

Article 3 - Zoning Regulations

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3.1 Applicability

The City of Crescent City is divided into zoning districts. All lands in the City shall have a zoning designation and all development shall conform to the standards set forth for the applicable zoning district and other applicable requirements of this code.

3.2 Establishment of Zoning Districts

In order to classify, regulate and restrict the uses of land, water, buildings, and structures; regulate and restrict the height and bulk of buildings; regulate the area of yards and other spaces around buildings; and to regulate the intensity of land use, the City of Crescent City is divided into the following zoning districts:

Zoning Designation	Symbol
Single-Family District(s)	SR-1, SR-1A, SR-2
Multiple-Family Residential District(s)	MR-1, MR-2
Mixed Residential Mobile Home	MRMH
Central Business	CB
Professional Office	PO-1
General Commercial	GC-1
Light Industrial	LI-1
Agricultural	AG
Recreational	REC
Public Facilities	PF
Conservation	CON
Historic Resources	HR

Planned Development - Residential	PD-R
Planned Development - Commercial	PD-C
Planned Development – Mixed-Use	PD-M

- Note: If a use is not listed as permitted or conditional in a specific zoning district, then the use is not permitted in that zoning district.

3.3 Single-Family Residential (SR-1)

Purpose: The Single-family Residential District is established to preserve areas for the development of single-family residences and related uses.

Permitted Uses

Single-family dwellings

Conditional Uses

Accessory Dwelling Units (ADUs)

Bed and Breakfast Inn

Site Development Standards (SR-1)	
Future Land Use	Low Density Residential
Minimum lot size	7,200 square feet
Minimum lot width	50 feet
Density	Up to 4 dwelling units per acre
Building height	35 feet
Setbacks	Front: 25 feet Rear: 20 feet Side: 10 feet or 10% of lot width whichever is greater
Maximum Impervious surface	65%
Maximum building coverage	35%
Minimum living area	1,000 SF
One (1) tree for every 2,500 SF of lot area, including at least one (1) tree in the front yard.	

Churches (up to 10,000 SF)

Schools

Prohibited Uses

Mobile Homes

3.4 Single-Family Residential (SR-1A)

Purpose: The Single-family Residential District is established to preserve areas for the development of single-family residences and related uses.

Permitted Uses

Single-family dwellings

Conditional Uses

Accessory Dwelling Units (ADUs)

Bed and Breakfast Inn

Churches (up to 10,000 SF)

Public utility structures

Schools

Prohibited Uses

Mobile Homes

Site Development Standards (SR-1A)	
Future Land Use	Low Density Residential
Minimum lot size	7,500 square feet
Minimum lot width	70
Density	Up to 4 dwelling units per acre
Building height	35 feet
Setbacks	Front: 25 feet Rear: 20 feet Side: 10 feet or 10% of lot width whichever is greater
Maximum Impervious surface	65%
Maximum building coverage	35%
Minimum living area	1,000 SF
One (1) tree for every 2,500 SF of lot area, including at least one (1) tree in the front yard.	

3.5 Single-Family Residential (SR-2)

Purpose: The purpose and intent of (SR-2) Single-family Residential District is to provide and encourage residential neighborhoods in an urban setting for both existing and proposed developments.

Permitted Uses

Single-family dwellings

Conditional Uses

Accessory Dwelling Units (ADUs)

Bed and Breakfast Inn

Churches (under 10,000 SF)

Community and private parks

Public utility structures (level one)

Schools

Prohibited Uses

Mobile Homes

Site Development Standards (SR-2)	
Future Land Use	Low Density Residential
Minimum lot size	8,500 square feet
Minimum lot width	75 feet
Density	Up to 4 dwelling units per acre
Building height	35 feet
Setbacks	Front: 25 feet Rear: 25 feet Side: 15 feet or 10% of lot width whichever is greater
Maximum Impervious surface	55%
Maximum building coverage	30%
Minimum living area	1,200 SF
One (1) tree for every 2,500 SF of lot area, including at least one (1) tree in the front yard.	

3.6 Multi-family Residential (MR-1)

Purpose: The Multi-family Residential District is established to provide multiple residential options for living in the City.

Permitted Uses

Single-family dwellings

Two-family dwellings

Multiple family dwelling structures including triplexes, and quadraplexes

Condominiums

Conditional Uses

Accessory Dwelling Units (ADUs)

Bed and Breakfast Inn

Child Care Center

Community Residential Homes

Wireless Facilities

Site Development Standards (MR-1)	
Future Land Use	Medium Density Residential
Minimum lot size	7,500 square feet *
Minimum lot width	75 feet single family, 100 feet multifamily
Density	Up to 10 dwellings per acre
Building height	35 feet
Setbacks	Front: 25 feet, 30 feet if multifamily Rear: 20 feet Side: 7.5 feet or 10%, whichever is greater 20 feet
Maximum Impervious surface	65%
Maximum building coverage	35%
Minimum living area for multifamily	Efficiency 500 square feet One bedroom 600 square feet Two-bedroom 700 square feet Three or more bedrooms 800 square feet *Each additional MF unit requires 3,600 SF of lot area
One (1) tree for every 2,500 SF of lot area, including at least one (1) tree in the front yard.	

3.7 Multi-Family Residential (MR-2)

Purpose: The MR-2 District is established to provide transition areas (with larger lots) between agricultural and urban and other family residences and related uses.

Permitted Uses

Multi-family units

Single-family dwellings

Townhomes

Conditional Uses

Accessory Dwelling Units (ADUs)

Bed and Breakfast Inn

Cemeteries

Churches

Community and Private Parks

Public utility structures (level one)

Schools

Site Development Standards (MR-2)	
Future Land Use	Low Density Residential
Minimum lot size	7,500 square feet *
Minimum lot width	75 feet single family, 100 feet multifamily
Density	Up to 4 dwellings per acre
Building height	35 feet
Setbacks	Front: 25 feet, 30 feet if multifamily Rear: 20 feet Side: 7.5 feet or 10%, whichever is greater 20 feet
Maximum Impervious surface	65%
Maximum building coverage	35%
Minimum living area for multifamily	Efficiency 500 square feet One bedroom 600 square feet Two-bedroom 700 square feet Three or more bedrooms 800 square feet *Each additional MF unit requires 3,600 SF of lot area
One (1) tree for every 2,500 SF of lot area, including at least one (1) tree in the front yard.	

3.8 Mixed Residential Mobile Home (MRMH)

Purpose: The Mixed Residential district is a new district that includes multiple residential options including that for mobile home a/k/a manufactured housing. It will require a Future Land Use change and a rezoning.

Permitted uses:

Manufactured Homes

Mobile Homes

Modular Homes

RV Parks and Campgrounds

Conditional Uses:

Tiny Homes

Park Homes

Site Development Standards Mobile Home Park (MHMR)	
Future Land Use Designation	Medium Residential
Minimum site area	5 acres minimum
Minimum lot size	Directed by FL Dept. of Health regulations
Minimum lot width	Directed by FL Dept. of Health regulations
FLUM Density/Intensity	Up to 10 dwelling units per acre
Building height	26 feet
Setbacks (applies to property boundary line only)	Front: 25 feet Rear: 25 feet Side: 25 feet
Maximum Impervious Surface	65%
Maximum Building Coverage	30%
Landscape buffering	A landscape buffer and fence/wall at least six (6) feet high shall be maintained along the exterior boundary of the mobile home park.
Must be certified structures via appropriate approval agencies.	

3.8.1 Additional Criteria Manufactured (Mobile) Home Parks

The purpose of this section is to establish locations suitable for manufactured home development on undivided property, along with open space and other amenities for the common use of residents; to designate those uses and activities that are appropriate for and compatible with such areas; and to establish standards and provisions necessary to ensure proper development and public safety in a manufactured (mobile) home park setting.

Manufactured (mobile) home parks may be permitted in Mixed Residential Mobile Home Park district with a site development plan. However, the development standards set forth in Article 3.17 shall supersede normal development standards applicable in residential districts.

A. Tract requirements.

1. Minimum yard requirements:

- a. No manufactured (mobile) home or structure shall be placed less than fifty (50) feet from the front property line or thirty (30) feet from other property lines. Where the development site adjoins property with a commercial or industrial zoning designation, the required side and rear setback shall be fifteen (15) feet.
- b. Manufactured (mobile) homes and structures shall be placed at least twenty (20) feet from the pavement edge of private park roads.
- c. Each manufactured (mobile) home shall be setback seven and a half (7.5) feet from the property line. There shall be a minimum of fifteen (15) feet between manufactured (mobile) homes and between all other structures. In making an addition to a manufactured (mobile) home, a carport or other appurtenant structure, the minimum standard of fifteen (15) feet between structures must be met.

2. Manufactured (mobile) home park abutting residential areas. Where any property line of a manufactured (mobile) home park abuts land either zoned for residential use or occupied by a residential use permitted by this Code, there shall be provided and maintained along, or within ten (10) feet of, said property line, a solid face masonry wall, with a finish of stucco or other texture, no less than six (6) feet in height, which shall be in addition to the buffer yard required.
3. Manufactured (mobile) home park abutting an agricultural use area. Where a manufactured (mobile) home park abuts an Agricultural use, the park setbacks shall be fifty feet (50') for the front, sides, and rear.

B. Allowable accessory uses:

1. Clubhouse, laundry, convenience store (no gasoline sales), hurricane/storm shelter, swimming pool, and other shared facilities for the common use of the residents of a development.
2. No more than one (1) single family home, at least six hundred (600) square feet in size, for the use of a resident manager.
3. Carports, porches, and awnings which are physically attached to manufactured (mobile) homes. Such structures shall not exceed a cumulative total of three hundred (300) square feet in size for the use of freestanding cabanas, storage sheds, and other detached structures for private use are prohibited.
4. Storage area for boats, RVs, and other types of vehicles which exceed twenty (20) feet in length. Storage area is for the use of park residents only and shall be fenced and

landscaped. Storage of these units shall be prohibited on individual manufactured (mobile) home sites or on park roads.

C. Other requirements:

1. Ownership. Manufactured (mobile) home parks may not be platted or otherwise divided by fee simple ownership; however, the sale of interests or memberships on a condominium basis is permitted. All facilities, including roads, shall be privately owned, or owned in common by residents of the park, and shall not occupy parcels of land which are deeded separately from the rest of the park. The City of Crescent City shall not be responsible for maintenance and/or repair of common facilities within a manufactured (mobile) home park.
2. Parking. For each manufactured (mobile) home site, up to two (2) paved off-street parking spaces shall be provided.
3. Common open space. An area comprising twenty (20) percent of the development site or five (5) acres, whichever is less, shall be set aside as common open space.
4. Site development plan. No manufactured (mobile) homes, structures or facilities shall be installed or constructed until a site development plan meeting the requirements of this code has been submitted to and approved by the City Manager, or designee. All improvements, regardless of timing or project phasing, shall be substantially consistent with the approved site development plan.

