarify the allowable institutional uses within certain City's Future Land Use designations. These uses include Assisted Living Facilities, Community Residential Homes, and Half-way Houses/ Rehabilitation Facilities. Clarifications include the requirement for Conditional Use Approval and references to applicable supplemental standards, "Must comply with supplemental standards, Section 15.2".

Table 6-2: Allowable Uses within the Community Redevelopment Districts (CRD) is being amended to clarify the allowable institutional uses within certain City's Future Land Use designations. These uses include Assisted Living Facilities, Community Residential Homes, and Half-way Houses/ Rehabilitation Facilities. Clarifications include the requirement for Conditional Use Approval and references to applicable supplemental standards, "Must comply with supplemental standards, Section 15.2".

Chapter 15: Supplemental Standards

Section 15.2.2- Applicability:

The proposed changes to Chapter 15 provide clarification to Section 15.2, Residential Care Facilities. This section was previously titled Assisted Living Facilities (ALFs). The section now includes supplemental standards for Assisted Living Facilities, Community Residential Homes and Halfway Houses/ Rehabilitation Facilities.

Section 15.2.3- Restrictions:

Defines the restrictions for each of the Residential Care Facility categories based on number of clients. These restrictions also take land use and location into consideration.

Section 15.2.4- Review Procedures:

Clarifies when a Class II Conditional Use/ Level III review is required.

Section 15.2.5- Parkland and Recreation Facilities Impact Fee:

References the Parkland and Recreation Facilities Impact Fee section of the CDC.

Chapter 20: Definitions

Definitions are proposed to be added to Sections 20.1C (*Community Residential Homes*), 20.1E (*Elderly Housing*), 20.1G (*Group Care Home*), and 20.1R (*Recovery Home*)

Revises definitions within Sections 20.1A (*Assisted Living Facility*) and 20.1H (*Halfway-House/Rehabilitation Facility*).

If approved with a favorable recommendation by the Planning Board, staff anticipates bringing the CDC amendment before the City Commission, through Ordinance No. 2018-31, for first reading on June 19, 2018 and second and final reading on July 3, 2018.

PROPOSED AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT CODE:

Staff is proposing CDC amendments to Table 6-1,; Allowable Uses within Land Use Classifications; Table 6-2: Allowable Uses within Land Use Uses Within the CRDs; Section 15.2 Residential Care Facilities (See numbered strike-through/underlined draft ordinance No. 2018-31 which depicts the proposed changes.; Sections 20.1.A, 20.1C, 20.1E, 20.1G, 20.1H, and 20.1.R Definitions (See numbered strike-through/underlined draft ordinance No. 2018-31 which depicts the proposed changes.)

OTHER APPLICABLE COMPREHENSIVE DEVELOPMENT CODE SECTIONS:

None

STAFF RECOMMENDATION:

Staff recommends approval of the proposed CDC Amendment.

SUGGESTED MOTIONS FOR THE PLANNING BOARD:

I MOVE TO APPROVE CDCA18-002 (ORDINANCE NO. 2018-31) – COMPREHENSIVE DEVELOPMENT CODE AMENDMENT – AN ORDINANCE OF THE CITY OF LARGO, FLORIDA AMENDING THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE BY AMENDING TABLE 6-1 AND TABLE 6-2, BY AMENDING CHAPTER 15, SUPPLEMENTAL STANDARDS SECTION 15.2, AND CHAPTER 20, DEFINITIONS AND ACRONYMS TO ESTABLISH SUPPLEMENTAL CRITERIA AND CONDITIONAL USE REQUIREMENTS FOR RESIDENTIAL CARE FACILITIES WHICH INCLUDE ASSISTED LIVING FACILITIES, COMMUNITY RESIDENTIAL HOMES AND HALFWAY HOUSES/REHABILITATION FACILITIES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

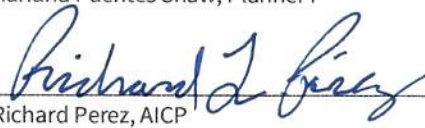
I MOVE TO APPROVE CDCA18-002(ORDINANCE NO. 2018-31) WITH CONDITIONS – COMPREHENSIVE DEVELOPMENT CODE AMENDMENT – AN ORDINANCE OF THE CITY OF LARGO, FLORIDA AMENDING THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE BY AMENDING TABLE 6-1 AND TABLE 6-2, BY AMENDING CHAPTER 15, SUPPLEMENTAL STANDARDS SECTION 15.2, AND CHAPTER 20, DEFINITIONS AND ACRONYMS TO ESTABLISH SUPPLEMENTAL CRITERIA AND CONDITIONAL USE REQUIREMENTS FOR RESIDENTIAL CARE FACILITIES WHICH INCLUDE ASSISTED LIVING FACILITIES, COMMUNITY RESIDENTIAL HOMES AND HALFWAY HOUSES/REHABILITATION FACILITIES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. <list conditions for approval>

I MOVE TO DENY CDCA18-002 (ORDINANCE NO. 2018-31) – COMPREHENSIVE DEVELOPMENT CODE AMENDMENT – AN ORDINANCE OF THE CITY OF LARGO, FLORIDA AMENDING THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE BY AMENDING TABLE 6-1 AND TABLE 6-2, BY AMENDING CHAPTER 15, SUPPLEMENTAL STANDARDS SECTION 15.2, AND CHAPTER 20, DEFINITIONS AND ACRONYMS TO ESTABLISH SUPPLEMENTAL CRITERIA AND CONDITIONAL USE REQUIREMENTS FOR RESIDENTIAL CARE FACILITIES WHICH INCLUDE ASSISTED LIVING FACILITIES, COMMUNITY RESIDENTIAL HOMES AND HALFWAY HOUSES/REHABILITATION FACILITIES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

PLANNING BOARD ACTION:

PUBLIC HEARING DATE:	June 7 TH , 2018	
RECOMMENDATION:	_____ Approval	(Vote _____ - _____)
	_____ Approval with conditions	(Vote _____ - _____)
	_____ Denial	(Vote _____ - _____)

Cheyrl Bowman, Chairperson

REPORT PREPARED BY:	 Adriana Puentes Shaw, Planner I
APPROVED BY:	 Richard Perez, AICP Planning Manager
DATE:	May 23, 2018

Attachments:
Numbered Strike-through/Underlined Ordinance No. 2018-31
CDC Table 6-1
CDC Table 6-2

ORDINANCE NO. 2018-31

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA AMENDING THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE BY AMENDING TABLE 6-1 AND TABLE 6-2, BY AMENDING CHAPTER 15, SUPPLEMENTAL STANDARDS SECTION 15.2, AND CHAPTER 20, DEFINITIONS AND ACRONYMS TO ESTABLISH SUPPLEMENTAL CRITERIA AND CONDITIONAL USE REQUIREMENTS FOR RESIDENTIAL CARE FACILITIES WHICH INCLUDE ASSISTED LIVING FACILITIES, COMMUNITY RESIDENTIAL HOMES AND HALFWAY HOUSES/REHABILITATION FACILITIES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Largo has adopted the Comprehensive Development Code which encompasses all of the City's land development regulations; and

WHEREAS, the City of Largo desires to allow Residential Care Facilities, which include Assisted Living Facilities, Community Residential Homes and Halfway Houses/Rehabilitation Facilities, on properties with a Future Land Use Designation of Institutional; and

WHEREAS, the City of Largo determines that it is in the best interest of its residents, businesses and visitors to enact regulations within the CDC to address Residential Care Facilities; and

WHEREAS, the City Commission recognizes and supports the need of Residential Care Facilities in our communities; and

WHEREAS, the City Commission determines that it is in the best interest of its residents, businesses and visitors to provide regulations within the CDC to clearly address the supplemental standards for Residential Care Facilities; and

NOW, THEREFORE, THE CITY OF LARGO CITY COMMISSION HEREBY ORDAINS:

SECTION 1. That above recitals are true and correct and are hereby incorporated by reference as the findings of the City Commission.