3.9 Central Business (CB)

Purpose: The Central Business District is designed to be pedestrian and downtown friendly. It is intended to invite small scale users serving nearby residents and avoid suburban-style auto dependent uses. The district does not preclude off-street parking, but likewise does not require typical parking code requirements. It is suitable for the adaptive reuse of existing structures that can utilize on-street and shared parking.

Permitted Uses

Antique shops	Florist shops
Art galleries	Gift and souvenir shops
Arts and crafts studios nonindustrial	Grocery, fruit, vegetable shops
Beauty shops and Barber shops	Music shops
Book stores	On premise bakeries
Breweries	Personal Services
Cafes	Pet grooming
Coffee Roasters	Photography
Coffee Shops	Professional Offices
Corner stores	Sit-down and take out eateries
Dry cleaning (pick-up) only	Retail shops
Farmer's Market	Restaurants w/liquor license and bars

Spa uses
Shoe Repair
Specialty foods

Taylor and seamstress
Toy and hobby shops
Vintage resale

Conditional Uses

Residential above ground floor
Bed and Breakfast
Boutique Hotel
Childcare centers

Prohibited Uses

Adult Businesses
Auto part sales
Auto repair, leasing, and sales
Big Box Retail
Convenience stores
Drive through
Fast Food restaurants
Flea Markets

Outdoor storage
Pawn shops
Smoke and Vape shops
Shops selling 50% or more smoke-related products
Tattoo shops
Industrial Uses
Eight (8) or more fuel pumps

Site Development Standards Central Business District (CB)	
Future Land Use	Mixed-use
Minimum lot size	6,250 square feet
Minimum lot width	50 feet
FLUM Density/Intensity	Medium Residential/ Commercial
Building height	40 feet
Setbacks	Front: 10 feet Rear: 10 feet Side: 5 feet

	If within the Downtown Core Area, one must build to front property line.
Maximum Impervious surface	70%
Maximum building size	3,000 SF
Landscape buffering	
Parking and loading	See Article 4 Site Design Standards.

3.9.1 Principles

The design of new buildings in the Central Business District shall incorporate architectural features, elements and details that achieve a desirable human scale through the use of proportional architectural features and site design elements clearly oriented to human activity. At a minimum, building elements that may be used to create a human scale are as follows:

- A. Pedestrian-oriented storefront windows and doors directly facing the street or publicly accessible open space such as courtyards, gardens, patios, or other unified landscaped areas.
- B. Window patterns, horizontal and vertical building articulation and other exterior treatments that create visual interest.
- C. Architectural enhancements and amenities such as porches, canopies, awnings, arcades, or other similar elements.
- D. Prominent, distinct, and inviting entrances oriented toward the street not the parking lot.

3.9.2. Incentives

Incentives are available for the projects encouraging a desired mix of appropriate businesses within the Central Business District for the following uses:

- A. Cafes
- B. Coffee shops
- C. Bakeries
- D. Galleries
- E. Specialty retail, gift shops
- F. Restaurants and bars

The following are the various types of incentives allowed for these specific uses:

- A. Parking Relief. The City Manager, or designee, may reduce or waive the off-street parking requirements as follows.
 - 1. Properties fronting Central Avenue --- one hundred (100) percent.
 - 2. Other properties between Florida Avenue and Myrtle Avenue –Up to fifty (50) percent.

- B. Setback Relief. New construction and redevelopment may have their front, side, and/or rear setbacks reduced to zero by the City Manager, or designee.
- C. Façade Grants. A structure listed on the Local Register of Historic Places within the CRA boundary may qualify for a façade improvement grant.

3.9.3. General Design Standards

The following are general design standards for new development and the redevelopment of all properties in the Central Business District. Additional Architectural Standards may apply. (See Article 4.1)

- A. Colors. Facade colors shall be low reflectance, subtle, neutral, and/or earth tone colors, while high-intensity colors, bright colors, metallic colors, or black or fluorescent colors are prohibited. The use of black and fluorescent colors shall be limited to no more than ten (10) percent of the affected façade or roof area. Building trim and accent areas may feature any color but are subject to the ten (10) percent limit.
- B. Facades. Visible facades demonstrating unique architectural details and treatment are required every fifty (50) feet. Façade evaluation will include the size and placement of doors and windows. Facades shall be rational and balanced versus solid wall sections or simply blank walls. Building facades shall be articulated to enhance visual interest and break building mass into smaller scale components. The use of trim bands, wing walls, parapets, fascia's, entry recess design elements, pop-outs, reveals, copings, covered entries and window walls are examples of design features that are consistent with the goal of enhancing the appearance of new construction or renovated buildings.
- C. Fenestration. Visible blank and flat walls (without detail) are prohibited. A minimum of twenty (20) percent glazing is required, with transparency.
- D. Materials. Customary, suitable, and quality building materials, appropriate for the context, will be used. Preferred exterior building materials are those customarily associated with design and aesthetics:
 - 1. Stucco - smooth finish and earth tone.
 - 2. Concrete
 - 3. Natural brick - unpainted or stained
 - 4. Wood, stone, veneer (wooden and composite siding having the appearance of wood)
 - 5. Stucco, plaster stone, brick, wood, or decorative masonry
 - 6. Textured concrete masonry units of an earth tone
 - 7. Architectural concrete with recessed panels and reveal lines.

The following shall not be used as exterior finishes: metal, except for roof, mansard, soffit, fascia, and ten (10) percent exterior finish, struck concrete, block, plywood, T1-11 and similar products. Corrugated or reflective metal panels, smooth or rib faced concrete block, plastic, metal or vinyl siding, smooth unfinished concrete tilt up panels, and tile.
- E. Roof. Roof equipment areas, visible from the public row, will be screened or minimized through design.
- F. Utility and Service Areas. Service uses will be screened so visual impacts are minimized.
- G. Parking. The maximum number of parking spaces allowed shall be the required minimum; no more parking spaces will be permitted. Site design should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety. The use of permeable paving materials is encouraged in parking lots, especially for "overflow" parking or event parking. Suitable techniques include:
 - 1. Locate surface parking at the rear or side of lot.
 - 2. Minimize the number and width of driveways and curb cuts.

3. Share driveways, where possible, with abutting lots.
 4. Locate driveways so they are visually less dominant.
 5. Provide special pavers or other surface treatments to enhance and separate pedestrian areas from vehicle maneuvering and parking areas.
- H. Sidewalks. Sidewalk connectivity is required for all new developments. Sidewalk treatments are encouraged that reflect the desire for inviting pedestrian activity. New sidewalks shall be a minimum of six (6) feet in width.
- I. Signs. Signs must reflect the character of the business they reflect, fit in with the building to which they are attached or representing, and be compatible in scale, quality, and design with the area per the City Manager, or their designee's discretion.

3.10 Professional Office (PO-1)

Purpose: Professional Office District is established as a transition use from single family residences and related uses to other urban uses. The reuse of existing structures is encouraged.

Permitted Uses

General Office

Medical Offices

Professional Offices

Conditional Uses

Churches

Childcare centers

Site Development Standards (PO-1)	
Future Land Use	General Commercial
Minimum lot size	7,500 square feet
Minimum lot width	75 feet
FLUM Density/Intensity	Commercial
Building height	35 feet
Setbacks	Front: 25 feet Rear: 15 feet Side: 10 feet
Maximum Impervious surface	65%
Maximum building coverage	35%

Landscape buffering	See Article 4
Parking and loading	See Article 4

3.11 General Commercial (GC-1)

Purpose: The Professional Office District is established to meet the commercial and retail needs of the community at large.

Permitted Uses

Assisted Living Facility	Grocery, fruit, or vegetable store and wholesale markets
Athletic clubs and health studios	Hotels and motels
Art museums and auction rooms	Indoor theatres and auditoriums
Automotive parts	Launderettes and laundromats
Automotive sales and resales	Medical Offices and Clinics
Bakeries where goods are sold on premises	Pawn shops
Banks	Pet shops or animal hospitals (fully enclosed)
Bed and Breakfast Inns	Photographer or artist studio
Bowling alleys	Public institutional uses (City Hall, libraries, and fire stations).
Business, music, dance, or commercial schools	Radio or television broadcasting studios
Churches	Restaurants, including drive in restaurants, cafeterias, and fast-food service.
Dry Cleaning	Retail stores and personal services
Drug stores	Carwash and details
Fortune Tellers	Shopping Center
Florist's shops and retail nurseries	Temporary buildings incidental to construction of permitted use.
Funeral Homes	
Gasoline service stations	
General and Professional Offices	

Conditional Uses

Canopied gas pumps (over 8)	Outdoor storage
Child Care facilities	Wireless Facilities
Liquor store	

Site Development Standards (GC-1)	
Future Land Use	General Commercial
Minimum lot size	10,000 square feet
Minimum lot width	100 feet
Building height	35 feet
Setbacks	Front: 25 feet Rear: 15 feet Side: 10 feet
Maximum Impervious surface	70%
Maximum building coverage	35%
Landscape buffering	See Article 4
Parking and loading	See Article 4

3.12 Light Industrial (LI-1)

Purpose: The Light Industrial District is established to provide land for the development of light industrial manufacturing and warehousing uses for the City at-large. The districts regulations are designed to protect those areas suitable for light industrial development from encroachment by incompatible commercial and residential uses. Industrial uses are encouraged that will not be objectionable to surrounding land uses, with regard to odor, fumes, noise, and smoke.

Permitted uses

Adult businesses

Advertising

Automotive body repair and paint

Automotive new and used sales and service

Bottling and canning, dairy processing

Carpentry, masonry, electrical, and plumbing contractors.

Food and kindred products

General and building trade contractors.

Light manufacturing establishments

Manufacturing and assembly of goods.

Mini-storage, storage, or similar uses.

Printing and Publishing

Public Buildings and services

Radio and television broadcasting offices, studios, transmitters, or antennas.

Scientific, electrical, and optical equipment and small engines.

Service establishments supporting various business types.

Vocational, technical, trade or industrial schools and similar uses.

Wholesale, warehouse, and distribution.

Well drilling companies and related uses.

Conditional uses

Automobile, truck, and boat repair facilities

Outdoor storage (non-incidental) All incidental outdoor storage must be screened.

Transportation terminals, commercial parking lots and garages, express office and terminal facilities, telephone exchange, repair, and similar uses.

Research and experimental testing laboratories

Wireless Facilities

Accessory

Accessory support uses are permitted up to ten (10) percent. Acceptable examples include food, medical or other onsite support.

Site Development Standards (LI-1)	
Future Land Use	Light Industrial
Minimum lot size	None
Minimum lot width	150 feet
Building height	45 feet
Setbacks	Front: 25 feet Rear: 15 feet Side: 10 feet
Maximum Impervious surface	90%
Maximum building coverage	60%
Landscape buffering	See Article 4
Parking and loading	See Article 4

3.13 Agricultural (AG)

Purpose: The Agriculture District is established to maintain rural areas for the development of suitable residential and agriculturally related uses.

Permitted Uses

Agriculture not involving livestock
Animal boarding (companion animals only)
Community gardens
Dog Kennel
Horses

Horticulture
Riding academy
Pasture
Single family dwelling at one (1) unit per five (5) acres

Conditional Uses

Accessory dwelling units (ADUs)
Churches
Commercial recreational uses

Site Development Standards Agricultural (AG)	
Future Land Use	Agricultural
Minimum lot size	Not more than one (1) dwelling unit per five (5) acres
Minimum lot width	150 feet
Building height	35 feet
Setbacks	Front: 25 feet Rear: 25 feet Side: 15 feet
Maximum Impervious surface	15%
Maximum building coverage	35%
Minimum living area	800 feet
Landscape buffering	See Article 4
Parking and loading	See Article 4

3.14 Recreational (REC)

Purpose: Lands designated for recreation are intended for a variety of leisure-time activities which may include facilities or may rely on natural undisturbed land or water for the conduct of outdoor recreation or sport activities. This District does not include indoor recreation uses.

Permitted Uses

Camp or campgrounds

Fairgrounds

Golf courses

Parks

Playgrounds and sport playfields

RV Park

Tennis or Pickleball Academy

Trails

Water sports

Conditional Uses

Commercial Marina

Riding Academy

Site Development Standards (Rec)	
Future Land Use	Recreation
Minimum lot width	150 feet
Setbacks	Front: 25 feet Rear: 25 feet Side: 15 feet
Maximum Impervious surface	35% active recreation 10% passive recreation
Landscape buffering	See Article 4
Parking and loading	See Article 4

3.15 Public Facilities (PF)

Purpose: Lands designated as Public Facilities District allow uses and activities that provide community service functions that normally do not require heavy machinery for the facilities' primary mission. Land uses designated as requiring Conditional Uses allow use and activities of a public benefit that may use heavy equipment in their operation or embody an aspect normally considered to be a locally undesirable land use.

Permitted Uses

Art galleries, libraries, museums

Assisted Living Facility

Cemetery

Churches

Government building

Hospitals

Schools (all levels)

Nursing and Retirement Homes

Conditional Uses

Government Equipment storage and repair yards

Government Fuel Storage Depot

Government Sanitary Sewer Treatment Plant

Government Water Treatment Plant

Public Facilities District (PF)	
Future Land Use	Public Facility District
Minimum lot size	
Minimum lot width	150 feet
Building height	35 feet
Maximum Impervious surface	65%
Maximum building coverage	35%
Landscape buffering	See Article 4
Parking and loading	See Article 4

3.16 Conservation (CON)

Purpose: Lands designated in the Conservation District allow uses which are consistent with the primary goal of preserving natural habitat. Use potential of these areas is limited to natural open space, limited passive-oriented recreation uses and resource protection. The Conservation District is intended to support natural resources such as wetlands, floodplains, and groundwater recharge areas.

Permitted uses

Local, County or State forests, parks and preserves

Public and private wildlife management area

Residential housing at a maximum of one (1) dwelling unit per five (5) acres

Wellfields

Wetland and floodplain areas

Conditional Uses

Agricultural (including silviculture) using Best Management Practices

Accessory Uses

Secondary and incidental such as restrooms, caretaker's residence, boardwalks.

Site Development Standards Conservation (CON)	
Future Land Use	Conservation
Minimum lot size	None
Minimum lot width	None
Setbacks	
Maximum Impervious surface	15%
Maximum building coverage	Not more than one (1) dwelling unit per five (5) acres
Landscape buffering	See Article 4
Parking and loading	See Article 4

3.17 Historic Resources (HR)

Intent: The Historic Resources District designation may be applied to any parcel of land designated as a local, state, or national site of historic or archeological significance. These regulations are intended:

- A. To protect against destruction of such areas, structures, or features or encroachment of structures, uses, or features likely to have adverse effects on their historic, architectural, or cultural character.
- B. To encourage uses such as a bed and breakfast establishments, antique shops, bookstores, cafes, and other establishments in residential structures which will lead to their continuance, conservation, and improvement in a manner appropriate to the preservation of the cultural, architectural, and historical heritage of the City.

- C. To prevent developments in the visual environs of such areas or structures which would detract from their character.
- D. To ensure new or altered structures and uses within such districts and their environs will preserve and enhance the special character of the districts; and
- E. To discourage unnecessary destruction of buildings, structures, and sites of special cultural, architectural, and historic importance.
- F. Foster such planning as to encourage the continued use and preservation of historic property.

Historic Resources (HR)	
Future Land Use	All FLUM categories
Minimum lot size	Applicable zoning district
Minimum lot width	Applicable zoning district
Building height	Applicable zoning district
Setbacks	Applicable zoning district
Maximum Impervious surface	Applicable zoning district
Maximum building coverage	Applicable zoning district
Minimum living area	Applicable zoning district

3.17.1 Purpose:

The City of Crescent City declares its intention to qualify as a certified local government with the Florida Division of Historical Resources and to comply with the rules and regulations of the division pursuant to that program. The purpose is to:

- A. Identify, protect, enhance use of districts, sites, buildings, and areas that are reminders of past era's, events, and persons important in local, state, or national history or provide significant examples of architectural styles of the past, or that are unique and irreplaceable asses to the city and its neighborhoods, or that provide this and future generations examples of the physical surroundings in which past generations lived.
- B. Enhance property values, the stabilization of neighborhoods and businesses centers of the City, the increase of economic and financial benefits to the City, and the promotion of local interests.
- C. Preserve and enhance varied architectural styles, reflecting the City's cultural, social, economic, political, and architectural history; and
- D. Enrich human life in its educational and cultural dimensions by fostering knowledge of the City's heritage.

3.17.2. Definitions.

For the purposes of this article, the following words shall have the following meanings:

Alteration means any act that changes the exterior features of a designated property.

Applicant means the owner(s) of record of a qualifying property or their authorized agent.

Certificate of approval means a document issued by the city approving a proposal to make specified alterations or changes to a structure or property located in either the Downtown Historic District or the Community Redevelopment Area after review of the proposal pursuant to procedures in the Crescent City's Land Development Code.

Certified local government means a government meeting the requirements of the National Historic Preservation Act Amendments of 1980 and the implementing regulations of the U.S. Department of the Interior and the State.

City staff means the staff as designated by the city manager, serving as the local historic preservation office.

Board means the Planning & Zoning Commission acting as the Crescent City Historic Preservation Board.

Commission means the City Commission.

Contributing structure or property means a building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because:

- (a) It was present during the period of significance of the district and possesses historic integrity reflecting its character at that time.
- (b) It is capable of yielding important information about the period, or
- (c) It independently meets the National Register of Historic Places criteria for evaluation.

Decision or recommendation means, when referring to the Board, the executive action taken by the Board on an application for a designation or a certificate of appropriateness regardless of whether that decision or recommendation is immediately reduced to writing.

Demolition means any act that destroys in whole or in part a landmark, landmark site or building or structure in an historic resources district or on a landmark site.

Documentation means photographs, slides, drawings, plans or written descriptions.

Historic resources district means a geographically definable area, urban or rural, possessing a significant concentration, linkage or continuity of sites, buildings, structures, objects, or areas, that are united by past events or aesthetically or plan or physical development. A district also may be comprised of individual resources that are separated geographically but are linked by association or history.

Landmark means a building or structure meeting one or more of the criteria contained in Section 3.16.2. A landmark shall include the location of significant archeological features or of an historical event.

Landmark site means the land on which a landmark and related buildings and structures are located and the land that provides the grounds, the premises, or the setting for the landmark.

Local register means a way by which to identify and classify various sites, buildings, and objects as historic and/or architecturally significant.

Renovation or rehabilitation means the act or process of returning a historic property or portion thereof that is of historical or architectural significance to a state of utility through repair or alteration which makes possible a contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural, and archaeological values. For historic properties or portions thereof, that are of archaeological significance or are severely deteriorated, *renovation or rehabilitation* means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.

Restoration means the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of the later work or by the replacement of missing earlier work.

3.17.3 Criteria for Landmark Designation.

The City Commission may designate by ordinance, after receiving the Historic Preservation Board's recommendation, individual landmarks, landmark site or Historic Resources District after the public hearing based upon one or more of the following criteria:

- A. Its value is a significant reminder of the cultural or archeological heritage of the city, state, or nation.
- B. Its location is a site of a significant local, state, or national event.
- C. It is identified with a person who significantly contributed to the development of the city, state, or nation.
- D. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state, or nation.
- E. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- F. It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
- G. Its character is a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects, or structures united in past events or aesthetically by plan or physical development; or
- H. Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.

3.17.4 Additional criteria.

All properties listed in the National Register of Historic Places and/or the Florida Master Site File of Historic Places shall be presumed to meet the above criteria and shall be classified as designated historic sites. Any other property may be classified by the City Commission upon a finding that it meets the above criteria. The Historic Preservation Board may issue an official certificate of historic significance to the owners of designated historic sites and is authorized to issue and place official signs at such locations.

- A. Structures and buildings classified as designated historic sites shall be entitled to modified enforcement of the Florida Building Code.
- B. Criteria for modification of historic structures. No demolition, alteration, or relocation of a historic structure shall be permitted except as provided below:

1. Work that does not require a construction permit and that is done to repair damage or prevent deterioration or decay of a structure or part thereof as nearly as possible to its condition prior to the damage, deterioration, or decay.
2. Activity approved by the *City Manager or designee* that restores the structure's original appearance, or a reasonable approximation.
3. Activity approved by the Historic Preservation Board that will not preserve or re-create the structure's original appearance.

3.17.5 New construction on Historic Sites.

All new construction proposed to be added to a designated historic site shall be reviewed and approved by the Historic Preservation Board (HPB). New structures, parking lots, drainage facilities, and other objects shall be depicted on a site development plan or sketch plan that shall be submitted to the City Manager prior to review by the Historic Preservation Board. All site alterations shall be consistent with the approved site plan.

In approving new structures or facilities on a historic site, the Board shall determine that the proposal would not hinder the use or enjoyment of the historic site or surrounding historic properties. Also, the Board shall find that the new site feature(s) would be hidden to the greatest extent possible and/or are appropriate and compatible with the balance of the site and adjacent historic sites. The Historic Preservation Board may place any conditions on approval that it determines are necessary to protect the integrity of the historic site or area.

3.17.6 Elements of Compatibility for a Local Register of Historic Places

A Local Register of Historic Places is hereby created as a means of identifying and designating sites, buildings, and objects within the City as historically or architecturally significant and through such identification protect such sites, buildings or objects from harm or destruction. Structures may be nominated to the Local Register by filing an application to the City for Historic Resources District (HR) designation.