SECTION 2. That Table 6-1 of the Comprehensive Development Code is amended to read as shown in Exhibit A.

SECTION 3. That Table 6-2 of the Comprehensive Development Code is amended to read as shown in Exhibit B.

SECTION 4. That Section 15.2 of the Comprehensive Development Code is hereby amended and shall read as follows:

Section 15.2 Residential Care Facilities ~~Assisted Living Facilities (ALFs) (Including Assisted Living Facilities, Community Residential Homes, Halfway Houses/ Rehabilitation Facilities and similar uses.)~~

15.2.1 Purpose – To set forth standards for the protection of the health, safety, and welfare of the residents of a facility and the community at large. Residential Care Facilities ALFs allow persons who are unable to live independently to remain in the community. While Residential Care

52 Facilities ALFs have some similarities to general residential uses, these facilities may have a
53 greater impact upon surrounding uses than similarly sized residential uses.
54

55 **15.2.2 Applicability** - These standards are supplementary to the performance standards of this
56 CDC. Included among Residential Care Facilities ALFs are Assisted Living Facilities, Community
57 Residential Homes, Halfway Houses/Rehabilitation Facilities ~~recovery homes, residential~~
58 ~~treatment facilities, group care homes nursing homes,~~ and similar uses. These uses may be
59 predominantly residential in nature, providing care to a small number of persons in a single-family
60 home or institutional-type facilities. All facilities, regardless of the number of clients, are subject to
61 the City's Business Tax Receipt requirements, applicable State of Florida Regulatory agency
62 requirements, and all applicable construction standards included in Chapter 18 of this CDC. If the
63 development consists of bonafide dwelling units, rather than sleeping quarters only, and does not
64 provide the types of personal care normally associated with an Residential Care Facility ALF,
65 such as shared dining, transportation, recreational programs, on-site medical treatment, social
66 services, then it is not subject to these supplemental standards, but must comply with the
67 requirements for residential multifamily developments of this CDC.
68

69 **15.2.3 Restrictions**

70 **A.** Residential Care Facilities ALFs are not allowed in coastal high hazard areas, regardless of
71 the number of clients served.
72

73 **B.** Facilities located in or adjacent to ~~in~~ residential areas shall conform to the character of the
74 surrounding neighborhood. This applies to design, density, lot size, landscaping, or other factors
75 affecting the neighborhood character. This will prevent disruption of a neighborhood due to the
76 introduction of a dissimilar structure.
77

78 **C.** The following locational restrictions shall apply depending on the total number of clients served
79 by the facility. See Table 6-2: Allowable Uses Within Land Uses in the CRD.
80

81 **(1) Assisted Living Facilities:**

82 ~~a.(1)~~ Six (6) or fewer clients - Facilities of six (6) or fewer clients are allowable within all
83 residential, ~~institutional,~~ and mixed use land classifications.
84

85 ~~b.(2)~~ Seven (7) to ~~thirteen~~ fourteen (14) clients - Facilities of this size are allowable only
86 within RLM, RM, RH, ~~institutional,~~ and mixed use land classifications. ~~use designations.~~
87

88 ~~c.(3)~~ ~~Fourteen or more clients~~ More than fourteen (14) clients – Facilities with more than
89 fourteen (14) or more clients are allowed as a conditional use within RM, RH, CN, CG,
90 ~~institutional~~ and mixed use land classifications ~~use land use designations.~~
91

92 **(2) Community Residential Homes: (See definition for facilities included in this category)**

93 a. Six (6) or fewer clients - Facilities of six (6) or fewer clients are allowable within all
94 residential, Institutional, and mixed use land classifications.
95

96 b. Seven (7) to fourteen (14) clients - Facilities of this size are allowable only within RLM,
97 RM, RH, Institutional, and mixed use land classifications.
98

99 c. More than fourteen (14) clients – Facilities with more than fourteen (14) clients are
100 allowed as a conditional use within RM, RH, CN, CG, Institutional and mixed use land
101 classifications.
102

103 **(3) Half-way House/Rehabilitation Facility**

104 a. Six (6) or fewer clients - Facilities of six (6) or fewer clients are allowable within
105 Institutional land use classifications, and are allowed as a conditional use within CN, CG
106 and mixed use land classifications.

107
108 b. Seven or more clients - Facilities with more than seven (7) or more clients are allowed
109 as a conditional use within CN, CG, Institutional and mixed use land classifications.
110

111 **15.2.4 Review Procedures**

112
113 **A.** Six (6) or fewer clients - Facilities licensed under Chapter 419, F.S., provides that a facility
114 housing six (6) or fewer clients is the functional equivalent of a single-family home and is,
115 therefore, allowable in a single or multifamily residential area and is not subject to either a Level I
116 or II administrative review. If the facility is not licensed under Chapter 419, F.S., and is
117 conditionally allowed, it shall be subject to review by the Planning Board (Level III).

118
119 **B.** Seven (7) to fourteen (14) thirteen (13) clients – Where allowable, these facilities shall be
120 administratively reviewed (Level I or II). If the facility is conditionally allowed, it shall be subject to
121 review by the Planning Board (Level III).

122
123 **C.** More than fourteen (14) clients Fourteen or more clients – Where allowable, facilities ALFs
124 housing more than fourteen (14) clients shall be subject to review by the Planning Board (Level
125 III).

126
127 **15.2.5 Additional Standards**

128
129 **A. Density** – Densities shall be calculated using a residential equivalency standard of two and
130 one-half (2.5) beds equals one dwelling unit.

131
132 **B. Parkland and Recreation Facilities Impact Fee** – ~~ALFs that do not provide in-house care and~~
133 ~~services shall be required to pay parkland dedication and facility fees as a multifamily~~
134 ~~development. Facilities that provide in-house care and services shall be exempt from parkland~~
135 ~~and facility fees. The required impact fee for Residential Care Facilities shall be due as provided~~
136 ~~for in Chapter 8 Section 8.6.2.~~

137
138 **C. Signs** – No signs denoting the name and/or purpose of an Residential Care Facility ALF shall
139 be allowed for facilities with six (6) or fewer clients.

140
141 **D. Parking** – The DCO may authorize a reasonable reduction in the total number of required
142 parking spaces upon submittal of a parking demand analysis which is based upon the mobility of
143 the clients served and the medical accommodations provided. The following conditions must be
144 met:

145 (1) Sufficient data to demonstrate limited access and usage of vehicles by clients must be
146 submitted to the City and found to be valid by the City Engineer. The information
147 submitted shall include the following:

- 148 a. The marketing of the facility, i.e., type of clients expected to be housed;
- 149 b. The types of medical care services provided;
- 150 c. The expected mobility of residents;
- 151 d. Number of employees on the largest working shift; and
- 152 e. Expected visitation rate and visitor policies.