Designated structures and contributing structures within the National Register District are presumed to be potentially eligible for consideration as designated Historic Landmarks and are included in the Historic Downtown Development. In the study the Department of Interior performed, two hundred and twelve (212) structures were deemed contributing structures in the National Register District report findings.

New buildings in the established core area of the City shall be designed for a compatible relationship to the existing surrounding neighborhood. Structures shall utilize similar architectural style, character, massing, materials, color, or other elements to relate to the surrounding neighborhood, or else various architectural techniques (landscaping, fences, walls, screens, etc.) shall be used to provide a suitable transition between the existing neighborhood and the proposed construction.

The design of new buildings and additions that reflect contemporary elements and design character is allowed if the link between any historic character and "new" is maintained through the use of design techniques to blend the buildings.

General Elements of Historic Compatibility include:

1. Architectural details consistent with the building's history, style, and time period.
2. Height
3. Landscaping
4. Proportions of windows and doors

5. Roof shape
6. Scale and relationship of masses and spaces
7. Texture and color of materials.

3.17.7 Certificate of Appropriateness (COA)

Once designated, a Historic Landmark or a District a Certificate of Appropriateness (COA) from the Historic Preservation Board shall be required before a person may undertake the following work on, or alteration to, a Landmark, whether a building permit is required for such work:

1. Exterior alteration.
2. New construction.
3. Demolition.

3.17.8 Historic Preservation Determination

The Historic Preservation Board may:

1. Approve the COA application as presented.
2. Approve the COA application with conditions (the Historic Preservation Board shall provide the applicant with list of the conditions); or
3. Deny the COA application and provide reasons for the denial.
4. For demolition, relocation or new construction, the Historic Preservation Board may extend the decision for an additional thirty (30) days, or for an additional specified period of time.

3.17.9 Evidence on the Need for Demolition

When an applicant wishes to demolish a landmark, the applicant shall have the responsibility of proving that the demolition is necessary and shall present adequate evidence of the need for the demolition. The Historic Preservation Board shall consider the situation and resources of the applicant in terms of the requirements for information provided by the applicant and in the case of economic hardship of an owner-occupied residential building, will help in compiling the necessary data, should the owner so desire.

3.17.10 Alternatives to Demolition

The applicant shall explore alternatives to demolition (such as relocation or renovation) and shall demonstrate said explorations to the Historic Preservation Board. These shall include alternative approaches to the land use, relocation of the landmark, and incorporation of the landmark into the proposed redevelopment.

3.18 Planned Development (PD)

3.18.1 Intent

PD zoning is intended to facilitate flexibility to respond to special circumstances and to promote design innovation that provides qualitative improvement over normal design standards. PD districts shall be compatible with adjacent land uses and zoning and conform to the Comprehensive Plan. PDs within the City of Crescent City may be within an urban and redevelopment context, address a special zoning need, or proposed to ensure sensitive environmental protection and standards are met. There are three types of Planned Development Districts available: Residential, Commercial, and Mixed-Use.

Permitted Uses

Any legal use consistent with the Comprehensive Plan.

Site Development Standards Planned Development	
Future Land Use	See Section 3.2
Minimum lot size	None
Minimum lot width	150 feet
Building height	Concept Plan*
Setbacks	Concept Plan *
Maximum Impervious surface	Concept Plan *
Maximum building coverage	Concept Plan *
Minimum living area	Concept Plan *
Landscape buffering	Concept Plan *
Parking and loading	Concept Plan *
(*) Development Agreement required with Approved Concept Plan.	

3.18.2 Criteria

A Planned Development is a development which conforms to all of the following:

- A. It is a development which is planned and carried out under unified control in a single development operation or an approved series of development operations through phases.
- B. It is a development which includes principal and accessory uses and structures which are compatible with the character of the development itself and the surrounding area of which it is part.
- C. It is development which includes a program for the full maintenance and operation of common areas, common improvements, or common facilities if any such areas, improvements or facilities are included in the development.

3.18.3 Standards for Planned Development Zoning Unified Control.

The City Commission shall enact PD zoning only after deciding that the proposed development will be carried out under unified control in a single development operation or an approved series of development operations through phases. For the purposes of this section, unified control shall mean control which is:

- A. Exercised by a controlling entity such as a person, corporation or partnership or a group of persons, or partnerships.
- B. Sufficient to enable the controlling entity to ensure the planned development will be completed in full compliance with the enacted Site Development and Standards Plan and any conditions attached thereto by the city pursuant to enactment; and
- C. Evidenced by city-approved agreements, contracts, covenants, deed restrictions, sureties and other instruments which bind the controlling entity and all existing and successive

holders of title to the subject property to full compliance with the enacted detailed Site Development and Standards Plan and any conditions attached thereto by the city pursuant to enactment.

3.18.4 Environmental Compatibility

The City Commission shall enact PD zoning only after deciding that the site conforms to the following criteria:

- A. It is suitable for development in the manner proposed without hazards to any persons or property from possible flooding, erosion, or other dangers greater than would result from conventional development which could be approved pursuant to the Comprehensive Plan; and
- B. Its soil, ground water, drainage and topography are appropriate to the kind and pattern of use proposed. Such a determination shall be based on a consideration of all relevant information that can be obtained about the site, including any special surveys, samples, and tests of site, including any special surveys, samples, and tests of site characteristics which the city deems necessary.

3.18.5 Dedication of Public Facilities and Sites

The City Commission shall enact PD zoning only after deciding that the need for public facilities and services generated by the proposed PD will be adequately met. The City Commission may make such a determination conditional upon the dedication of public facilities and/or public facility sites including, but not limited to, facilities and sites for parks, schools, public safety, and vehicular and pedestrian traffic.

3.18.6 Maintenance Provisions

The City Commission shall enact PD zoning only after deciding that there is a feasible program for the full maintenance and operation of common areas, common improvements, and common facilities if any such areas, improvements or facilities are included in the Site Development and Development Agreement. The program for maintenance and operation shall include provision for the city to assess private property with an interest in common open space for the cost of maintenance in the event that inadequate private maintenance results in a public nuisance.

3.18.7 Underground Installation of Utilities

Underground installation shall be required for all utilities including, but not limited to, telephone lines, television cable lines and electrical lines. The following facilities may be installed above ground:

- A. Those primary facilities which provide service directly to a planned development site from outside the development and those which carry service across a planned development from one location outside the development to another location outside the development; and
- B. Utility system appurtenances which are required to be placed at grade level for service purposes.

3.18.8 Applicability of Other Zoning Regulations

PD zoning is generally intended as an alternative to use and development standard regulations which are set forth in articles applying to specific zoning districts. PD zoning is not generally intended to substitute for other regulations of this code. Accordingly, all regulations of this code shall apply to planned developments unless the Site Development and Development Agreement and any conditions attached thereto specifically provide alternative regulations.

3.19 Accessory Use Requirements

3.19.1 Purpose

This Section includes accessory uses and detached structures subordinate to the main use or building or located on the same parcel. The term accessory buildings shall include, but not be limited to such structures as greenhouses, gazebos, storage buildings, storage shed, garages, carports and the like.

3.19.2 General Regulations

- A. No accessory structure or use shall be permitted on any parcel which does not have an established principal use conforming to the requirements of this code and no accessory structure shall be permitted on any parcel which does not have a permitted principal or primary structure.
- B. All accessory uses, buildings and structures shall be located on the same parcel as the principle or permitted use.
- C. No accessory use, building or structure shall exceed the height limit shown in that district and shall not exceed the height of the peak of the majority of the roof height of the principle or primary structure for residential use or residentially zoned areas.
- D. Accessory structures shall not be rented or otherwise used as a dwelling unit unless in accordance with Section 3.21.
- E. No accessory structure may be located within a public right-of-way or public easement.
- F. All accessory structures are required to obtain a building permit.
- G. No accessory structure may be located in any front yard or secondary front yard for side-corner lots in any zoning district.
- H. Accessory buildings shall conform to the setback requirements according to the parcel's assigned zoning district, except for "Section 3.19.2.1." below, and shall not cause an excess of the maximum building coverage and/or maximum impervious coverage as established for the respective zoning district.
- I. Storage sheds of two hundred (200) square feet or less and not utilized as a garage may be located five (5') feet from rear and side property lines.
- J. No accessory building may be located within any required parking area, landscape area or stormwater facility area.
- K. Accessory buildings shall be limited to two (2) per parcel and shall not exceed six hundred (600) square feet in size for residential use or residentially zoned areas, except for properties zoned agricultural or properties containing an agriculture exemption as recognized by the Putnam County Property Appraiser.
- L. All accessory uses and buildings located in residentially zoned areas exceeding three hundred and fifty (350) square feet or visible from a public roadway and located on a parcel of less than five (5) acres shall be consistent with the primary structure in architectural design, exterior construction materials or façade treatment, roofline and color.
- M. Accessory structures located on through lots and facing a public or private street other than the street where the primary structure is addressed shall conform and compliment the surrounding character of the area of said street.

3.20 Special Accessory Use Requirements

3.20.1 Purpose

Special accessory structures include, but are not limited to, swimming pools, pool enclosures, decks and patios, patio covers, gazebos, pergolas, fountains, and children's playground equipment. Tree houses are specifically excluded as special accessory structures.

3.20.2 Swimming pools, spas, and screened pool enclosures

- A. Pool setbacks shall be measured from the edge of the pool deck.
- B. Front yard and side corner yard swimming pools are prohibited.
- C. No swimming pool shall be constructed closer than five (5) feet from the water's edge from any building without engineering demonstrating structural integrity and compliance with all relevant safety and building codes.
- D. No swimming pool shall be constructed within any easement or ten (10) feet from any side or rear property line.
- E. Inground swimming pools, unless entirely screened in, shall be completely enclosed with a fence or wall at least four (4) feet high, and so constructed as to not be readily climbable by small children. All gates or doors providing access to the pool area shall be equipped with a self-closing and self-latching device installed on the pool side for keeping the gates or doors securely closed at all times when the pool area is not in actual use, except that the door of any dwelling which forms a part of the enclosure need not be so equipped, per the Residential Swimming Pool Safety Act, F.S. 515, as amended from time to time.
- F. The structure of an aboveground swimming pool may be used as its barrier or the barrier for such a pool may be mounted on top of its structure, additionally any ladder or steps that are the means of access to an aboveground pool must be capable of being secured, locked, or removed to prevent access or must be surrounded by a barrier. All barriers shall comply with the Residential Swimming Pool Safety Act, F.S. 515, as amended from time to time.
- G. All whirlpools, spas or hot tubs unless entirely screened in or equipped with a lock down cover shall be completely enclosed with a fence or wall at least four (4) feet high and so constructed as to not be readily climbable by small children, and comply with the Residential Swimming Pool Safety Act, F.S. 515, as amended from time to time.
- H. All swimming pools shall be equipped with a filtering and recirculation system and such systems shall be compliant with all applicable requirements as set forth by the American National Standards Institute.
- I. The overflow rim of all swimming pools shall be a minimum grade above surrounding ground level and in all cases sufficiently high enough to prevent groundwater from flowing into the pool.
- J. A walkway of concrete or other approved materials shall surround all swimming pools from the overflow rim outward a distance of three (3) feet for at least two-thirds (2/3) of the pool perimeter and shall be so designed that water cannot drain from the walkway into the pool.
- K. Water being discharged from the pool or from the back flushing of the filtering system may be discharged to a storm sewer, dry well, seepage pit, or through an irrigation system or other approved method by the City. Discharged water may not be discharged into a sanitary or combined sewer.
- L. The location of screened pool enclosures follows the setback requirements of a pool; shall not be constructed within any easement or ten (10) feet from any side or rear property line.

- M. The height of a screened pool enclosure may not exceed the height of the primary structure.
- N. The screened pool enclosure does not count towards the two (2) allowable accessory structures permitted on a single parcel.

3.20.3 Decks and patios

- A. Paved walkways and sidewalks located on private property shall be treated as patios for side and rear yard setback purposes.
- B. Decks and patios may not be located within five (5) feet of the rear or side property line.
- C. Decks and patios must meet district required setbacks in the front yard and side corner yards.
- D. Deck and/or patio covers consisting of the covering material and the minimum support mechanism or structure necessary to ensure its wind loading stability may be permitted by the City, provided that no such patio cover shall be permitted to be initially constructed or later enclosed in such a manner that it could be construed as living space.

3.20.4 Gazebos and pergolas

- A. If under sixty-four (64) square feet in area and under twelve (12) feet in height, a building permit is not required, and the structure does not count towards the two (2) allowable accessory structures permitted on a single parcel.
- B. Gazebos and pergolas shall meet the accessory structure requirements of Section 3.19.2.

3.20.5 Fountains and waterfalls

- A. Fountains and waterfalls shall be no taller than five (5) feet above grade and shall meet the required setbacks of Section 3.19.2., with the exception they may be permitted in the front yard no more than ten (10) feet from the primary structure. A building permit is not required.

3.20.6 Children's playground equipment

- A. Children's playground equipment shall be allowed without a permit, provided such equipment is located within the rear yard. Children's playground equipment shall not exceed twelve (12) feet in height in a residentially zoned district.

3.20.7 Satellite and amateur radio antennas

- A. The purpose of this Section is to control the location of satellite dishes and antennas in order to allow their use to mitigate potential adverse construction and aesthetic impacts. Telecommunication tower location and site development standards are found in Section 3.33.
- B. Privately owned ham radio antennas, citizens band radio and/or satellite dish antennas shall be considered accessory uses. All other such facilities belonging to companies whose business involves the reception or transmissions of wireless communication signals shall be considered commercial uses.
- C. Pursuant to the Federal Telecommunications Act of 1996, satellite dishes less than thirty-nine (39) inches in diameter shall not require an installation permit.
- D. A satellite dish or antenna thirty-nine (39) inches or greater in diameter shall require a building permit from the City.
Except as provided in Section 3.33, antennas and satellite dishes thirty-nine (39) inches or greater in diameter shall be set back five (5) feet from side and rear lot lines or easements.

- E. No satellite dishes or antennas thirty-nine (39) inches or greater in diameter shall be permitted in the front yard of any parcel.
- F. The required setback shall be measured from the closest point of the outermost edge of the antenna or satellite dish to the property line.
- G. Except as provided in Section 3.33, the height restrictions for antennas and satellite dishes shall not exceed the height limit in that district.
- H. The antennas shall be non-reflective, and their color shall blend in with the surroundings; no advertising or signage of any type is permitted on an antenna.

3.20.8 Portable storage units (PSU)

- A. The purpose of this Section is to control the location of Portable storage units (PSU) and to mitigate potential adverse aesthetic impacts on surrounding properties.
- B. A PSU shall be placed either on a driveway, approved parking area or in the buildable portion of the lot and shall not be placed in a public right-of-way except as allowed in this article.
- C. PSUs shall not exceed the following duration of stay. An "event" shall mean the delivery and pickup of the PSU. Events shall be nonconsecutive.
 - 1. Residential use: A maximum of fourteen (14) calendar days per event with a maximum of four (4) events per dwelling unit per calendar year.
 - 2. Nonresidential use: A maximum of twenty-one (21) calendar days per event, with a maximum of four (4) events per calendar year per each nonresidential unit on a property. Longer term storage of up to a thirty (30) day event per calendar year shall be allowed for a nonresidential unit, provided the PSU is placed in a designated parking area on the property, and the parking area is located so that it has the least visibility from adjoining street rights-of-way. Placement of a PSU for longer term storage only shall require submittal of a site plan for approval by the City.
- D. The PSU shall have clearly posted on the exterior of the unit, the name, current phone number and address of the company providing the PSU, and the date the PSU was placed at the site.
- E. The PSU shall be always locked and secured by the owner or tenant of the unit when loading or unloading is not taking place. Storage of hazardous materials is prohibited.
- F. If the National Weather Advisory Service or other qualified weather advisory service identifies weather conditions which are predicted to include winds of seventy-five (75) MPH or greater, every PSU shall be removed from all properties and placed in approved storage locations at least twenty-four (24) hours prior to the predicted onset of such winds or as soon as reasonably practical if less notice is provided. Removal of a PSU under the provisions of this subsection shall not be considered an "event."

3.20.9 Portable Toilets

- A. The use of portable toilets shall be strictly prohibited, except in conjunction with an active building permit or approved special event. Portable toilets shall be removed from the premises immediately following the closure of the building permit or end of an approved special event.
- B. Violation of this section shall be declared to constitute a public nuisance and shall be processed in accordance with Crescent City's Code of Ordinances.

3.21 Accessory Dwelling Unit

3.21.1 Purpose

An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. Accessory dwelling units (ADUs) are allowed by the City with a Conditional Use Permit approval in single-family and agricultural zoning districts. An ADU may be permitted as an accessory use to a single-family home if it meets the requirements of this section.

3.21.2 ADU Requirements

- A. Only one (1) ADU is permitted per single-family residence (SFR). The ADU may be located in the same building as the principal dwelling unit or in a directly adjacent building accessory to the principal dwelling unit, or directly adjacent to the principal dwelling unit as a separate stand-alone structure.
- B. ADUs conditional use application may be submitted in single-family and agricultural zoning districts where there is an existing SFR or may be built in conjunction with a newly permitted SFR.
- C. All ADUs shall be constructed only through the issuance of a building permit and shall meet all zoning district setback requirements.
- D. An ADU may not be sold separately from the sale of the entire property, including the primary dwelling unit.
- E. The square footage of an ADU shall be no less than three hundred (300) square feet, and/or thirty (30) percent of the gross square footage of the principal dwelling unit, whichever is greater measured in air-conditioned living space (excludes air-conditioned garages and the like).
- F. A minimum of one (1) additional parking space shall be provided.
- G. RVs, campers, mobile homes, modified container vans or any similar structures are not allowed as an ADU.
- H. Architectural features of the ADU shall be compatibility with the primary structure.

3.22 Boat Docks

3.22.1 Purpose

Crescent Lake is part of the Lower St. Johns River Basin and is one of twelve (12) major tributary watersheds contributing to the St. Johns River. The watershed for Crescent Lake/Dunns Creek is 605 square miles. All docks, boat lifts, tie poles and attendant structures shall be constructed in accordance with and in conformity with applicable state and federal permits or exemptions.

3.22.2 Boat Dock Requirements

- A. Boat docks or related structures shall require a permit and engineered plans. All single-family residential boat docks shall be designed by a licensed architect or licensed engineer. All other boat docks shall be designed by a licensed structural engineer.
- B. All boat docks shall be less than 1,000 square feet in surface area and be held in place by pilings or floats that do not involve filling or dredging.
- C. Residential dock, davits, boatlifts or tie poles shall be located within the center one-half of the width of the appurtenant upland property at the waterfront. For the purpose of this regulation, side lot lines of a lot shall be deemed to extend into the adjacent water body perpendicular to the shoreline which they intersect. This requirement may be varied administratively provided that a

signed statement of "no objection" from the property owner encroached upon has been submitted with the permit application.

- D. Except for a roof, no dock or wharf, pier or other structure contemplated by this section shall be enclosed or covered by any means, either permanent or temporary.
- E. The height of a docking facility (except openwork, railings, pilings, flag or signal poles and boat davits) shall not exceed twelve (12) inches in height from the seawall or natural grade level to which it abuts, except when state or federal regulations require additional height.
- F. Permits for docks shall be issued only for properties upon which a principal structure exists or upon which a building permit for the principal structures has been issued and the structure is substantially completed.
- G. No residential dock shall be designed or constructed to accommodate more than two (2) boats for permanent mooring. No residential zoning lot shall have more than one (1) dock. For the purpose of this section, personal watercraft (wave runners or jet skis) lifts shall not be considered a boat slip.
- H. Notwithstanding the preceding, a residential dock for the joint use by two (2) or more adjacent waterfront property owners may be permitted where the physical characteristics of the waterfront make it impractical to build individual docks.
- I. No residential dock, davits, boatlifts or tie poles shall extend from the mean high-water line or seawall of the appurtenant upland property to a length greater than one-half the width of the zoning lot at the waterfront. This requirement may be varied administratively provided that signed statements of "no objection" from both adjacent waterfront property owners have been submitted.
- J. No dock structure or tie pole shall be allowed to project in the navigable portion of a waterway more than twenty-five (25) percent of the width of the waterway. No dock shall extend outward into the water from the seawall, mean or ordinary high-water line more than three hundred (300) feet.
- K. Docks may be provided with electric or water utilities, provided no residential dock shall be served by separately metered utility service.
- L. Submittal of an approved St. Johns River Water Management District, Florida Department of Environmental Protection, and/or the U.S. Army Corps of Engineers boat dock application, as appropriate.

3.23 Fences and Walls

3.23.1 Purpose

The purpose of this Section is to set forth the standards necessary to regulate the use of fences. The term fence refers to other types of applicable barriers such as walls, etc.