153
154 (2) Although the number of parking spaces may be initially reduced, a land area sufficient
155 to provide the total required number of parking spaces shall be reserved in case of the

156 future conversion or modification of the facility. In no case shall the reserved area be
157 used as the minimum required buffer, parkland, or retention area. Accommodations
158

159 (3) Retention area requirements shall be calculated based upon the assumption that the
160 required parking area is to be paved. An allowable alternative is to reserve an area to
161 accommodate retention, in the event of paving.
162

163 **E. Accessory use – Residential Care Facilities** ~~Assisted living facilities~~ having more than fourteen
164 ~~(14) clients~~ ~~fourteen (14) or more~~ clients may include on-site medical offices to serve the health
165 care needs of both on-site residents and off-site patients of the resident physician(s) subject to
166 review by the Planning Board as a conditional use. In addition, the following restrictions shall
167 apply:
168

169 (1) The on-site medical offices must be clearly incidental to the Residential Care Facility
170 ~~assisted living facility~~. The maximum floor area devoted to the on-site medical offices
171 shall be no more than ten (10) percent of the gross floor area of the Residential Care
172 Facility assisted living facility, or 3,500 square feet, whichever is less;
173

174 (2) Signage shall be limited to Address/Occupant Identification Displays ~~occupant~~
175 ~~identification signs~~, as required by Chapter 12, and shall be located on the wall only. No
176 freestanding signs identifying the occupants shall be allowed;
177

178 (3) The Residential Care Facility ~~assisted living facility~~ shall dedicate parking spaces to
179 the on-site medical offices based on the parking requirements for medical offices
180 provided in Section 9.5; and
181

182 (4) The addition of on-site medical offices to an existing Residential Care Facility ~~assisted~~
183 ~~living facility~~ having more than fourteen (14) ~~fourteen (14) or more~~ clients must receive
184 site plan approval as per Chapter 3.
185

186 **SECTION 5.** That Section 20.1.A(29) of the Comprehensive Development Code is hereby amended to
187 read as follows:
188

189 **20.1.A**
190

191 **(29) Assisted Living Facility (ALF):** An licensed entity, ~~licensed under chapter 58A-5, Florida~~
192 ~~Administrative Code~~, which provides or arranges for housing, on-site monitoring, and personal
193 care services and/or home care services (either directly or indirectly), to one or more adults who
194 are not relatives of the owner or administrator in a home-like setting, for a period exceeding
195 twenty-four
196 (24) hours.
197

198 **SECTION 6.** That Section 20.1.C of the Comprehensive Development Code is hereby amended to read
199 as follows:
200

201 **20.1.C**
202

203 **(1) Caliper:** The standard nursery measurement for diameter in inches of a single – stemmed tree
204 trunk measured twelve (12) inches above grade for trees four (4) inches diameter at breast height
205 (DBH) or greater and six (6) inches above grade for trees less than four (4) inches in DBH.

- 206 (2) **Canopy:** In architecture – a roof-like structure, regardless of material, generally located above
207 a door, window, or extending across a building facade which is attached to and projects from a
208 building wall.
209
- 210 (3) **Canopy Tree:** A self – supporting, protected woody plant that normally grows to a minimum
211 height of thirty-five (35) feet and has a trunk that can be maintained with over eight (8) feet of
212 clear wood.
213
- 214 (4) **Capacity-To-Serve Determination:** An evaluation made by the City that sufficient capacity for
215 public facilities and/or services is available to serve a proposed development.
216
- 217 (5) **Change Out:** The replacement of an existing utility pole, communications tower, or other
218 telecommunications or utility facility with a new structure similar in type, but different in height,
219 bulk, or attachments.
220
- 221 (6) **City:** The City of Largo, Florida.
222
- 223 (7) **Class II Use:** See “Conditional Use.”
224
- 225 (8) **CLR-CRD:** The Clearwater-Largo Road Community Redevelopment District.
226
- 227 (9) **City Manager:** The City Manager for the City of Largo, or any such person designated to act in
228 his/her stead.
229
- 230 (10) **Coastal Construction Control Line:** The line established by the State of Florida pursuant to
231 Section 161.053, F.S., and recorded in the official records of the community, which defines that
232 portion of the beach-dune system subject to severe fluctuations based on a 100-year storm
233 surge, storm waves or other predictable weather conditions.
234
- 235 (11) **Coastal High Hazard Area:** A special flood hazard area extending from offshore to the inland
236 limit of a primary frontal dune along an open coast and any other area subject to high velocity
237 wave action from storms or seismic sources. Coastal high hazard areas are also referred to as
238 “high hazard areas subject to high velocity wave action” or “V Zones” and are designated on
239 Flood Insurance Rate Maps (FIRM) as Zone V1-V30, VE, or V.
240
- 241 (12) **Commercial Campground:** A place set aside and offered for temporary accommodations,
242 (i.e., no permanent installation of dwelling units on individual lots), for recreational purposes or
243 travel by a person or public body, for remuneration of the owner, lessor, or operator of such
244 place, including all appurtenances and associated facilities.
245
- 246 (13) **Communication Tower:** A monopole, self-supporting lattice, or guyed structure situated on a
247 site, the purpose of which is to serve as the support for one or more antennas or antenna arrays.
248 This term includes radio and television transmission towers, microwave towers, common carrier
249 towers, cellular telephone towers, and similar telecommunication structures excluding those used
250 exclusively for dispatch communications (see "antenna or antenna array" and "satellite service
251 reception antenna").
252
- 253 (14) **Community Residential Homes:** A dwelling unit licensed to serve residents who are clients of
254 the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of
255 Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health
256 Care Administration which provides a living environment for unrelated residents who operate as
257 the functional equivalent of a family, including such supervision and care by supportive staff as

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may be necessary to meet the physical, emotional, and social needs of the residents. Some facilities included in this category are group care homes, recovery homes, elderly housing and similar uses.

(15) (14) Comprehensive Plan: The compilation of goals, objectives, policies, and maps for the physical, social, and economic development within the City of Largo, adopted by ordinance pursuant to Chapter 163, F.S., and containing all statutorily required elements.

(16) (15) Concurrency: The statutory requirement that public facilities and services to maintain the adopted level of service standards for utilities, recreation and open space, and drainage are in place at the time of development.

(17) (16) Conditional Use: A use that, because of special requirements or characteristics, may be allowed in a particular land use designation or character district only upon completion of a conditional use review and subject to the limitations and conditions specified therein. All proposed development must meet the review criteria contained in this CDC. It shall be permitted only upon the approval of the Planning Board after due notice and public hearing.

(18) (17) Condominium: A building or group of buildings in which units are owned individually, and common areas and facilities are owned by all the unit owners on a proportional basis. A condominium is a legal form of ownership and not a specific building style.

(19) (18) Conforming: A lawful, existing, properly permitted use which conforms to the provisions, requirements and/or regulations of this CDC.

(20) (19) Contractor Yard: Storage yard operated by, or on behalf of, a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's business type.

(21) (20) County: Pinellas County, Florida

(22) (21) Countywide Future Land Use Plan (FLUP), also known as Countywide Land Use Plan: Future Land Use Plan adopted as part of the Pinellas County Comprehensive Plan pursuant to Chapter 88-464, Florida Statutes. The accompanying "Rules Governing Administration of the Countywide Future Land Use Plan, As Amended" are included by reference. The future land use map that designates general categories of land use by type and location to guide the future development pattern and use of land throughout the county, as adopted by the Pinellas Planning Council and Countywide Planning Authority. The Countywide Plan Map may consist of a single map or map series as approved by the PPC and CPA and filed with the Clerk of the Board of County Commissioners.

(23) (22) Critical Root Zone: The greater area between the ground area within a tree's dripline or an area equivalent to a radius from the tree trunk of nine (9) inches for each diameter inch of trunk measured at fifty four (54) inches above grade.

(24) (23) CRD: Community Redevelopment District.

(25) (24) Crown: All tree branch parts including all twigs and foliage.

(26) (25) Currently Available Revenue Sources: An existing source and amount of revenue presently available to the local government. It does not include a local government's present

309 intent to increase the future level or amount of revenue source which is contingent upon
310 ratification by public referendum.
311

312 **SECTION 7.** That Section 20.1.E of the Comprehensive Development Code is hereby amended to read
313 as follows:
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315 **20.1.E**
316

317 **(1) Easement:** A right of use under, over or across the property of another.
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319 **(2) Effective Tree Removal:** Any improper pruning or damage to a tree such as; flush cuts,
320 mechanical damage to the trunk, damage to the roots by machinery, chemicals or excessive back
321 fill (over three inches), over lifting, over thinning, lions tailing, topping, and the removal of a
322 branch greater than twenty-five (25) percent of the trunk size at DBH.
323

324 **(3) Elderly Housing:** Any age restricted licensed facility, including detached and attached dwelling
325 units and residences, offering private and semiprivate rooms. Provides personalized assistance
326 and services to help with activities of daily living.
327

328 **(4) (3) Elevated Building:** A non-basement building built to have the lowest floor elevated above
329 the ground level by means of fill, solid foundation, perimeter walls, pilings, columns (posts and
330 piers), shear walls, or breakaway walls.
331

332 **(5) (4) Elevation Certificate:** Administrative tool of the National Flood Insurance Program (NFIP)
333 which is to be used to provide elevation information necessary to ensure compliance with
334 community floodplain management ordinances, to determine the proper insurance premium rate,
335 or support a request for a Letter of Map Amendment (LOMA).
336

337 **(6) (5) Encroachment:** For floodplain management purposes, the placement of fill, excavation,
338 buildings, permanent structures or other development into a flood hazard area which may impede
339 or alter the flow capacity of riverine flood hazard areas.
340

341 **(7) (6) Environmental Audit:** An engineering study of a site undertaken to determine whether
342 hazardous materials have been produced, stored, dumped, or otherwise deposited on a site.
343

344 **(8) (7) Erect:** To construct, build, raise, assemble, place, affix, attach, or create.
345

346 **(9) (8) Existing building and existing structure:** Any buildings and structures for which the “start of
347 construction” commenced before May 28, 1971 [Also defined in FBC, B, Section 202.]
348

349 **(10) (9) Existing Manufactured Home Park or Subdivision:** A manufactured home park or
350 subdivision for which the construction of facilities for servicing the lots on which the manufactured
351 homes are to be affixed (including, at a minimum, the installation of utilities, the construction of
352 streets, and either final site grading or the pouring of concrete pads) is completed before May 28,
353 1971.
354

355 **(11) (10) Expansion to an existing manufactured home park or subdivision:** The preparation of
356 additional sites by the construction of facilities for servicing the lots on which the manufactured
357 homes are to be affixed (including the installation of utilities, the construction of streets, and either
358 final site grading or the pouring of concrete pads).
359

360 ~~(12)~~ **(11) Existing Use:** The use of a lot, parcel, or structure at the time of the enactment of this
361 CDC.
362

363 **SECTION 8.** That Section 20.1.G of the Comprehensive Development Code is hereby amended to read
364 as follows:
365

366 **20.1.G**
367

368 **(1) Garage Enclosure:** The remodeling of an attached garage or carport within a residential
369 dwelling unit by a permanent enclosure which creates additional living area and/or storage area
370 which is built, designed, and permitted in conformance with the City of Largo's building and fire
371 codes.
372

373 **(2) GLA:** Gross Leasable Area.
374

375 **(3) Grade, Finished:** A reference plane representing the average of final ground level adjoining
376 the building at all exterior walls after all site preparations have been completed.

377 **(4) Greenhouse:** A structure used for cultivating plants that require controlled temperature and
378 humidity.
379

380 **(5) Gross Leasable Area (GLA):** The total floor area for which the tenant pays rent and which is
381 designed for occupancy and exclusive use by the tenant. GLA is expressed in square feet and
382 measured from the center line of joint partitions and from outside wall faces.
383

384 **(6) Groundcover:** Low-growing plants planted in such a manner as to form a continuous cover.
385

386 **(7) Group Care Home:** A licensed establishment which provides residential services to individuals
387 of whom one or more are unrelated. The individuals are handicapped, aged, or disabled, are
388 undergoing recovery, rehabilitation or extended care, and are provided services to meet their
389 needs.
390

391 **(8) (7) Grubbing:** The removal of rooted vegetation from the soil by hand labor or with machinery
392 or otherwise disturbing the soil in Which rooted vegetation is growing. Any excavation activity
393 shall be considered as grubbing.
394

395 **SECTION 9.** That Section 20.1.H(1) of the Comprehensive Development Code is hereby amended to
396 read as follows:
397

398 **20.1.H**
399

400 **(1) Halfway House/Rehabilitation Facility:** A licensed facility, which provides training, care,
401 supervision, treatment, or rehabilitation to the aged, disabled, those convicted of crimes, or those
402 suffering the effects of drugs or alcohol; this does not include day-care centers, family day-care
403 homes, foster homes, schools, hospitals, jails, or prisons.
404

405 **SECTION 10.** That Section 20.1.R of the Comprehensive Development Code is hereby amended to read
406 as follows:
407

408 **20.1.R**
409

410 **(1) Real Property:** See "Property."
411

- 412 **(2) Recovery Home: See Group Care Home.**
413
414 **(3) (2) Recreational Vehicle:**
415 a. A vehicular-type, portable conveyance without permanent foundation, which can be towed,
416 hauled, or driven, and is primarily designed as temporary living accommodation for recreation,
417 camping, and travel use and including, but not limited to, travel trailers, truck campers, camping
418 trailers, and self-propelled motor homes.
419 b. For FEMA purposes, a vehicle, including a park trailer, which is: (See Section 320.01, F.S.)
420 a. Built on a single chassis;
421 b. Four hundred (400) square feet or less when measured at the largest horizontal projection;
422 c. Designed to be self-propelled or permanently towable by a light-duty truck; and
423 d. Designed primarily not for use as a permanent dwelling but as a temporary living quarters for
424 recreational, camping, travel, or seasonal use.
425
426 **(4) (3) Recycling Center:** A facility for the collection and temporary storage of recyclable
427 materials.
428
429 **(5) (4) Regional Brewery:** A duly-licensed brewery with a per calendar year beer production of
430 between 15,000 and 6,000,000 barrels. A regional brewery may include a tasting/tap room as an
431 accessory use. A brewery shall constitute a manufacturing use.
432
433 **(6) (5) Resources Recovery Facility:** A facility that incinerates processable waste, which is used
434 to produce steam, which in turn, is converted into electricity.
435
436 **(7) (6) Redevelopment:** See "Development."
437
438 **(8) (7) Regulatory Flood:** See "Base Flood."
439
440 **(9) (8) Regulatory Floodway:** The channel of a river or other watercourse and the adjacent land
441 areas that must be reserved to discharge the Base Flood without cumulatively increasing the
442 water surface elevation more than a designated height.
443
444 **(10) (9) Rehabilitation:** The upgrading of a building previously in a dilapidated or substandard
445 condition.
446
447 **(11) (10) Religious Institution:** A site, premise, or location which is used principally, primarily, or
448 exclusively for purposes of the exercise of religion as protected by the First Amendment of the
449 U.S. Constitution.
450
451 **(12) (11) Remove or Removal (of Tree):** The actual removal, transplanting or causing the
452 effective removal through damaging, poisoning, excessive pruning, topping, or other direct or
453 indirect actions resulting in the death or severe decline of a tree.
454
455 **(13) (12) Rent:** To lease, to sublease, to let, and otherwise grant for a consideration the right to
456 occupy premises not owned by the occupant.
457
458 **(14) (13) Replacement Cost Depreciated (RCO):** The value of a structure as determined in
459 accordance with FEMA's Floodplain Management Requirements.
460
461 **(15) (14) Reservation:**
462 a. A provision in a deed or other real estate conveyance which preserves a right for the existing
463 owner even if other property rights are transferred.

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b. A method of holding land for future public use by designating public areas on a plat, map, or site plan as a condition of approval.

(16) (15) Residential Equivalency Standard: One (1) or more multipliers used to calculate the residential density equivalents for certain institutional or quasi-residential uses.

(17) (16) Restrictive Covenant: A contract between two (2) or more parties usually specifying limitations or obligations relating to the use of a property.

(18) (17) Retention: The collection and storage of runoff without subsequent discharge to surface waters.

(19) (18) Right-of-Way: Land acquired and owned by a governmental agency or public utility and reserved for public use.

(20) (19) Rooming House: A building, other than a motel or hotel, where lodging or rooms, or both, are provided for compensation either directly or indirectly.