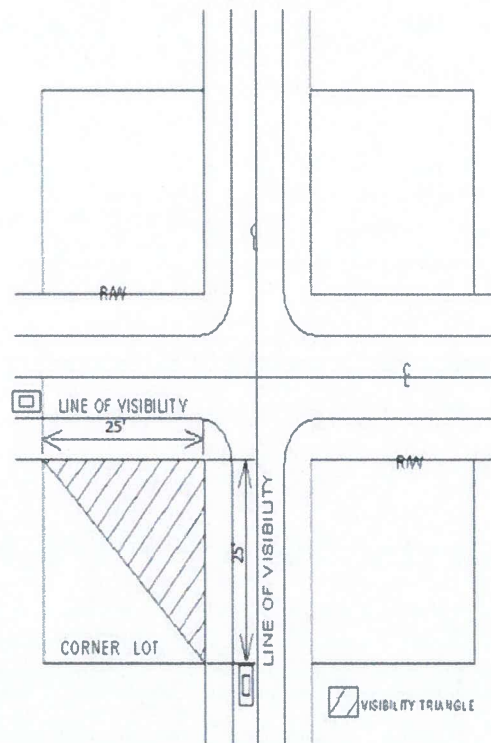
3.23.2 General Requirements

- A. All fences shall comply with the provisions of the applicable building codes and are required to obtain a building permit.
- B. Fences may be located in all front, side and rear yard setback areas and directly on property lines, provided that if a fence encroaches into a utility access easement or right-of-way, the City shall not be responsible.

- C. The maximum allowable height of all fences located between the front property line and the primary building's frontage line of residential properties and river front lots of residential property not subject to site plan review shall be four (4) feet. Fences located in these areas must not be more than fifty (50) percent non-opaque. The maximum allowable height of all other fences in residential areas shall be six (6) feet including side corner yards and meet the site triangle requirements. Six (6) foot fences on side corner lots shall be setback ten (10) feet from the property line. In commercial and industrial areas no fence shall exceed ten (10) feet in height unless otherwise approved as part of a development plan and meet the site triangle requirements.
- D. The filling or berming of property solely for the purpose of creating a barrier that exceeds the height requirements contained herein is prohibited.
- E. Concrete block walls shall be constructed with appropriate reinforcement as required by the Florida Building Code. Block walls shall be stucco and painted to compliment the surrounding character of the area.
- F. All fences shall be erected with the finished side facing outward or away from the enclosed screened area. The "good side" (side without posts) of fence shall be facing public view.
- G. Approval to exceed maximum height limitations may be granted by the City Manager, or designee, subject to either of the following:
 - 1. The enclosed or screened area is sufficiently lower than adjoining lands to render a fence of the maximum allowable height inadequate for its intended purpose.
 - 2. The area to be enclosed or screened contains a nuisance or a hazard that cannot adequately be encompassed or obscured by a fence of the maximum allowable height.
- H. Fences with barbed wire shall be prohibited in conjunction with residential development, except for properties zoned agricultural or properties containing an agriculture exemption as recognized by the Putnam County Property Appraiser. In nonresidential development, up to three (3) strands of barbed wire may be installed at the top of a fence. For regulatory purposes, barbed wire shall not be included in the measurement of the fence height. In no case shall barbed wire be allowed to overhang or extend outside of the property lines of the site on which the fence is installed, nor shall any barbed wire be installed at a height of less than six feet (6') except for agriculturally zoned property.
- I. Electric or electrified fences and/or any fencing containing chicken wire shall be prohibited except in agriculturally zoned districts for the containment of livestock.
- J. Customary fencing around public recreational amenities shall be exempt from height restrictions.
- K. Opaque fencing shall not be permitted on lots fronting on large lakes, rivers, golf courses or other common areas deemed as an aesthetic amenity.
- L. Owners of the property where fences are constructed are required to maintain the fence, to keep it in proper working order, and to ensure that it shall be aesthetically pleasing in presentation.
- M. No fence shall impede or divert the flow of water through any drainage way without the approval of the City.
- N. All fences shall conform to the "site-triangle" requirements.

3.24 Sight Triangle Requirements

Nothing shall be erected, planted or placed in a manner as to materially impede vision between a height of two and one-half (2 ½) feet to ten (10) feet above the intersecting street right-of-way lines. The sight triangle shall be measured twenty-five (25) feet in each direction from the intersecting right-of-way lines. These regulations may also apply in commercial ingress and egress driveway areas if the City Manager, or designee, determines a safety hazard may exist. An example of the sight triangle is depicted below.



3.25 Flagpoles

3.25.1 General Requirements

Flagpoles, whether vertical or mast arm, shall be allowed in all zoning districts and shall be subject to the following conditions:

- A. The term flag in this subsection shall mean the current, official flag of the United States of America, the State of Florida, Putnam County, or Crescent City. All other flags shall conform to the standards found in Section 9, Signs. References to flagpole height in this subsection, refer to vertical flagpoles. References to the number of flag poles and flags refer to both vertical flagpoles and mast arm flagpoles (i.e., staffs extending at an angle from a building.)
- B. Vertical flagpoles in Conservation and Residential zoning districts shall not exceed thirty (30) feet provided, however, the height of vertical flagpoles associated with monumental buildings shall not exceed sixty (60) feet.
- C. Vertical flagpoles in Nonresidential zoning districts, except those districts listed above, shall not exceed sixty (60) feet.

- D. Supporting bases of up to five (5) feet in height for vertical flagpoles shall not be counted as pole height.
- E. The maximum dimensions of any flag shall be proportional to the flagpole height. The hoist side of the flag shall not exceed twenty (20) percent of the vertical height of the pole. In addition, flags are subject to the following size limitations:

Pole Height (ft.)	Single Flag: Flag Size per Pole (max. total sq. ft.)	Multiple Flags: Combined Area per Pole (max. total sq. ft.)
Up to 30 ft.	24 sq. ft.	48 sq. ft.
30 up to 40 ft.	40 sq. ft.	80 sq. ft.
40 up to 50 ft.	60 sq. ft.	120 sq. ft.
50 to 60 ft.	96 sq. ft.	192 sq. ft.

- F. Properties less than five (5) acres are allowed a maximum of three (3) flagpoles. Properties containing five (5) acres or more in size are allowed a maximum of five (5) flagpoles.
- G. A maximum of three (3) flags shall be allowed per flagpole.
- H. Except for the mixed-use zoning districts, vertical flagpoles shall be setback a minimum of ten (10) feet from the right-of-way and shall adhere to sight triangle requirements.

3.26 Group Homes

3.26.1 General Requirements

The term “group home” generally refers to any congregate housing arrangement for a group of unrelated people. These congregate living arrangements include community residential facilities, group living facilities, community care homes, nursing homes, assisted living facilities, and many others. They may be permanent or transitional, for-profit, or non-profit, professionally managed or self-managed.

Group homes occupied by unrelated individuals with disabilities have special protection from exclusionary zoning under the Fair Housing Amendments Act (FHAA). The federal Fair Housing Amendments Act, the principal federal law dealing housing discrimination against people with disabilities, and other federal and state anti-discrimination laws (including the Americans with Disabilities Act, the Rehabilitation Act, and state-law equivalents), require local governments to plan for and enable group homes through reasonable regulation for those expressly protected under the law. In addition, it is the responsibility of all of us to provide safe, clean, decent housing for all citizens, many of whom can only be accommodated in group homes.

- A. Group homes must comply with State of Florida licensing requirements.
- B. Group homes over six (6) persons shall be approved as a Conditional Use.
- C. Group homes must maintain the appearance of single-family residential use.

3.27 Home-Based Businesses

3.27.1 General Requirements

A home-based business is a business, profession or trade conducted by the occupant of a dwelling unit or accessory structure which is incidental and secondary to the use of the dwelling unit. Home occupations

shall be allowed when the residential owner or occupant secures a business license and there is no appearance of commercial activity. The following are required for home-based businesses in addition to the state requirements found in F.S. 559.955, as amended.

- A. Any home-based business shall be clearly incidental and secondary to the residential use of the premises, should not change the residential character thereof, and shall result in no incompatibility or disturbance to the surrounding residential uses.
- B. Mechanical, electrical or other equipment which produces noise, electrical or magnetic interference, vibration, heat, glare or other nuisance outside the residential or accessory structure shall be prohibited.
- C. The volume of deliveries or trucks and other vehicular traffic and parking is not more than what is normally associated with residential use in the neighborhood.
- D. No adverse noise, light or dirt impacts will be allowed. All equipment used in the business must be stored in an enclosed structure.
- E. Outdoor storage of materials or equipment used in the home-based business other than motor vehicles used by the owner to conduct the occupation, shall be prohibited.
- F. The parking or storage of heavy commercial vehicles in connection with the home-based business shall be prohibited.

3.28 Propane Tanks

3.28.1 General Requirements

Propane gas tanks shall be installed in accordance with the following supplementary regulations.

- A. Above-ground propane gas tanks shall not be installed or erected in any front or side corner yards.
- B. Any propane gas tank installed underground shall not be located within ten (10) feet of any structure or lot line. Propane/natural gas tanks installed above-ground shall be located in accordance with NFPA standards, subject to the approval of the City's fire marshal.
- C. The installation of above-ground propane gas tanks shall meet the requirements of accessory and mechanical equipment. In addition, any propane gas tank installed above-ground in a commercial district shall be protected from possible puncture or crushing by the additional installation of concrete filled steel stanchions, which shall be painted yellow.
- D. Any non-residential building or structure which has had a propane or natural gas tank/system installed underground shall display a decal stating the current company providing refills and/or maintenance. The decal shall bear the company name and a 24-hour per day contact phone number, which shall be affixed to the front door of such structure to alert emergency personnel of the presence of the system. Any above-ground propane/natural gas tank(s) shall clearly indicate on the side of the tank and the underside of the dome cover(s) the name and emergency contact number(s) of the company contracted to fill and/or maintain said tank(s). All below-ground tank(s) shall clearly indicate the name and emergency contact number(s) of the company contracted to fill and/or maintain said tank(s) on the top and underside of the dome cover(s).
- E. All propane gas tanks shall be installed in accordance with the Florida Building Code and the National Fire Protection Association Life Safety Codes. Copies of these codes are available for public inspection during normal business hours in the City's Building Department.
- F. All propane gas tanks, whether installed above-ground or below, shall be inspected, tested and maintained according to NFPA 58 standards and LPG Florida Laws, Rules and Regulations. Said

inspection shall be performed by the company contracted to fill and/or maintain said tank(s) and a copy of the inspection report shall be filed at least annually with the City's Building Department.

- G. Bulk storage and sales of propane gas are a permitted accessory use in manufactured (mobile) home parks, RV (recreational vehicle) parks, commercial, and industrially zoned districts and are subject to the following:
1. All bulk storage must be located in accordance with NFPA standards, subject to the approval of the City's fire marshal.
 2. All storage is not permitted within any easements or setback areas.