(21) (20) Root Pruning: The process of pre-digging a root ball of a tree to stimulate root regeneration and increase the density of root development within the final root ball.

SECTION 11. That all ordinances or parts thereof inconsistent herewith are hereby repealed and superseded.

SECTION 12. That it is the intention of the Largo City Commission that each provision hereof be considered severable, and, if any section, subsection, sentence, or provision of this ordinance is held invalid, the remainder of the ordinance shall not be affected.

SECTION 13. That this ordinance shall become effective immediately upon its final passage and adoption.

APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

CITY OF LARGO, FLORIDA

Louis L. Brown, Mayor

REVIEWED AND APPROVED:

Alan Zimmet, City Attorney

ATTEST:

Diane Bruner, City Clerk



Table 6-1: Allowable Uses Within Land Use Classifications

DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	P	TU	OTHER PROVISIONS	
Residential Uses																					
Duplex & Triplex	A ¹	A ¹	A ¹	A ¹	A ¹	A ¹	A ¹	A ^{1,2}	A ¹	A ¹	A ¹	A ¹	N	N	N	N	N	N	N	N	¹ Must comply with supplemental standards, Section 15.1 ² Must comply with supplemental standards, Section 15.8
Mobile Home Development	N	N	N	A ³	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	³ Must comply with supplemental standards, Section 15.3
Modular Home	A	A	A	A	A	A	A	A ²	A	A	A	A	A	N	N	N	N	N	N	N	² Must comply with supplemental standards, Section 15.8
Multifamily Development	A	A	A	A	A	A	A	A ²	A	A	A	A	A	N	N	N	N	N	N	N	² Must comply with supplemental standards, Section, 15.8
Single Ancillary Dwelling Unit	N	N	N	N	N	N	N	N	A	A	A	A	A	A	N	N	N	N	N	N	
Single Family Development, Detached	A	A	A	A	A	A	A	A ²	A	A	A	A	A	N	N	N	N	N	N	N	² Must comply with supplemental standards, Section, 15.8
Single Family Development, Attached (Townhome)	A	A	A	A	A	A	A	A ²	A	A	A	A	A	N	N	N	N	N	N	N	² Must comply with supplemental standards, Section, 15.8
Commercial and Offices Uses																					
Adult Uses	N	N	N	N	N	N	N	N	N	A ⁴	N	A ⁴	N	N	N	N	N	N	N	N	⁴ Must Comply with the provisions of Chapter 7, Part II of the City Code of Ordinances
Animal Grooming	N	N	N	N	N	N	N	N	A ^{19,20}	A ^{19,20}	A ^{19,20}	A ^{19,20}	N	N	N	N	N	N	N	N	¹⁹ Must comply with provisions of Section 15.16 ²⁰ No outside Storage



DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	P	TU	OTHER PROVISIONS
Commercial and Offices Uses, Continued																				
Banks, Credit Union	N	N	N	N	N	N	N	N	A ⁵	A ⁵	N	A ⁵	C ⁵	N	A ⁵	N	N	N	N	⁵ Must comply with supplemental standards, Section 15.9, if applicable
Bars, Taverns, Lounges, Nightclubs	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N	A ⁶	N	A ⁶	N	N	N	N	N	N	N	⁶ Not permitted within 300' of church, state-licensed child care, or public school ⁷ Permitted within golf courses with residential designation and residential facilities that meet the criteria of F.S. 561.20
Car Wash	N	N	N	N	N	N	N	N	C ⁵	A ⁵	N	A ⁵	N	N	C ⁵	A ⁵	N	N	N	⁵ Must comply with supplemental standards, Section 15.9, if applicable
Convenience Store	N	N	N	N	N	N	N	N	A	A	N	A	C ¹⁸	N	N	N	N	N	N	¹⁸ Must comply with provisions of Section 6.1.3
Dry Cleaners (Store Front Only)	N	N	N	N	N	N	N	N	A	A	N	A	C ¹⁸	N	A	N	N	N	N	¹⁸ Must comply with provisions of Section 6.1.3
Flea Markets, Outdoor Markets	N	N	N	N	N	N	N	N	A	A	N	N	N	N	A	N	N	N	N	
Funeral Homes	N	N	N	N	N	N	N	N	N	A	N	A	C ¹⁸	A	C	C	N	N	N	¹⁸ Must comply with provision of Section 6.1.3
Gas Stations	N	N	N	N	N	N	N	N	N	A	N	A	C ¹⁸	N	N	N	N	N	N	¹⁸ Must comply with provisions of Section 6.1.3
General Office	N	N	N	N	N	N	N	N	A	A	A	A	A	A ⁸	A	A ⁸	A ⁸	N	A ⁸	⁸ Allowable only as an ancillary use
Greenhouse/ Nursery	N	N	N	N	N	N	N	N	N	N	N	N	N	N	A	N	N	N	N	
Home Improvement Store	N	N	N	N	N	N	N	N	N	A ⁹	N	A ⁹	C ^{9,18}	N	C ⁹	N	N	N	N	⁹ Must comply with provisions of Chapter 13, if applicable ¹⁸ Must comply with provisions of Section 6.1.3



Table 6-1: Allowable Uses Within Land Use Classifications

DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	P	TU	OTHER PROVISIONS
Commercial and Offices Uses, Continued																				
Home Office of Convenience	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	N	N	N	N	N	N	¹⁰ Must comply with provisions of Section 16.5
Indoor Recreation (Bowling, gym, game room, movie theater, billiards)	N	N	N	N	N	N	N	N	N	A	N	A	N	N	C	C	N	N	N	
Light Repair Shop (shoes, furniture, bicycle)	N	N	N	N	N	N	N	N	N	A	N	A	C ¹⁸	N	A	A	N	N	N	¹⁸ Must comply with provisions of Section 6.1.3
Microbrewery, Micro-distillery	N	N	N	N	N	N	N	N	A ²²	A ²²	N	A ²²	N	N	A ²²	N	N	N	N	²² Must comply with supplemental standards Section 15.13
Mechanical Repair Shops (boat, car)	N	N	N	N	N	N	N	N	N	A	N	A	C ¹⁸	N	A	A	N	N	N	¹⁸ Must comply with provisions of Section 6.1.3
Personal Services (hairstylist, tailors, catering, massage)	N	N	N	N	N	N	N	N	A	A	A	A	A ²⁵	N	N	N	N	N	N	²⁵ Must comply with provisions of Section 5.2.N
Pet Stores	N	N	N	N	N	N	N	N	N	A	N	A	N	N	C	N	N	N	N	¹⁸ Must comply with provisions of Section 6.1.3
Produce Stands/Outdoor Markets	N	N	N	N	N	N	N	N	A	A	N	A	N	N	A	N	N	N	N	
Professional Offices (Insurance, legal, architect)	N	N	N	N	N	N	N	N	A	A	A	A	A	N	A	N	N	N	N	
Office (over storefront)	N	N	N	N	N	N	N	N	A	A	A	A	A	N	A	N	N	N	N	
Office or store with residence on top	N	N	N	N	N	N	N	N	N	A	A	A	A	N	N	N	N	N	N	
Recycling Centers	N	N	N	N	N	N	N	N	N	A	N	A	N	N	A	A	N	N	N	
Rental-Large Goods (machinery)	N	N	N	N	N	N	N	N	N	A	N	N	N	N	A	A	N	N	N	



Table 6-1: Allowable Uses Within Land Use Classifications

DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	P	TU	OTHER PROVISIONS	
Commercial and Offices Uses, Continued																					
Restaurants, Sit-down	N	N	N	N	N	N	N	N	C	A	A	A	N	N	A ⁸	A ⁸	N	N	N	⁸ Allowable only as an ancillary use ¹⁸ Must comply with provisions of Section 6.1.3	
Restaurants, With drive-thru	N	N	N	N	N	N	N	N	N	A ⁵	N	A	N	N	N	N	N	N	N	⁵ Must comply with supplemental standards, Section 15.9 if applicable ¹⁸ Must comply with provisions of Section 6.1.3	
Retail, stand alone	N	N	N	N	N	N	N	N	N	A	A	A	C ¹⁸	N	C	N	N	N	N	¹⁸ Must comply with provisions of Section 6.1.3	
Retail in existing shopping centers	N	N	N	N	N	N	N	N	N	A	A	A	C ¹⁸	N	C	N	N	N	N	¹⁸ Must comply with provisions of Section 6.1.3	
Supermarket, Deli	N	N	N	N	N	N	N	N	A ⁹	A ⁹	A ⁹	A ⁹	N	N	A ⁸	A ⁸	N	N	N	⁸ Allowable only as an ancillary use ⁹ Must comply with provisions of Chapter 13, if applicable	
Telecommunications Towers	N	N	N	N	N	N	N	N	N	A ¹¹	N	A ¹¹	A ¹¹	A ¹¹	A ¹¹	A ¹¹	A ¹¹	A ¹¹	N	A ¹¹	¹¹ Must comply with supplemental standards, Section 15.5
Vehicle Sales or Rental (car, boat, RV)	N	N	N	N	N	N	N	N	N	A	N	A	N	N	N	N	N	N	N		
Warehouse Shopping Store	N	N	N	N	N	N	N	N	N	A ^{18,23}	N	C	N	N	A	A	N	N	N	¹⁸ Must comply with provisions of Section 6.1.3 ²³ Outside storage is limited to 20% of the area of the building to which it is an accessory	
Wholesale Business	N	N	N	N	N	N	N	N	N	A	N	A ²³	N	N	A	A	N	N	N	²³ Outside storage is limited to 20% of the area of the building to which it is an accessory	



Table 6-1: Allowable Uses Within Land Use Classifications

DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	P	TU	OTHER PROVISIONS	
Institutional and Medical-Related Uses																					
Assisted Living Facility (6 or fewer clients)	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	N	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	N	N	N	N	N	¹³ Must comply with supplemental standards, Section 15.2	
Assisted Living facility (7 to 14 clients)	N	N	N	N	N	A ¹³	A ¹³	A ¹³	N	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	N	N	N	N	N	¹³ Must comply with supplemental standards, Section 15.2	
Assisted Living Facility (<u>More than 14 or more</u> clients)	N	N	N	N	N	N	C ¹³	C ¹³	C ¹³	C ¹³	C ³	C ¹³	C ¹³	C ¹³	N	N	N	N	N	¹³ Must comply with supplemental standards Section 15.2	
Cemeteries	N	N	N	N	N	N	N	N	N	A	N	A	C	A	A	A	N	N	N		
College/Universities	N	N	N	N	N	N	N	N	A	A	N	A	C	A	C	N	N	N	N		
Commercial Trade Schools) Dance, martial arts, diving, crafts)	N	N	N	N	N	N	N	N	A	A	A	A	C	C	C	N	N	N	N		
Community/ Youth Centers	N	N	N	N	N	N	N	N	A	A	A	A	C	A	C	C	N	N	N		
<u>Community Residential Home (6 or fewer clients)</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>N</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>¹³Must comply with supplemental standards, Section 15.2</u>	
<u>Community Residential Home(7 to 14 clients)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>N</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>¹³Must comply with supplemental standards, Section 15.2</u>	
<u>Community Residential Home (More than 14 clients)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C¹³</u>	<u>C¹³</u>	<u>C¹³</u>	<u>C¹³</u>	<u>C³</u>	<u>C¹³</u>	<u>C¹³</u>	<u>C¹³</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>¹³Must comply with supplemental standards Section 15.2</u>	
Correctional Facilities (youth ranches)	N	N	N	N	N	N	N	N	N	C	N	A	C	A	C	C	N	N	N		
Daycare Centers, pre-schools	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	A	A	A	A	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	N	N	⁸ Allowable only as an ancillary use
Emergency Response/ Public safety Services	N	N	N	N	N	N	N	N	C	A	C	A	C	A	C	C	A ⁸	N	N	⁸ Allowable only as an ancillary use	



Table 6-1: Allowable Uses Within Land Use Classifications

DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	P	TU	OTHER PROVISIONS
Government Offices	N	N	N	N	N	N	N	N	A	A	A	A	A	A	C	N	N	N	N	
Halfway Houses/Rehab Facilities (6 or fewer clients)	N	N	N	N	N	N	N	N	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	A ¹³	N	N	N	N	N	¹³ Must comply with supplemental standards Section 15.2
Halfway Houses/Rehab Facilities (7 or more clients)	N	N	N	N	N	N	N	N	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	N	N	N	N	N	¹³ Must comply with supplemental standards Section 15.2
Hospitals	N	N	N	N	N	N	N	N	C	A	A	C	C	A	N	N	N	N	N	
Libraries Museums, Auditoriums	N	N	N	N	N	N	N	N	A	A	A	A	C	A	C	N	N	N	N	
Medical/Dental Laboratories	N	N	N	N	N	N	N	N	A	A	A	A	A	A	A	N	N	N	N	
Institutional and Medical-Related Uses, Continued																				
Medical or Dental Office/ Clinic	N	N	N	N	N	N	N	N	A	A	A	A	A	A	A	N	N	N	N	
Parking Garage	N	N	N	N	N	N	N	A	A	A	A	A	A	A	A	A	A	A	N	A
Private Clubs Lodges and Fraternal Orders	N	N	N	N	N	N	N	N	A	A	A	A	C	A	C	N	N	N	N	
Private Schools	C	C	C	C	C	C	C	C	A	A	C	A	C	A	C	N	N	N	N	
Public Schools	A	A	A	A	A	A	A	A	A	A	C	A	C	A	C	N	N	N	N	
Religious Institutions	C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵	C ^{15C}	C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵	A ¹⁵	C ¹⁵	A ¹⁵	C ¹⁵	N	N	N	N	¹⁵ Must comply with the supplementary standards, of Section 15.6
Technical Schools	N	N	N	N	N	N	N	N	A	A	N	A	C	A	C	C	N	N	N	
Transfer Station, Bus	N	N	N	N	N	N	N	N	N	A	N	N	N	N	A	A	N	N	N	
Veterinary Clinic	N	N	N	N	N	N	N	N	A	A	A	A	A	A	A	A ¹⁴	N	N	N	¹⁴ Allowable only as an ancillary use, max floor area shall not exceed 20% of the principal structure's floor area



Table 6-1: Allowable Uses Within Land Use Classifications

DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	P	TU	OTHER PROVISIONS
Agricultural, Industrial, Manufacturing and Warehousing Uses																				
Asphalt & Concrete Mixing Plants	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	A	N	N	N	
Borrow Pits	N	N	N	N	N	N	N	N	N	C	N	N	N	N	C	A	N	N	C	¹⁸ Must comply with provisions of Section 6.1.3
Bulk Sales of Fuel Oil, Propane	N	N	N	N	N	N	N	N	N	C	N	N	N	N	A	A	N	N	N	
Contractor Yard (Building, electrical, plumbing, roofing)	N	N	N	N	N	N	N	N	N	A	N	N	N	N	A ¹²	A	N	N	N	¹² Outdoor storage must not exceed 50% of the total site area
Agricultural, Industrial, Manufacturing and Warehousing Uses, Continued																				
Crematories	N	N	N	N	N	N	N	N	N	N	N	N	N	N	A ¹⁶	A ¹⁶	N	N	N	¹⁶ Subject to a minimum distance separation of 500 feet between any crematory and any residential property. Such distance is to be measured from the nearest outer edge or wall of the crematory facility to the nearest residential property line.
Dry cleaner Plant	N	N	N	N	N	N	N	N	N	C	N	N	N	N	A	A	N	N	N	
Firing Ranges	N	N	N	N	N	N	N	N	N	C	N	C	N	N	A	A	N	N	N	
Food process/Packing Plants	N	N	N	N	N	N	N	N	N	C	N	C	C	N	A	A	N	N	N	
Freestanding Broadcast Facilities	N	N	N	N	N	N	N	N	N	C	N	C	N	N	A	A	N	N	N	
Industrial Parks	N	N	N	N	N	N	N	N	N	C	N	N	N	N	A	A	N	N	N	
Kennels	N	N	N	N	N	N	N	N	N	A ¹⁹	N	A ¹⁹	C	N	A	A	N	N	N	¹⁹ Must comply with provisions of Section 15.15
Livestock, Feedlots, Pasteurizing, Grazing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	C	