3.29 Outdoor Residential Storage of Personal Recreational Vehicles

3.29.1 General Requirements

Outdoor storage of personal recreational vehicle includes motor homes, utility trailers, boats, boat trailers, overnight travel trailers, and similar vehicles or pieces of equipment shall comply with the following:

- A. No more than two (2) recreational vehicles, watercrafts or trailers per lot and visible from a public right-of-way is permitted within all Residential zoning districts and Mixed-Use Districts. Two (2) personal watercrafts or all-terrain vehicles (ATV) on a single trailer shall be considered one (1) recreational vehicle. When watercraft or ATVs are stored on a trailer, the trailer shall not be counted against the number permitted.
- B. Recreational vehicles, watercraft and trailers of any size and number may be kept within an enclosed accessory structure. In all circumstances, boats, recreational vehicles, utility trailers and motor homes may be stored in side and rear yards of residential dwellings. The storage and parking of boats, recreational vehicles, utility trailers, and motor homes shall not be permitted in front yards to line of the front façade of residential dwellings.
- C. Recreational vehicles, watercraft and trailers shall not be used permanently or temporarily for living, sleeping or household purposes. Such uses shall not be connected to sewer, water or other utility for any period of time.
- D. No recreational vehicles, watercraft or trailers shall be permitted on a vacant lot without a primary structure except as provided above.
- E. Recreational vehicles shall not be permanently affixed to the ground in a manner that would prevent removal, except for the imminent arrival of a tropical storm or hurricane.
- F. All recreational vehicles and watercraft shall always be registered, and operable while being stored.

3.29.2 Designated Storage Area for Residential Developments

Residential developments may provide a designated area within the subdivision for the purpose of storing recreational vehicles, watercraft and/or trailers. Only residents of the development may use such storage area. The storage area shall be shown on a site development plan and shall be screened with a Type B use buffer when adjacent to any street or property not internal to the development.

3.30 Bed and Breakfast Inn

3.30.1 General Requirements

A Bed and Breakfast Inn is a lodging accommodation in an owner-occupied private residence where up to five (5) guest bedrooms within the dwelling are rented to guests. The bedrooms must comply with applicable building code(s) and shall contain sleeping accommodation, such as a bed, sofa, sleeper sofa, futon or other accommodation intended for sleep.

- A. Bed and breakfast homestays may be allowed when there is no appearance of commercial activity. The structure must maintain its residential character.
- B. Two (2) parking spaces for the dwelling, plus one (1) space per guest room must be provided. The parking must be in the rear yard and/or shielded from public view and from the view of adjacent property owners.
- C. One (1) sign not to exceed eight (8) square feet may be permitted to identify the establishments in residential zoning districts. The sign must be constructed in sand-blasted wood, ornamental iron, or other materials as approved by the Planning and Zoning Commission. Portable and neon signs shall not be allowed.
- D. Other conditions which may be deemed necessary by the Planning and Zoning Commission to protect the health, safety and welfare of the general public may be imposed.
- E. Sleeping rooms shall not have kitchen facilities and meals shall only be provided to registered guests in family style, without individual service.

3.31 Day Care

3.31.1 Child Day Care

A child day care is a facility providing care and supervision for more than six (6) children and is licensed by the State of Florida.

- A. A child day care shall comply with all relevant state and federal laws.
- B. A child day care shall have an outdoor play area including a minimum of seventy-five (75) square feet per child, a fence at least three and one-half (3.5) feet in height completely enclosing the play area and is designed so all persons entering the play area are within direct line-of-sight from the child day care classroom areas. Play equipment is not permitted within the zoning district's setback. Outdoor play activities shall end no later than 7:00 p.m.
- C. A child day care shall have parking areas and vehicular circulation patterns designed to enhance the safety of children as they arrive at and leave the facility, a designated pickup and delivery area located adjacent to the child day care facility in such a way children do not have to cross vehicular traffic to enter or exit the facility, and a minimum of one parking space for every twenty (20) children cared for that is provided, in addition to the requirements for all day cares in Section 4.6, Table 1.

3.31.2 Adult Day Care

An adult day care is a facility providing care and supervision for more than six (6) adults and is licensed by the State of Florida.

3.31.3 Family Day Care Home

A family day care home provides care and supervision as an accessory use of an operator-occupied residence, and which is licensed by the State of Florida. In accordance with F.S. § 125.0109, a family day care home is exempt and does not require approval of a Conditional Use.

3.32 Personal Care Home

3.32.1 Purpose

A Personal Care Home is any residence or group of buildings, whether operated for profit or not, that through its ownership or management provides or arranges for the provision of housing, food service, custodial care and activities for two (2) or more ambulatory adults who do not require nursing care and who are not related to the owner or administrator by blood, marriage or adoption.

The primary goal of this use is to enable residents to live as independently as possible in a watchful and family-like environment. Watchful oversight includes but is not necessarily limited to a daily awareness by the management of the resident's functioning, his or her whereabouts, the ability and readiness to intervene if a crisis arises for a resident, supervision in areas of nutrition, medication and the provision of transient medical care, with a 24-hour responsibility for the well-being of the resident.

3.32.2 General Requirements

The term "personal care home" does not include buildings which are devoted to independent living units which include kitchen facilities where residents have the option of preparing and serving some or all of their own meals, nor does it include assisted living facilities, nursing homes, rooming houses, single room occupancy residences, substance recovery facilities which do not provide personal care. This term also does not include the use of a residence or group of buildings as a home for individuals on parole, probation, or convicted and released from incarceration, for any crimes including child molestation, aggravated child molestation or child sexual abuse.

Each resident shall be provided with, at minimum, bedrooms or private living spaces and must have at least eighty (80) square feet of usable floor space per resident and must have at least one (1) window opening through an exterior wall of the home. Usable floor space is defined as floor space under a ceiling at least seven (7) feet in height.

A personal care home is one of four (4) types: registered, family, group or congregate.

- A. Registered Personal Care Home: An operator-occupied personal care home in which the number of residents does exceed the number permitted by the "household" definition.
- B. Family Personal Care Home: A personal care home in which the number of residents does not exceed six (6) people.
- C. Group Personal Care Home: A personal care home in which the number of residents is at least seven (7) but not more than fifteen (15) people.
- D. Congregate Personal Care Home: A personal care home in which the number of residents exceeds fifteen (15) people.

3.33 Communications Towers

3.33.1 Purpose

The purpose of this section is to establish an incentive-based regulatory system for the location of telecommunication towers, so the maximum level of service is available to users with a minimum of disruption to residential neighborhoods. The basic philosophy is to encourage the placement of monopole

uses and discourage the use of guyed and lattice towers. The term monopole means a telecommunication tower consisting of a single pole or spire self-supported by a permanent foundation, constructed without guy wires and ground anchors. The location of telecommunication towers is quasi-judicial in nature and shall be administered accordingly

3.33.2 General Requirements

- A. Tower requests require site plan and conditional use approval subject to a public hearing.
- B. Towers are not permitted in residentially zoned districts or the central business district but may be permitted as a conditional use in all other districts.
- C. Co-Location and multi-use encouragement. The conditional use permit application shall include evidence the applicant has made diligent, even if unsuccessful, efforts to co-locate its antenna on an existing structure within the applicant's design search area. Such evidence may include but is not limited to at least two (2) other service providers, and/or a notarized sworn statement from the applicant to the effect that diligent efforts have been made in this regard.
- D. Towers shall be limited to a maximum height of one hundred (100) feet as measured from the crown of the nearest public road to the top of the tower, whether a standalone tower or attached to another structure. All towers shall be designed to blend into the character of the adjacent parcels and be as unobtrusive as possible. A graphic demonstration may be necessary in this regard.
- E. Towers providing co-location and designed as a monopole may be one hundred and fifty (150) feet in height.
- F. No tower shall be located within 3,000 linear feet, as measured in a straight line, from another tower.
- G. Towers shall be set back from any residential zoning district and the central business district a minimum of two (2) times the height of the installed tower.
- H. No commercial signage or advertising shall be permitted on a communication tower, other than contact information of the responsible entity located at the base of the tower. The use of any portion of a tower or perimeter fence/wall for signs or advertising purposes, including company name, banners, etc., shall be prohibited.
- I. Towers shall not be artificially lit except as required by the Federal Aviation Administration. Towers not requiring FAA painting/marketing shall have either a galvanized finish or painted a non-contrasting blue, gray or black finish.
- J. No long-term parking or vehicle or equipment storage shall occur on-site.
- K. The most intense landscape buffer and screening requirement from Article 4 shall surround the perimeter of the site, regardless of adjoining zoning classifications. All tower sites shall be surrounded by an eight-foot (8') high chain link fence with a triple strand of barbed wire and a locked access gate.
- L. In order to protect adjacent structures from lightning strikes, all tower sites shall be grounded by grounding rods and buried cable and shall provide a minimum forty-five (45) degree cone of protection from the top of the tower to the ground.
- M. The following incentives are offered for the location of antennas and/or towers on city owned property:
 - 1. An antenna may be constructed on any City-owned property upon execution of a lease with the City regardless of the zoning district. The setback restrictions shall not apply if the antenna is located on a City water tower.

2. A proposed formal agreement and accompanying site plan for use of City property shall be considered by the City Commission only. A site plan application and conditional use application is not required as the formal agreement and accompanying site plan will suffice.
- N. Any tower upon which use has been abandoned for more than one hundred and eighty (180) days shall be removed upon sixty (60) days' notice by the City unless usage resumes within the sixty (60) day period.

3.34 Food Trucks

3.34.1 Purpose

It is the purpose of this article to protect the public health, safety and general welfare of individuals and the community at large; to establish uniform regulations for the operation of mobile food service units; and to enhance street-level economic opportunities within the City. The term food truck encompasses all mobile food service units except for pushcarts.

3.34.2 Definition

Mobile Food Dispensing Vehicles. Is a vehicle that is a public food service establishment and is self-propelled or otherwise moveable from place to place and includes self-contained utilities, including, but not limited to gas, water, electricity, or liquid waste disposal, sometimes referred to as a food truck or trailer or food cart, and otherwise regulated by the Department of Business and Professional Regulation (DBPR) requiring a mobile food vendor license subject to F.S. Section 509.102 and in compliance with this Section. Mobile Food Dispensing Vehicles are stationary for periods greater than ten (10) minutes while foodstuffs are prepared, served and/or sold. A Mobile Food Dispensing Vehicle does not include roving vehicles, like an ice cream truck, that periodically travel through residential neighborhoods selling pre-prepared or prepackaged food items, or a street peddler of unprepared foodstuffs, makeshift, standalone restaurants or buffets such as a food tent, or a mobile vendor selling anything other than food/foodstuffs.

3.34.3 General Regulations

This Section applies to vendors operating Mobile Food Dispensing Vehicles as defined in Florida Statute and herein can operate in compliance with the following requirements:

- A. Provide a copy of the following documents upon request when in operation within the City:
 1. The Department of Business and Professional Regulation (DBPR) mobile food dispensing vehicle license.
 2. Written authorization of the property owner permitting the operations of a food truck on eligible private property. The authorization shall include a phone number contact for the property owner and an acknowledgment that the owner shall be responsible for any infractions associated with the food truck operator/owner.
 3. A license associated with alcohol sales if applicable.
- B. The following location standards shall be adhered to:
 1. Mobile food dispensing vehicles may operate on a property developed with an existing, active commercial use in the CB, PO-1, GC-1, and LI-1 zoning districts. In addition, unless explicitly prohibited by an associated Development Agreement, mobile food dispensing vehicles may operate on property developed with existing and active uses zoned PD-C or PD-M. Vacant, undeveloped lots/parcels or non-active commercial use areas are not eligible for mobile food dispensing vehicles operation.
 2. Commercially zoned properties used principally for residential are not eligible.