Table 6-1: Allowable Uses Within Land Use Classifications

DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	P	TU	OTHER PROVISIONS
Manufacturing	N	N	N	N	N	N	N	N	N	A ^{21 18}	N	C	N	N	A	A	N	N	N	¹⁸ Must comply with provisions of Section 6.1.3 ²¹ Must comply with supplemental standards, Section 15.7
Regional Brewery	N	N	N	N	N	N	N	N	N	A ²⁶	N	N	N	N	A ²⁶	A ²⁶	N	N	N	²⁶ Must comply with supplemental standards Section 15.14
Resource Recovery Facilities	N	N	N	N	N	N	N	N	N	A	N	N	N	N	A	A	N	N	N	
Stables	C ²⁴	C ²⁴	C ²⁴	C ²⁴	C ²⁴	C ²⁴	C ²⁴	C ²⁴	N	N	N	N	N	N	A	A	A	N	N	²⁴ No business may be operated from these facilities
Agricultural, Industrial, Manufacturing and Warehousing Uses, Continued																				
Trade, Shop (Cabinetry, carpentry, refinishing)	N	N	N	N	N	N	N	N	N	A	N	A	C	N	A	A	N	N	N	
Truck Terminals, airports, heliports	N	N	N	N	N	N	N	N	N	C	N	C ¹⁸	N	N	C	A	N	N	N	¹⁸ Must comply with provisions of Section 6.1.3
Storage Facilities (including self-storage)	N	N	N	N	N	N	N	N	N	A	N	C	N	N	A	A	N	N	N	
Warehouse	N	N	N	N	N	N	N	N	N	N	N	C	N	N	A ⁹	A ⁹	N	N	N	⁹ Must comply with Chapter 13 if applicable
Arts, Recreation and Entertainment Uses																				
Active Recreation Facilities (Golf Courses, Pools)	C	C	C	C	C	C	C	C	A	C	A	A	C	N	C	C	A	N	N	
Arcade (Electronic Games, Pinball)	N	N	N	N	N	N	N	N	N	A	N	A	N	N	N	N	N	N	N	
Bingo	N	N	N	N	N	N	N	N	N	A	N	A	N	N	N	N	N	N	N	
Boat Ramps, Slips, Docks	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A	A ⁸	N	A ⁸	A ⁸	A	N	N	⁸ Allowable only as an ancillary use
Marinas and Boat Storage Facilities	N	N	N	N	N	N	N	N	N	A	N	A	C	N	A ⁸	C	N	N	N	⁸ Allowable only as an ancillary use



Table 6-1: Allowable Uses Within Land Use Classifications

DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	P	TU	OTHER PROVISIONS
Passive Recreation Parks (Jogging picnicking, nature areas)	A	A	A	A	A	A	A	A	A	C	A	A	C	N	C	C	A	A	N	
Race Tracks	N	N	N	N	N	N	N	N	N	A	N	C	N	N	C	A	N	N	N	
Sports Arenas & Stadiums	N	N	N	N	N	N	N	N	N	A	N	C	N	N	C	C	N	N	N	
Youth Centers (YMCA, Boy Scouts)	N	N	N	N	N	N	N	N	A	A	A	A	C	N	C	N	A	N	N	
Bed & Breakfasts	C	C	C	C	C	C	C	C	A	A	A	A	A	N	N	N	N	N	N	
Boarding Houses	C	C	C	C	C	C	C	C	A	A	A	A	A	N	N	N	N	N	N	
Dormitory	N	N	N	N	N	N	N	N	N	A	N	A	A	N	N	N	N	N	N	
Arts, Recreation and Entertainment Uses, Continued																				
Commercial Campgrounds	N	N	N	N	N	N	N	N	N	A ¹⁷	N	A ¹⁷	C ¹⁷	N	N	N	A ¹⁷	N	N	¹⁷ Must comply with supplemental standards, Section 15.4
Hotels/Motels	N	N	N	N	N	N	N	N	A	A	N	A	C	N	N	N	N	N	N	
Short & Long Term RV Parks	N	N	N	A ³	N	N	N	N	N	A ³	N	A ³	C ³	N	N	N	N	N	N	³ Must comply with supplemental standards, Section 15.3



*-Table 6-2: Allowable Uses Within Land Uses Within the CRDs**

DESCRIPTION	NR	CH	MUC	PO	MA	OTHER PROVISIONS
Residential Uses						
Duplex and Triplex	A ¹	A ¹	A ¹	N	N	¹ Must comply with supplemental standards, Section 15.1
Live/Work Housing	N	A	N	N	N	
Mobile Home Development	N	N	N	N	N	
Modular Home	A	A	N	N	N	
Multifamily Development	N	A	A	N	A	
Single Accessory Dwelling Unit	A	A	N	N	N	
Single-Family Developments, Detached	A	A	N	N	N	
Single-Family Developments Attached (Townhome)	A	A	N	N	N	
Commercial and Office Uses						
Adult Use	N	N	N	N	N	
Bank, Credit Union	N	N	A ⁵	A ⁵	A ⁵	⁵ Must comply with supplemental standards Section 15.9, if applicable
Bars, Lounges, Nightclubs	N	N	A ^{6,7}	A ⁶	A ⁶	⁶ Not permitted within 50 feet of church, state-licensed child care public school ⁷ Permitted within golf courses with residential designation and residential facilities that meet the criteria of F.S. 561.20
Car Wash	N	N	N	N	N	
Commercial and Office Uses, Continued						
Convenience Store	N	N	A ²²	N	A ²²	²² 2,700 Max GFA
Dry Cleaners (store front only)	N	N	A	A	A	
Flea Markets, Outdoor Markets	N	N	A	N	N	
Funeral Homes	N	N	A	A	A	
Gas Stations	N	N	A ²⁰	N	A ²⁰	²⁰ Must comply with supplemental standards Section 15.13
General Offices	N	N	A	A	A	
Greenhouse/Nursery	N	N	C	N	N	

*Refer to Table 6-1: Allowable Uses Within Land Use Classifications if Land Use type not present in this chart



-Table 6-2: Allowable Uses Within Land Uses Within the CRDs*

DESCRIPTION	NR	CH	MUC	PO	MA	OTHER PROVISIONS
Home Improvement Store	N	N	A ⁹	N	N	⁹ Must comply with supplemental standards Section 15.13.126
Home Office Of Convenience (HOC)	A ¹⁰	A ¹⁰	A ¹⁰	N	A	¹⁰ Must comply with provisions of Section 16.5
Indoor Recreation (bowling alley, game room, movie theater, pool hall)	N	N	A	N	N	
Light Repair Shops (shoe repair, furniture upholstery, bikes)	N	N	A	N	N	
Microbrewery, Micro-distillery	N	N	A ²²	A ²²	N	²² Must comply with supplemental standards, Section 15.13
Mechanical Repair Shops (cars, boats)	N	N	A ⁶	N	A ⁶	⁶ No outdoor repairs or repairs visible from abutting properties. No outdoor overnight storage.
Personal Services (hairstylist, tailors, catering)	N	C	A	A	A	
Pet Stores	N	N	A	N	N	
Produce Stands/Markets	N	N	N	N	N	
Professional Offices (insurance, law, architect, etc.)	N	A ²	A	A	A	² Allowable office space is limited to 500 sqft or less
Office over Storefront	N	N	A	A	A	
Office or Store with Residence on Top	N	A ²	A	N	A	² Allowable office space is limited to 500 sqft or less
Recycling Center	N	N	N	N	N	
Rental Large Goods (cars, machinery)	N	N	N	N	N	
Restaurant with Drive-Thru	N	N	A ³	N	A ³	³ Must comply with supplemental standards 15.9
Commercial and Office Uses, Continued						
Retail (clothing, furniture, consignment)	N	A ⁴	A	A ⁴	A	⁴ Allowable space limited to 500 sqft
Retail in existing shopping centers	N	N	A	N	N	
Retail Stand alone	N	N	A	N	N	
Shopping, Warehouse Store	N	N	N	N	N	
Sit-down Restaurant	N	N	A	A	A	
Supermarket, Deli	N	N	A	N	A	

*Refer to Table 6-1: Allowable Uses Within Land Use Classifications if Land Use type not present in this chart



-Table 6-2: Allowable Uses Within Land Uses Within the CRDs*

DESCRIPTION	NR	CH	MUC	PO	MA	OTHER PROVISIONS
Telecommunications Tower	N	N	N	N	N	
Temporary Tent Sale	N	N	N	N	N	
Vehicle Dealership or Rental (car, boat, RV)	N	N	N	N	N	
Vehicle, Large Repair	N	N	N	N	N	
Wholesale Business	N	N	A ^{8,22}	N	A ^{8,22}	⁸ Allowable only as an ancillary use ²² 2,700 Max GFA
Institutional and Medical Related and Uses						
Assisted Living Facility (6 or Fewer Clients)	A ¹³	A ¹³	A ¹³	C ¹³	A ¹³	¹³ Must also comply with the provisions of Section 15.2
Assisted Living Facility (7- 14 ¹³ Clients)	N	A ¹³	A ¹³	C ¹³	A ¹³	¹³ Must also comply with the provisions of Section 15.2
Assisted Living Facility (<u>More than 14 or More</u> Clients)	N	C ¹³	C ¹³	C ¹³	C ¹³	¹³ Must also comply with the provisions of Section 15.2
Cemetery	N	N	N	N	N	
College/University	N	N	A	A	A	
Commercial/Trade School (dance, martial arts, diving, crafts)	N	N	A	N	A	
Community/Youth Center	N	N	A	A	A	
<u>Community Residential Home (6 or Fewer Clients)</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>C¹³</u>	<u>A¹³</u>	<u>¹³Must also comply with the provisions of Section 15.2</u>
<u>Community Residential Home(7- 14 Clients)</u>	<u>N</u>	<u>A¹³</u>	<u>A¹³</u>	<u>C¹³</u>	<u>A¹³</u>	<u>¹³Must also comply with the provisions of Section 15.2</u>
<u>Community Residential Home (More than 14 Clients)</u>	<u>N</u>	<u>C¹³</u>	<u>C¹³</u>	<u>C¹³</u>	<u>C¹³</u>	<u>¹³Must also comply with the provisions of Section 15.2</u>
Correctional Facility (jails, youth ranch)	N	N	N	N	N	
Day Care Center/Preschool	A	A	A	A	A	
Emergency Response/Public Safety Services	N	C	A	A	A	
Government Offices	N	C	A	A	A	

*Refer to Table 6-1: Allowable Uses Within Land Use Classifications if Land Use type not present in this chart



*-Table 6-2: Allowable Uses Within Land Uses Within the CRDs**

DESCRIPTION	NR	CH	MUC	PO	MA	OTHER PROVISIONS
Institutional and Medical Related and Uses, Continued						
Halfway House/Rehab Facility <u>(6 or Fewer Clients)</u>	N	C ¹³	C ¹³	C ¹³	C ¹³	¹³ Must also comply with the provisions of Section 15.2
<u>Halfway House/Rehab Facility (7 or more clients)</u>	N	C ¹³	C ¹³	C ¹³	C ¹³	¹³ Must also comply with the provisions of Section 15.2
Hospital or Emergency Clinic	N	N	A	A	A	
Library, Museum, Auditorium	N	N	A	A	A	
Medical/Dental Lab	N	N	A	A	A	
Medical Office or Clinic	N	N	A	A	A	
Parking Garage/Structure	N	N	A	A	A	
Private Club, lodges, Fraternal Orders	N	N	A	A	A	
Private School (grade 1 to 12)	N	N	A	A	A	
Public School (grade 1 to 12)	N	N	A	A	A	
Religious Institution	N	A ¹⁵	A ¹⁵	A ¹⁵	A ¹⁵	¹⁵ Must Comply with the supplementary standards of Section 15.6
Technical School	N	N	A	A	A	
Transfer Station, Bus	N	N	A	N	N	
Veterinary Clinic (no outside runs in CRD)	N	N	A	A	A	
Kennels	N	N	N	N	N	
Agricultural, Industrial, Manufacturing and Warehousing Uses						
Asphalt & Concrete Mixing	N	N	N	N	N	
Borrow Pits	N	N	N	N	N	
Bulk Sales of Fuel Oil, Propane	N	N	N	N	N	
Contractor's Yard (building electrical, plumbing, roofing)	N	N	N	N	N	
Crematory	N	N	N	N	N	
Firing Range	N	N	N	N	N	
Food Processing/Packing Plant	N	N	N	N	N	

*Refer to Table 6-1: Allowable Uses Within Land Use Classifications if Land Use type not present in this chart



-Table 6-2: Allowable Uses Within Land Uses Within the CRDs*

DESCRIPTION	NR	CH	MUC	PO	MA	OTHER PROVISIONS
Freestanding Broadcast Facility	N	N	N	N	N	
Industrial Park	N	N	N	N	N	
Agricultural, Industrial, Manufacturing and Warehousing Uses, Continued						
Livestock, processing, feedlots, grazing	N	N	N	N	N	
Manufacturing	N	N	A ⁹	N	A ⁹	⁹ Light manufacturing uses which have no exterior impact are allowed but limited to 15,000 sqft of gross floor area.
Plant, Mill, Refinery (dry cleaning, lumber plant)	N	N	N	N	N	
Regional Brewery	N	N	N	N	N	
Resources Recovery Facility	N	N	N	N	N	
Stables	N	N	N	N	N	
Trade Shop (carpentry, refinishing)	N	N	N	N	N	
Truck Terminal, Airport, Heliport	N	N	N	N	A ¹⁴	¹⁴ Allowable only as an ancillary use, max floor area shall not exceed 20% of the principal structure's floor area
Warehouse or Storage Facility (includes self-storage)	N	N	N	N	N	
Arts, Recreation and Entertainment Uses						
Active Recreation Facility (playground, golf course, pool)	N	N	A	N	N	
Arcade (electronic games, pinball)	N	N	A	N	N	
Bingo Hall	N	N	A	N	N	
Boat Ramps and Slips	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	⁸ Allowable only as an ancillary use
Marinas and Boat Storage Facility	N	N	N	N	N	
Race Track	N	N	N	N	N	
Youth Center (YMCA, Boy Scouts)	N	N	A	A	N	
Lodging Uses						
Bed and Breakfast	N	A	A	N	A	

*Refer to Table 6-1: Allowable Uses Within Land Use Classifications if Land Use type not present in this chart



*-Table 6-2: Allowable Uses Within Land Uses Within the CRDs**

DESCRIPTION	NR	CH	MUC	PO	MA	OTHER PROVISIONS
Boarding House	N	C	A	N	C	
Commercial Campground	N	N	N	N	N	
Dormitory	N	N	A	N	A	
Lodging Uses, Continued						
Hotel/Motel	N	N	A	N	A	
Short and Long Term RV Rental	N	N	N	N	N	

*Refer to Table 6-1: Allowable Uses Within Land Use Classifications if Land Use type not present in this chart