3. Actively used and developed house of worship properties, regardless of zoning classification, may be used for mobile food dispensing vehicles consistent with the requirements set forth in this Section.
 4. Mobile food dispensing vehicles must be placed on a paved surface or approved parking areas only. Mobile food dispensing vehicles are not permitted in landscaped areas.
 5. Mobile food dispensing vehicles shall not be located within any public right-of-way or otherwise obstruct any drive aisle, driveway throat, or cross access area associated with any parking facility or obstruct any sight triangle or otherwise be situated in an unsafe manner. Mobile food dispensing vehicles may not occupy, obstruct/impede access to any handicapped parking stalls.
 6. Mobile food dispensing vehicles may set up temporary ancillary tents, chairs or tables during operations and must be removed at the end of every business cycle
- C. Mobile food dispensing vehicles and related operations shall be consistent with Florida Fire Prevention Code to include, but not limited to, the following:
1. Mobile food dispensing vehicles shall be not less than ten (10) feet from all buildings.
 2. Mobile food dispensing vehicles shall be not less than ten (10) feet from all other vehicles.
 3. Access to fire lanes and/or fire prevention devices shall be maintained.
 4. Gas and generator storage and use shall be consistent with the Florida Fire Prevention Code.
 5. The location and/or operation of a mobile food dispensing vehicle inconsistent with any of the above provisions shall be enforced as per the City Code.
- D. No Mobile Food Dispensing Vehicle shall discharge or cause to discharge any water, grease or other liquid waste on the site of which they do business or within any stormwater system or within any public utility infrastructure. Venders shall be responsible for all trash generated from the use.
- E. Mobile Food Dispensing Vehicles shall not be associated with any hazardous or unsafe condition and shall not produce excess noise, vibration, electronic interference, excess heat or glare, electronic interference, etc. Noise levels from any generator must not exceed manufacture specifications.
- F. Duration: Hours of operation are limited to 7:00 am to 10:00 pm.
- G. Advertising will be limited to decals/wraps on a single vehicle or trailer engaged in the mobile vending activity. No signs, banners, flags, or similar will be allowed in any City right-of-way or on private property. In no case shall people hold signs, merchandise or attempt to advertise for a mobile food dispensing vehicle within the public right of way. In addition, no other attention getting devices such as lighting beyond normal illumination, music, noise or scintillating lights or material shall be used in conjunction with any mobile food dispensing vehicle. A sandwich board may be allowed to share menu options with customers.
- H. Exemptions. Mobile Food Dispensing Vehicles operating under an approved special event shall operate under the terms of the special event including date, hours of operation, location, and compliance with all codes as applicable.
- I. Enforcement. The City shall be responsible for the enforcement of the provisions within this Section. Mobile food dispensing vehicles operating in non-compliance of any of the provisions of this section will have the option to immediately cease all operations and leave the location. If there is a refusal to leave the site, a citation may be issued to the landowner.

3.35 Motor Vehicle Service

3.35.1 General Requirements

Motor Vehicle Service establishments, such as a car wash or gas station, shall have a minimum lot size of 15,000 SF. In addition, the following criteria apply.

- A. Pump Island Canopies
 - 1. The minimum setback from any parcel boundary is thirty (30) feet.
 - 2. The maximum overall height permitted is seventeen (17) feet.
 - 3. Canopies may not be longer than the principal building.
 - 4. Canopies shall be architecturally compatible with the principal structure with the architectural elements applied consistently on all sides.
 - 5. Canopies and the primary building and pump islands should include distinctive walkway connections for visitor and motorist safety.
 - 6. Canopies and associated support structures may be used for signage, and if used for signage, the canopy signage shall count towards the overall property maximum signage permitted.
- B. Vehicle Washing Facilities
 - 1. All mechanical washing, drying and polishing machinery shall be located within the building.
 - 2. Vehicle washing facilities shall be set back a minimum of one hundred (100) feet from the boundary of any lot or parcel containing residential use.
 - 3. The entrances and exits to vehicle washing facilities shall be oriented away from any residential use.

3.36 Accessory Uses for Places of Worship

3.36.1 General Requirements

Associated uses for places of worship, such as day cares, schools and food halls requiring differing site development requirements may be approved if a master plan is submitted to the City and the development is approved by the City Commission as a Planned Development.

The following uses and activities are considered an accessory use to a place of worship. Additional buffering may be required where the proposed accessory use requires a greater use buffer than the principal use.

- A. Office for a place of worship
- B. Rooms for religious instruction or counseling
- C. Temporary child and adult care during religious services and events
- D. Fellowship hall
- E. Kitchen facilities (not to include restaurants)
- F. Outdoor play area (including ball fields)
- G. Community food programs using the kitchen facilities but delivering food elsewhere
- H. Accessory dwelling unit (no more than one unit)
- I. Caretaker's dwelling unit (no more than one unit)
- J. Gymnasium/multi-purpose building.

3.37 Drive-Through Services

3.37.1 General Requirements

All facilities providing drive-up or drive-through service shall provide on-site stacking lanes in accordance with the following standards: The facilities and stacking lanes shall be located and designed to minimize turning movements in relation to driveway access to streets and intersections.

- A. The facilities and stacking lanes shall be located and designed to minimize or avoid conflicts between vehicular traffic and pedestrian areas such as sidewalks, crosswalks, or other pedestrian access ways.
- B. A bypass lane shall be provided.
- C. Stacking lane distance shall be measured from the service window to the property line bordering the furthest street providing access to the facility, as measured along the centerline of the stacking lane.
- D. The minimum stacking lane distance shall be a minimum distance of two hundred (200) feet. Two (2) or more stacking lanes may be provided that together total two hundred (200) feet.
- E. Alleys or driveways in or abutting areas designed, approved, or developed for residential use shall not be used for circulation of traffic for drive-up facilities.
- F. Where turns are required in the exit lane, the minimum distance from any drive-up station to the beginning point of the curve shall be thirty-four (34) feet. The minimum inside turning radius shall be twenty-five (25) feet.
- G. Construction of stacking lanes shall conform to all engineering design standards.
- H. Customary signage associated with menu boards and order taking may be used and does not count towards the overall property signage requirements.

3.38 Personal Storage Facilities

3.38.1 General Requirements

Personal storage facilities may be permitted under the following conditions:

- A. Personal storage facilities shall be screened from the public right-of-way by a minimum of a six (6) foot high stockade fence or masonry wall with a ten (10) foot wide landscape buffer planted adjacent to the street side on all boundaries facing residential districts. Existing sites with chain link fence may be enclosed with slatting. New sites shall require stockade fencing, vinyl fence or masonry wall.
- B. The facility shall be completely fenced, walled, and designed to limit ingress and egress through a controlled and lockable access point. This shall be limited to one (1) two (2) way access points or two (2) one (1) way access points.
- C. Individual units shall not contain any provision for electrical outlets, potable water, or sewer services. Hose bibs for cleaning purposes may be installed outside of the facility.
- D. Bathroom facilities shall be provided at a central facility in accordance with the Standard Plumbing Code.
- E. Personal storage facilities are to be used solely for storage purposes. No other commercial use or business shall be permitted within the facility unless permitted as part of a Master Plan. However, one (1) office unit attached by common walls or floors as a part of the facility may be provided for use of the warehouse manager. Residential use within the facility is not permitted.

- F. No storage of flammables, weapons, ammunition, explosives, hazardous, or illegal substances or materials is allowed.
- G. A City Business Tax Receipt shall be required.

3.39 Outdoor Storage and Display

3.39.1 Purpose

The purpose of this Section is to provide regulations for the location of outdoor storage and display facilities where such storage is an accessory use and a part of normal operations on the premises of Commercial and Industrial uses.

3.39.2 General Requirements

- A. Outdoor storage and display may be permitted in conjunction with commercial and industrial uses as an accessory use. Such outdoor storage or display shall not be located adjacent to any residential district or use unless such storage or display is completely screened from the view of the neighboring residential district or use.
- B. No outdoor storage may be located in any required front yard, parking areas, fire zones, loading areas or access lanes.
- C. All outdoor storage areas shall be screened from view by at least a six foot (6') high stockade fence, vinyl fence or masonry wall. However, the wall or fencing shall not interfere with the flow of traffic entering or leaving the site. Existing sites with a chain link fence may be enclosed with slating. New sites shall require stockade fencing, vinyl fencing or masonry wall.
- D. Loose materials such as sand, Styrofoam, cardboard boxes, mulch, compost areas, and similar materials, which are subject to being scattered or blown about the premises by normal weather conditions, shall be contained by an adequate enclosure.
- E. No outdoor storage area or building shall be located in a public right-of-way, utility or drainage easement.
- F. Commercial outdoor display of merchandise may be permitted as an accessory use within the required front, side or rear yard areas, providing that such outdoor display shall not be located adjacent to a residential street.
- G. The sale, storage, or display of all products not normally found or used outdoors shall be conducted from indoor locations only. Outdoor display of products shall be limited to items typically associated due to their nature, size or construction with common outdoor usage or sales and shall be limited to one of any one product or model and shall be located in a designated display area. Merchandise typically permitted for outdoor display include, but are not limited to sales, display and rental of vehicles, boats and mobile homes, plant nurseries and sale of landscape materials, swimming pools and spas, lawn mowers, lawn furniture, basketball nets, Christmas trees, pumpkins at Halloween, tomato plants, harvested fruits and vegetables etc.
- H. Merchandise typically not permitted for outdoor display includes, but is not limited to indoor furniture, stoves, ranges, bathroom fixtures, clothing, bedding mattresses, etc.
- I. This section shall not apply to permitted garage/yard sales, authorized farmers/craft markets and permitted special activities/events.
- J. Outdoor display of vehicles, watercraft, etc., for sale shall be set back no less than ten (10) feet from the front and side corner property line and five (5) feet from the interior side and rear property line.

- K. All display merchandise and related display equipment shall be removed at the close of business each day. This shall not include vehicles, boats, mobile homes, large lawn/construction equipment and campers displayed for rent or sale. No outdoor display areas shall be permitted within required parking spaces or areas, public sidewalks or pedestrian or vehicular access areas, parking aisles, driveway entrances or exits. At no time shall any exterior display areas impede the entry or means of egress of any doorway.
- L. No outdoor display areas shall obstruct sight triangles at intersections or at points of ingress or egress to the business.
- M. All new outdoor garden supply areas shall be screened from public view, the public right-of-way and incorporated into the architecture of the principal building.
- N. All unattended machines dispensing a product, except for ice and water machines, LP gas, newspaper machines (general circulation), shall be located indoors.